

5.1.2 Summary Table of Allowed and Conditional Principal Uses by Zoning District

LAND USE	Standard Zoning Districts																New Communities Zoning Districts								Clear Creek Zoning Districts (SUBJECT TO IGA)					PUD Zoning Districts				Olde Town Zoning Districts						ADDITIONAL REGULATIONS							
	A-1	C-1	R-CE	R-E	R-L	R-SL	R-NT	R-I	R-MD	R-M	P-1	B-1	B-2	B-4	I-1	I-2	AG	OS	RA	RB	RC	C/OF	I/OF	MU-A	MU-B	MU-C	SU	A	B	C	D	E	R	BP	BPR	I	OT-E	OT-EY	OT-GV		OT-OW	OT-RR	OT-RN	OT-W			
AGRICULTURAL USES																																															
Agriculture	A	C	A													A	A	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A					A									5.2.13 + 5.2.31
Agriculture, community	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.2.9 + 5.2.10 + 5.2.26 + 5.2.31		
Greenhouses / nurseries with retail sales	C		C									A	A	A	C	C												A	A	A	A	A									5.2.21						
Greenhouses / nurseries without retail sales	A	C	C													A	A										A	A	A	A	A																
RESIDENTIAL USES																																															
Dwelling, single-family detached	A	C	A	A	A	A	A	A	A	A						A		A	A	A				A	A			A					A		A						A	A	A	A	A	A	
Dwelling, two-family						A	A	A	A									A	A	A				A	A			A					A		A						A	A	A	A	A	A	
Dwelling, multifamily						C	A	A										A	A	A				A	A			A					A		A						A	A	A	A	A	A	A
Live-work unit	C		C			C			C	C	C	C	C	C	C									A	A			A					A	A	A						A	A	A	A	A	A	A

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LAND USE	A-1	C-1	R-CE	R-E	R-L	R-SL	R-NT	R-I	R-MD	R-M	P-1	B-1	B-2	B-4	I-1	I-2	AG	OS	RA	RB	RC	C/OF	I/OF	MU-A	MU-B	MU-C	SU	A	B	C	D	E	R	BP	BPR	I	OT-E	OT-EY	OT-GV	OT-OW	OT-RR	OT-RN	OT-W	ADDITIONAL REGULATIONS				
Farmers market	A											A	A	A																			A	A	A			A	A					A	5.2.17			
Financial institution							C					A	A	A	A	A							A	A			A	A	A	A	A							A	A	A	A	A			A	5.2.19		
Financial institution, with drive-thru											C	C	C	C	C	C							C	C			C	C	A	A	A	A	A															
Kennel	C														C	C												A	A	A	A	A															5.2.24	
Office, general or professional; medical office / dental clinic							C					A	A	A	A	A							A	A	A	A	A	A	A	A	A																5.2.29 + 5.2.35	
Pawnbroker															A													A	A	A	A																5.2.11	
Personal services												A	A	A	A	A							A	A	A	A	A	A	A	A	A																	
Recording studio / TV studio													A	A									A	A	A	A	A	A	A	A	A																	
Restaurant, fast food													A	A									A				A																				5.2.15 + 5.2.18 + 8.6.5	
Restaurant, fast food with drive-thru													C	C									C				C																				5.2.15 + 5.2.18	
Restaurant							C					A	A	A	C	C							A	A			A	A	A	A	A																	5.2.15

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LAND USE	A-1	C-1	R-CE	R-E	R-L	R-SL	R-NT	R-1	R-MD	R-M	P-1	B-1	B-2	B-4	I-1	I-2	AG	OS	RA	RB	RC	C/OF	I/OF	MU-A	MU-B	MU-C	SU	A	B	C	D	E	R	BP	BPR	I	OT-E	OT-EY	OT-GV	OT-OW	OT-RR	OT-RN	OT-W	ADDITIONAL REGULATIONS																															
Retail, firewood storage and sales	C															A																									A	A	A	A	A																														
Retail, outdoor display and sales																A																												A	A	A	A	A																										6.5.12	
Retail, convenience store (gas)								C	C	C		A	A	A									A				A																		A	A	A	A	A		A	A																						5.2.12 + 5.2.34	
Retail, regional shopping center																							A																							A	A	A	A	A		A	A																						
Retail, 25,000 sf. or more																							A																							A	A	A	A	A		A	A																						6.9
Retail, less than 25,000 sf.								A				A	A	A	A								A																						A	A	A	A	A		A	A																						5.2.34 + 6.9	
Retail, used - primarily donated / used merchandise donation center																							A																						A	A	A	A	A		A	A																						5.2.40	
Retail, used - primarily non-donated																							A																						A	A	A	A	A		A	A																					5.2.40		
Veterinary offices or clinics	C		C																				A	A																					A	A	A	A	A		A	A	A																					5.2.45	

