

Proposed Conditions of Record / Zone District Comparison

Proposed C-5/CR

R-2, OC, PBC, C-5

Use Types	R-2	OC	PBC	C-5
Residential use types:				
Accessory dwelling unit		P		P
Detoxification center			P	C
Dormitory, fraternity or sorority house			P	C
Human service establishments:				
Domestic violence safe house		P	P	P
Family support residence		P	C	P
Human service facility:		C	C	C
Hospice		C	C	C
Residential childcare facility		C	C	P
Human service home		P	C	P
Human service residence:		P	C	P
Family care home		P	C	P
Large family care home		C	C	C
Human service shelter:		C	C	C
Drug or alcohol treatment facility		C	C	C
Multi-family dwelling		P	C	P
Retirement home			P	C
Rooming or boarding house			P	C
Single-family detached dwelling on individual lot		P	C	P
Manufactured home		P	C	P
Two-family dwelling on an individual lot		P	C	P
Office use types:				
Call center			P	P
Financial services			P	P
General offices			P	P
Medical offices, labs and/or clinics			P	P
Mixed office/residential use			P	C
Commercial use types:				
Agricultural sales and service				P
Automotive and equipment services:				
Automotive service4			P	P
Automotive rentals4			P	C
Automotive repair garage4			C	C
Automotive sales4			C	C
Automotive storage yard				
Automotive wash				P
Body and fender repair services				
Construction equipment business				
Equipment rental and sales				
Equipment repair services				
Equipment storage yard				
Bar				P
Bed and breakfast inn			P	P
Building maintenance services			P	P
Business office support services			P	P
Business park			C	P
Campground			P	P
Commercial center			P	P
Communication services			P	P
Construction sales and services			P	P
Consumer convenience services			P	P
Consumer repair services			P	P
Crematory services				C
Data center				P
Exterminating services				
Food sales:				
Convenience food sales			P	P
General food sales			P	P
Specialty food sales			C	P
Funeral services:			P	P
Crematory services (as an accessory use)			C	C
Hookah bar				
Hotel/motel			C	P
Kennels:				
Indoor			C	C

Code Definitions

See Section 7.2.302: Definitions of Use Types

P = Permitted Use within zone district; neighborhood may be notified if Planner determines potential impacts to neighborhood
 C = Conditional Use within zone district; requires public notice and public hearing, Planning Commission reviews and determines acceptance, may place conditions on use
 Blank = Cells that are blank indicate that the use is prohibited within the zone district; hardship criteria need to be met per City Code Section 7.5.803
 Use is shown to have changed from either a permitted or conditional use to prohibited use OR a change from permitted use to a conditional use

Multi-family dwelling: One or more buildings each consisting of three (3) or more dwelling units in which each unit is used exclusively for occupancy by one family. The term includes townhouses, condominiums and apartments.

Manufactured Home: A one-family dwelling unit which is partially or entirely manufactured in a factory (See City Code Section 7.2.302.A.10)

BAR: A use engaged in the preparation and retail sale of alcoholic beverages, alcoholic liquor or fermented malt beverages as defined by chapter 2, article 5, part 1 of this Code, for consumption on the premises including taverns, bars, cocktail lounges, and similar uses other than a "restaurant" as that term is defined in this part.

BUSINESS OFFICE SUPPORT SERVICES: Establishments or places of business primarily engaged in the sale, rental or repair of equipment, supplies and materials or the provision of services used by office, professional and service establishments to the firms themselves but excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms, photography studios, and convenience printing and copying.

CONSUMER CONVENIENCE SERVICES: Establishments which provide services, primarily to individuals, of a convenient and limited nature, often in access controlled facilities which make twenty four (24) hour operation possible. Typical uses include the renting of private postal and safety deposit boxes to individuals and automated banking machines.

Convenience Food Sales: An establishment generally occupying facilities of ten thousand (10,000) square feet or less which sells everyday goods and services and may include ready to eat food products, groceries, over the counter drugs, sundries; the use may or may not include the retail dispensing or sale of gasoline or other fuel products. Typical uses include convenience grocery stores.

