

C. Table of Allowed Uses.

TABLE 16-5-1.1: TABLE OF ALLOWED USES																	
P = PERMITTED USE C = CONDITIONAL USE A = ACCESSORY USE T= TEMPORARY USE L= LIMITED USE																	
C-A = ACCESSORY USE APPROVED CONDITIONALLY L-A = ACCESSORY USE APPROVED WITH LIMITED USE PROCEDURE																	
Use Category	Use Type	Residential									Non-Residential						Additional Regulations
		R 1 A	R 1 B	R 1 C	R 2 A	R 2 B	MUR 3 A	MUR 3 B	MUR 3 C	M 1	M 2 — MO 2	M U B 1	M U B 2	T S A	I 1	I 2	
RESIDENTIAL USES																	
Group Living	Group living facility, large/special						C	C	C	C	C	P	P				16-5-2.A.1
	Group living facility, small	P	P	P	P	P	P	P	P	P	P	P	P	P			16-5-2.A.1
	Small treatment center						C	C	C	C	C	P	P				16-5-2.A.1
Household Living	Live/work dwelling									P	P	P		P	L	L	16-5-2.A.2
	Manufactured home park														P		16-5-2.A.3
	Multi-unit dwelling				P	P	P	P	P	P	P	P	P	P			16-5-2.A.4 16-6-1.C.4
	One-unit dwelling	P	P	P	P	P	P	P	P	P	P						16-5-2.A.5 16-5-2.A.6
	One-unit dwelling on a small lot	P	P	P	P	P	P	P	P	P	P						16-5-2.A.6
	Boarding or rooming house				C	C	C	C	C	C	C						
PUBLIC/INSTITUTIONAL USES																	
Animal Shelter	Not-for-profit animal shelter														P	P	
Emergency Temporary Shelter	Housing shelter, food shelter						C						C				
Government and City	All other buildings and facilities not specified under the public/institutional uses category	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Library	Public									P	P	P	P	P			
Museum/Cultural	All uses						P	P		P	P	P	P	P			
Park and Open Space	Athletic field	C	C	C	C	C	C	C	C					C	P	P	
	Community garden	C	C	C	C	C	C	C	C	C	C			C			
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	Religious institutions and associated accessory uses	P	P	P	P	P	P	P	P	P	P	L	L	L	L	L	
School	Education institution	P	P	P	P	P	P	P	P	P	P	P	P	C			
Telecommunication Facility <i>(See Chapter 16-7, "Telecommunications," for applicable use-related guidelines and standards)</i>	Alternative tower structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Antenna (microwave antenna, sectorized panel antenna, whip antenna)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Tower structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Transportation Facility	RTD maintenance facility														P	P	
	Transit center														P		
Utility Facility (not including Telecommunication Facility)	Major utility facility														P	P	16-5-2.B.1
	Minor utility facility (as a principal use of land)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
COMMERCIAL USES																	
Adult Use	All types as defined in Chapter 16-11												P		P		16-5-2.C.1
Agricultural Use	Greenhouse/ nursery, raising of plants, flowers, or nursery stock														P	P	16-5-2.C.2
Animal Sales and Service	Animal shelter														P	P	
	Kennel/day care												L		P	P	
	Pet store (live animal sale)											P	P	P	P	P	
	Small animal veterinary hospital or clinic												L	L	P	C	P