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OVERNIGHT ACOMMODATIONS, RECREATION, AND AMUSEMENT USES

Amusement, outdoor	C		C										C	A	A	A						A	A	A	A	A	A	A	A	A	A	A	C	C																
Bed and breakfast	C		C	C	C	C	C	C	C	C	A												A	A	A		A	A	A	C		C	C			A	A	A	A	A	A	A	A	A		5.2.6				
Campground / recreational vehicle park														A													A	A	A	A	A																	5.2.39		
Hotel / motel											A	A									A			A		A	A	A	A	A		A	A			A	A	A	A	A	A		A							
Bar / tavern / night club											C	A	A	C	C							A	A		A		A	A	A	A	A		A	A			A	A	A	A	A	A	A	A		A				5.2.15
Recreation and amusement, indoor											C	A	A	A	A	A						A			A		A	A	A	A		A	A	A			A	A	A	A	A	A		A						5.2.32
Recreation, outdoor (not listed below)	A	A	C	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A						
Recreation, outdoor (playing fields)				C	C	C	C	C	C	C									C	C	C							A	A					A		A														
Recreation, outdoor (pools, ice skating)											A	A																							A															

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Place of assembly	C	C	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.2.14 + 5.2.16		
School, elementary, middle, or high	A	C	A	A	A	A	A	A	A	A							A		A	A	A	A	A	A	A	A	A	A									A					A		
School, vocational, trade, college, or university											A	A	A	A	A	A							A	A	A											A	A	A	A	A		A		
INDUSTRIAL USES																																												
Heavy industry																C																								5.2.23 + 5.2.30 + 5.2.35				
Light industry													C	C	A	A								A			A	A													5.2.5 + 5.2.23 + 5.2.25 + 5.2.29 + 5.2.35 + 5.2.41 + 5.2.42			
Heavy logistics center															A	A																									5.2.20			
Resource extraction (minerals)																C	C						C	C				C													5.2.7 + 5.2.28			
Resource extraction (oil and gas)																C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		5.2.28				

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WASTE PROCESSING, RECYCLING, AND DISPOSAL USES																																																		
Retail, recycling less than 35,000 sf.																																																		
Salvage yard																																															5.2.43			
Waste removal companies without trash storage or transfer operations																																																		
Waste transfer station																																																		
MOTOR VEHICLE AND HEAVY EQUIPMENT, TRANSPORTATION, LOGISTICS, AND STORAGE USES																																																		
Fueling and / or service station																																																		5.2.12
Motor vehicle repairs and service, heavy																																																		5.2.44
Motor vehicle repairs and service, light																																																		5.2.44

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Motor vehicle storage															A														A	A	A	A	A																		
Motor vehicle towing services														A	A	A														A	A	A	A	A																	
Motor vehicle wash												A	A	A	A							A							A	A	A	A	A	A	A														5.2.4		
Heliport / helistop															C							C	C	C	C	C	C	C	A	A	A	A	A													C					
Self-storage															A	A											A		A	A	A	A	A	A	A														5.2.27 and 6.6.5.F.8		
Parking lot / parking structure												C	C	C	C							C	C			C			A	A	A	A	A	C	C	C						C		C	C			C			
Storage yard													C		C														C	C		C	C																	5.2.30	
Vehicle / equipment sales and rentals												A	A	A	A							A							A	A	A	A	A	C	A	A														5.2.3	

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LAND USE	A-1	C-1	R-CE	R-E	R-L	R-SL	R-NT	R-I	R-MD	R-M	P-1	B-1	B-2	B-4	I-1	I-2	AG	OS	RA	RB	RC	C/OF	I/OF	MU-A	MU-B	MU-C	SU	A	B	C	D	E	R	BP	BPR	I	OT-E	OT-EY	OT-GV	OT-OW	OT-RR	OT-RN	OT-W	ADDITIONAL REGULATIONS							
UTILITIES AND DATA CENTER																																																			
Utilities, major	C															A																																			
Utilities, minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Data center																A	A							A																											
Overhead power lines 110 KV+	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
WIRELESS TELECOMMUNICATIONS FACILITIES																																																			
Radio or television transmission tower	C																																														5.2.38				
Freestanding towers	C	C																																														5.2.38			
Other facilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.2.38