

§2.4 PRINCIPAL USE TABLE

TABLE 2-3 PRINCIPAL USE TABLE												
Use Categories	Specific Uses	RESIDENTIAL ZONING DISTRICTS					NON-RESIDENTIAL ZONING DISTRICTS				Use Standards	
		R-1	R-1M	R-2	RMU	R-3	B-1	CBD	C	I		
Residential Use Categories (§3.2)												
Household Living	Accessory Dwelling		P ²	P	P	P	P	P	P	P	P	§3.3H
	Duplex dwellings ⁶			P	P	P	P		C			§3.3C
	Manufactured homes	P	P	P	P	P	P	C	C			§3.3B
	Mobile home parks					C						§3.3I
	Multi-family dwellings ⁶				P	P	C ²		C			§3.3D
	Single-family dwellings	P	P	P	P	P	P	C	C			§3.3 C
	Townhouses				P	P			C			§3.3F
	Cottage Cluster ²				P	P						§3.3J
	Compact Neighborhood ²					P						§3.3J
	Upper story residential						P	P	P	P		§3.3G
Zero lot line dwellings			P	P	P						§3.3E	
Congregate Living	Assisted Living homes	C ³	C ³	C ³	C ₃	C ₃			C			§3.3K
	Nursing home			C	C	C			C			§3.3K
	Rooming and boarding houses, dormitories, fraternities or sororities				C	C						§3.3L
Home Occupation and Home Business	Home Occupation	P	P	P	P	P	P	P	P			§3.3M
	Home Business	C	C	C	C	C	P	P	P			§3.3M
Marijuana	Personal Use of Marijuana	P	P	P	P	P	P	P	P	P		§3.3N
Public, Civic and Institutional Use Categories (§3.4)												
Community Service	Detention Center										P	--
	Mausoleum, columbarium	C	C	C	C	C	C	C	P			--
	Neighborhood or community centers	C	C	C	C	C	P		P			--
	Public garage or shop										P	--
Educational Facilities	School, public or private	C	C	C	C	C	C	C	C	C		§3.4A
	School, trade or business	C	C	C	C	C	C	C	C	C		
Day Care	Daycare Center			C	C	C				C		§3.5A
	Daycare Home	C	C	P	P	P	P	P	P	C		
	Daycare School			C	C	C	C	C	C	C		
Marijuana-Related Business	Marijuana Club or Vapor Lounge											--
Medical	Hospitals						C		P			--
Parks and Open Space	Parks and recreational facilities	P	P	P	P	P	P	P	P	P		--
Religious Institutions	Churches or places of worship	C	C	C	C	C	C	C	P			§3.5B
Utilities	Major utilities (private only)	C	C	C	C	C	C	C	C	P		--
	Minor utilities	P	P	P	P	P	P	P	P	P		--

² Ordinance No. 1, Series 2019

³ Conditional Use is limited to not more than eight developmentally disabled or eight mentally ill persons pursuant to CRS §31-23-304(4).

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		R-1	R-1M	R-2	RMU	R-3	B-1	CBD	C	I		
Accommodation, Retail, Service - Commercial Use Categories (§3.6)												
Entertainment Event, Major	Auditoriums							C	P	P		--
	Fairgrounds										P	--
Office	Banks and financial institutions						C	P	P	P		--
	Government offices					C	P	P	P	P		--
	Medical clinic or dental office						P	P	P			--
	Professional offices						P	P	P	C		--
	Radio and television studios						P	P	P			--
Parking, Commercial	Commercial parking lots and garages							C	P	P		--
Retail Sales, Rental and Service, Sales-Oriented	Art Galleries						P	P	P			--
	Auto sales and rental								P	P		--
	Automotive Supplies								P	P		--
	Book stores						P	P	P	C		--
	Convenience Stores, without gas pumps							P	P	P		§3.7 C. 1.
	Drive-in ⁶						C	P	P	C		§3.12 C
	Furniture and Appliance Stores							P	P	P		--
	Greenhouse or nursery						C	C	P	P		--
	Lumber and building material sales								C	P		--
	Outside Sales or Display								C	P	P	§3.7 C. 3
	Recreational Vehicle Sales									P	P	--
	Retail Grocery Store ⁶						P	C	P	C		--
Retail Sales and Service, Personal Service-Oriented	Athletic or Health Clubs						P	P	P	P		--
	Barber and beauty shops						P	P	P			--
	Drive-in ⁶						C	P	P	C		§3.12. C
	Dry cleaning drop-off/pick-up						P	P	P	P		--
	Funeral homes and mortuaries							C	P	P		--
	Kennels								C	P		--
	Laundromats					C			P	P		--
	Photography studios						P	P	P	P		--
Veterinary clinic								P	P		--	
Marijuana ⁴	Retail Marijuana								P	C		§3.15
	Medical Marijuana Centers								P	C		§3.15
Accommodations	Bed and breakfasts				C	C	C	C	P ⁵			§3.7 B. 1.
	Hostels				C	C	C	C	P			§3.7 B.2.
	Hotels and motels						C ²	C	P			§3.7 B.3.
	RV Parks					C			C	C		§3.7.B.4.
Retail Sales and Service, Eating and Drinking –Oriented	Bars and taverns ⁶						C	P	P	C		§3.12 B
	Coffee shop/bakery ⁷						P	P	P	P		--