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Assembly	Assembly hall or auditorium, hall rental for meetings or social occasions											P	P	P	C	P	P
	Membership organization (excluding adult use)											P	P	P	C	P	P
Dependent Care	Dependent care center (less than 24-hour care, any age)	C	C	C	C	C	P	P	P	P	P	P	P	C			16-5-2.C.7
Entertainment/Amusement: Indoor	Amusement establishment											C	C	C	C	C	C
	Hookah lounge											P	P	P		P	P
	Physical fitness center/spa											P	P	P	P	P	P
	Theater and performance/concert venue, not including adult entertainment												P	P	P	P	P
Entertainment/ Amusement: Outdoor	General outdoor recreation												C		C	C	
Financial Institution	Check cashing facility											P		P		P	P
	Financial institution, with drive-through service													L		P	P
	Financial institution, without drive-through service											P	P	P	P	P	P
Food and Beverage Service	Brew Pub											P	P	P	P	P	P
	Caterer											P		P		P	P
	Restaurant, bar, tavern with or without outdoor operations											P	P	P	P	P	P
	Restaurant, with drive-through service													L		P	P
	Sales Room (associated with Brewery, Distillery or Winery)											C	C	C		C	C
	Take out and delivery only											P		P		P	
Medical/Scientific Service	Clinic											P	P	P	P	P	P
	Hospital											P	P	P		P	P
	Laboratory (dental, medical or optical)						P	P	P	P	P	P	P	P	P	P	P
Medical Marijuana	Medical marijuana center											P	P	P		P	P
	Medical marijuana optional premises cultivation operation											A	A	A		P	P
	Medical marijuana infused products manufacturer											A	A	A		P	P
Office	Office, type 1 (general)											P	P	P	P	P	P
	Office, type 2 (limited)						P	P	P	P	P	P	P	P	P	P	16-5-2.C.8
Retail Sales and Service (Personal Service)	Crematorium																C
	Dry cleaner, drop-off site only											P	P	P	P	P	P
	Instructional service											P		P	P	P	P
	Massage therapy									P	P	P	P	P	P	P	P
	Mortuary											P		P			
	Personal care											P	P	P	P	P	P
	Service: photography studio and photo lab, upholstery, printer, locksmith, tailor											P	P	P	P	P	P
	Tattoo and body-piercing establishment															P	P
Temporary employment business															C	C	

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Retail Sales and Service (Repair and Rental)	Equipment rental											L			P	P		
	Repair shop (not including auto)										P	P	P	P	P	P		
Retail Sales and Service (Sales)	Antique store										P	P	P	P	P	P		
	Art gallery										P	P	P	P	P	P		
	Auction house												P		P	P		
	Buy-back, second-hand, thrift, consignment stores, large										P		P		P	P		
	Buy-back, second-hand, thrift, consignment stores, small										P	P	P		P	P		
	Convenience store										P		P	P	P	P		
	Grocery/specialty food store										P	P	P	P	P	P		
	Internet sales location										P		P		P	P		
	Liquor store										P	P	P	P	P	P		
	Pawnbroker														P	P		
	Retail sales, general merchandise											P	P	P	P/C	P	P	16-5-2.C.10 For TSA, P if ≤ 20,000 sq. ft., C if > 20,000 sq. ft. of gross leasable floor area
School	Trade or business school										P	P	P	C	P	P	16-5-2.C.12	
Studio	Radio/television broadcasting studio, recording/film studio										P		P		P	P		
Vehicle and Equipment	Automobile pawnbroker												P		P	P	16-5-2.C.10	
	Automotive sales, rental												L		P	P	16-5-2.C.3	
	Automotive service and repair, including body or fender work														P	P	16-5-2.C.4	
	Automotive service and repair, not including body or fender work												L		P	P	16-5-2.C.4	
	Automotive service station (gasoline facility)												L		P	P	16-5-2.C.5	
	Car wash, auto detailing												L		L	L	16-5-2.C.6 16-5-2.C.4	
	Commercial storage of operable vehicles														P	P	16-5-2.C.3	
	Fuel dispensing												L		P	P		
	Parking facility, structure (operable vehicles), principal use							C	C		C	C	L	L	C	P	P	16-5-2.C.3 16-5-2.C.9
	Parking area, surface (operable vehicles), principal use							C	C		C	C	L	L	C	P	P	16-5-2.C.9 16-5-2.C.3
Recreational vehicles and boats, sales or rental													L		P	P		
Visitor Accommodation	Bed and breakfast									P	P			P				
	Hotel									P	P		P	P	P			
	Hotel, extended stay									P	P				P			
Wholesale	Sales and distribution													P	P			