⁴ Ordinance 5, 2015

⁵ Ordinance 3, 2015

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	Drive-in ⁷							P	P	C		§3.12 C
	Restaurants						P	P	P	C		--
Retail Sales and Service, Entertainment-Oriented	Private lodges and clubs							P	P	C		--
	Recreation, indoor							P	P	C		--
	Theater							P	P	P		--
Retail Sales and Service, Repair-Oriented	Appliance repair							C	P	P		--
	Bicycle repair/rental						P	P	P	P		--
	Locksmith						C	P	P	P		--
Vehicle Services, Limited	Car washes								P	P		--
	Convenience stores, with gas pumps							C	P	P		§3.7 C.1.
	Service stations								P	P		--
Industrial Use Categories (§3.8)												
Industrial Sales and Service	Agricultural implement sales/service								P	P		--
	Building and heating contractors								P	P		--
	Chemicals or explosives manufacture									C		--
	Dry cleaning/dyeing plant							C	P	P		--
	Feed and grain sales								P	P		--
	Manufactured home sales/service								C	P		--
	Repair and service of industrial vehicles								C	P		§3.7 C.2.
	Research laboratories								C	P		--
	Salvage or wrecking yards, or junkyards									C		--
	Sale, rental, leasing of heavy equipment								C	P		--
	Truck Stop								C	P		--
Manufacturing and Production	Catering Services ⁶						P	P	P	P		--
	Concrete or redi-mix plant									P		--
	Firewood Production ⁶								C	P		--
	Greenhouse/nursery							C	P	P		--
	Industrial Hemp Production									P		--
	Manufacture or assembly of machinery, equipment, instruments								C	P		--
	Meat Processing									C		--

⁶ Ordinance 4, 2014

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	Artisan Maker’s Space ¹⁰						C	C	P	P	§3.8 B.4.c.	
	Printing, publishing and lithography ⁶						P	P	P	P	--	
	Woodworking and cabinet shops								C	P	--	
Marijuana Manufacturing and Production ⁷	Marijuana manufacturing									P	§3.15	
	Medical marijuana-infused products manufacturing									P	§3.15	
	Marijuana cultivation									P	§3.15	
	Medical marijuana optional premises cultivation operation									P	§3.15	
	Marijuana testing facility								P	P	§3.15	
Self-storage Warehouse	Mini-warehouses and mini-storage									P	--	
Vehicle Repair	Auto body shops								C	P	§3.7.C.2	
	Auto, truck and boat repair								C	P	§3.7.C.2	
	Quick lube service								P	P	§3.7.C.2	
Warehouse and Freight Movement	Air cargo terminal									P	--	
	Outdoor storage, general								C	P	§3.9B.	
	Post Office							P	P	P	--	
	Recreational vehicle storage								C	P	§3.9B.	
	Utility service yards or garages								C	P	§3.9B.	
	Warehouses and truck terminals									P	§3.9B.	
Waste-Related	Transfer stations									P	--	
	Recycling centers									P	--	
Wholesale Sales	Mail order houses						P		P	P	--	
	Wholesalers of food, clothing, and parts								C	P	--	
Other Uses Categories §3.10												
Adult entertainment	Sexually oriented businesses									C	§3.11 B.	
Alternative Energy ⁹	Wind Turbines	C	C	C	C	C	C	C	C	C	§3.11 C.	
	Solar Energy Systems	P	P	P	P	P	P	P	P	P	§3.11 C.	
Aviation and Surface Transportation	Airports and related facilities, public									P	§3.11 A.	
Mining	Processing of aggregate mineral or other subsurface resources									C	§3.11 D.	
	Asphalt Batch Plant									C	§3.11 D.	
Wireless Communications Facilities ⁸	Roof and Wall mounted WCF					C	C	C	C	P	§3.16	
	Small Cell WCF and Alternative Tower Structure within the ROW	P	P	P	P	P	P	P	P	P	§3.16	
	Alternative Tower Structure NOT within the ROW					C	C	C	C	P	§3.16	

⁷ Ordinance 5, 2015, ⁶ Ordinance 8, 2018, ⁸ Ordinance 9, 2019, ⁹ Ordinance 10, 2019, ¹⁰ Ordinance 12, 2019

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	Tower									P	§3.16
Temporary Commercial Activity	General retail sales or other commercial use operated outside of a building on a seasonal basis. ⁶						C	C	C	C	§3.13

§2.5 BASE PRINCIPLE USE CATEGORIES

A. Authority. If an application is submitted for a use type not listed the Principal Use Table (§2.4), the Director shall be authorized to make a similar use interpretation, based on the following considerations:

1. the actual or projected characteristics of the activity in relation to the use category cited in the Principal Use Table (§2.4);
2. the relative amount of site area or floor space and equipment devoted to the activity;
3. relative amounts of transaction volume from each activity;
4. the customer type for each activity;
5. the number of employees in each activity;
6. hours of operation;
7. noise and odor generation;
8. architectural mass and form;
9. site design and arrangement;
10. parking demand;
11. vehicles used with the activity;
12. the relative number of vehicle trips generated by the use;
13. delivery volume;
14. signs;
15. how the use advertises itself;
16. whether the activity is likely to be found independent of the other activities on the site; and
17. effect of the proposed use on uses adjacent to the site.

B. Use Interpretation Standards