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MANUFACTURING/INDUSTRIAL USES																	
Industrial Service	Industrial service, light													C	P	P	16-5-2.D.3 (TSA only)
	Industrial service, heavy															P	
Manufacturing, Including Processing, Fabrication, or Assembly	Brewery											C	C	C	P	P	16-5-2.C.14
	Distillery											C	C	C	P	P	16-5-2.C.14
	Winery											C	C	C	P	P	16-5-2.C.14
	Manufacturing, light													C	P	P	16-5-2.D.4 (TSA only)
	Manufacturing, heavy															P	
Warehouse/Storage	Fuel storage (principal use)															L	
	Mini-storage facility														P	P	
	Moving and storage														P	P	
	Outdoor storage														P	P	16-6-7.G
	Storage yard for vehicles, equipment, material, and/or supplies														P	P	16-5-2.D.6
Waste/Salvage	Warehousing and/or storage														P	P	
	Automobile wrecking/ salvage yard														C	P	16-5-2.D.1
	Commercial incinerator															C	
	Hazardous waste handling														C	C	16-5-2.D.2
	Recycling operation, all processing occurs within enclosed structure														P	P	16-5-2.D.5
	Recycling operation, some or all processing occurs outside an enclosed structure														C	C	16-5-2.D.5
ACCESSORY USES - See Section 16-5-4 for additional regulations																	
Home Care Accessory Uses (Accessory to Principal One-Unit Dwelling Uses Only)	Adult dependent care	C-A	A	A	A	A	A	A	A	A	A						
	Family child care home	C-A	A	A	A	A	A	A	A	A	A						
	Infant/toddler home	C-A	A	A	A	A	A	A	A	A	A						
	Large child care home		L-A	L-A	L-A	L-A											
Other Accessory Uses	Caretaker's quarter									A	A	A	A		A	A	
	Dormitory												A		A	A	
	Home occupation		A	A	A	A	A	A	A	A	A			A			16-5-4.C.1
	Minor utility facility (as accessory use of land)	L-A	L-A	L-A	L-A	L-A	L-A	L-A	L-A	L-A	L-A	L-A	L-A	L-A	L-A	L-A	16-5-2.B.1
	Parking area (surface)					A	A	A	A	A	A	A	A	A	A	A	16-5-4.C.2
	Parking garage (structure)									A	A			A			
	Satellite dish antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	16-5-4.C.3
	Service units or facility									A	A			A			16-5-4.C.4
	Swimming pool	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	16-5-4.C.5
Wholesale sales and distribution										A	A	A	A			16-5-4.C.6	

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TEMPORARY USES - See Section 16-5-5 for additional regulations																
	Car wash	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Expansion or replacement of existing facilities	T	T	T	T	T	T	T	T	T	T	T	T		T	T
	Farmers market										T	T	T	T	T	T
	Food vendor carts									T	T	T	T	T	T	T
	Mobile storage (with or without building permit)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Real estate sales or leasing office (also model homes)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Outdoor sales (e.g., tent sales, parking lot sales, seasonal sales, windshield repair, sales from retail vendor carts, etc.)										T	T	T	T	T	T
	Special event (e.g., carnival, bazaar, fair)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Tents, canopies	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
USES NOT MENTIONED		See 16-5-1.B for procedures and criteria for approving unlisted uses, including unlisted accessory and temporary uses.														

(Ord. 04-5; Ord. 05-25; Ord. 08-13, § 1; Ord. 08-37, § 3; Ord. 08-55, § 1; Ord. 08-48, § 11; Ord. 09-4, § 1; Ord. 09-28, § 4; Ord. 10-20, § 1; Ord. 11-27, § 1; Ord. 23-12, § 4; Ord. 7-13, § 4; Ord. 45-13, § 1)