Specialty Food Sales: Establishments occupying facilities of ten thousand (10,000) square feet or less and characterized by sales of specialty foods or a limited variety of general items. Typical uses include delicatessens, meat markets, retail bakeries, candy shops, small grocery stores and coffee kiosks.

KENNELS: The primary uses of this category are dog daycare facilities and kennels. Other uses include veterinary services, retail sales, grooming, training, boarding, breeding and care services for dogs; cats and similar small animals on the premises on which more than four (4) dogs and cats over four (4) months of age are kept and maintained with or without charge. Typical uses may include boarding kennels, pet motels and dog daycares.
 Indoor Only: Services are completely contained within a building.

FIGURE 5

Proposed Conditions of Record / Zone District Comparison

	Indoor and outdoor				C
	Animal shelters				
	Liquor sales			P	P
	Medical marijuana facility				
	Medical marijuana center		7	P	C
	Medical marijuana infused product manufacturer - nonhazaf		7	C	C
	Optional premises cultivation operation		7	C	C
	Mixwarehouses			C	P
	Mixed commercial-residential			C	P
	Mixed office-residential			C	P
	Personal consumer services			P	P
	Personal improvement services			P	P
	Pet services			P	P
	Pharmacy			P	P
	Pharmacy			P	P
	Recreation, commercial				
	Indoor entertainment			P	P
	Indoor sports and recreation			P	P
	Outdoor entertainment				
	Outdoor sports and recreation				C
	Restaurants:				
	Drive-in or fast food			C	P
	Quick-serve restaurant			P	P
	Sit down - served at table			P	P
	Retail, general:			P	P
	Large retail establishment				P
	Neighborhood serving, retail			C	P
	Sexually oriented business			P	P
	Surplus sales				
	Teen club/young adult club				C
	Veterinary service:				
	Large animal hospitals				
	Small animal clinics			P	P
	Civic use types:				
	Administrative/safety services				
	Cemetery			C	C
	Club (membership, social and recreational)			P	P
	Community gardens			P	P
	Cultural services			C	P
	Daycare services				
	Daycare Home			P	P
	Daycare Home, Large			C	P
	Daycare center			P	P
	Detention facilities/halfway houses				
	Educational institutions:				
	Charter school			C	P
	College and university			C	P
	Nonpublic schools			C	P
	Proprietary schools			P	P
	Public schools			C	P
	Hospital			P	P
	Maintenance and service facility				
	Public assembly				P
	Public park and recreation			P	
	Religious institution			C	P
	Semipublic community recreation			P	C
	Social service center				P
	Utility facilities				
	Industrial use types:				
	Accessory retail sales (accessory to principal use) ⁴				P
	Construction and/or contractor yards				
	Construction batch plant				P
	Custom manufacturing				
	Garbage service companies				
	General industry:				
	Heavy				
	Light				P
	Industrial laundry services (large scale activity)				
	Junkyard				

LIQUOR SALES: Establishments engaged in retail sale for off premises consumption of alcoholic liquors as defined in chapter 2, article 5, part 1, of this Code. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off site consumption.

MIXED COMMERCIAL-RESIDENTIAL USES: A combination of commercial and residential uses on one property in a non-MU zone district.
 MIXED OFFICE - RESIDENTIAL USE: A combination of office and residential uses on one property or within one building in a non-MU zone district.
 PERSONAL CONSUMER SERVICES: Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; or dry cleaning stations serving individuals and households.
 PERSONAL IMPROVEMENT SERVICES: Establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include driving schools, health or physical fitness studios, receding salons, dance studios, handicraft and hobby instruction.
 PET SERVICES: Primary use of this category is sales and grooming of animals which includes veterinary service, retail sales, incidental pet health services, training and grooming of dogs, cats, birds, fish and similar small animals customarily used as household pets. All operations must be located totally within a building. Typical uses include pet stores, veterinary services, dog bathing and clipping salons, pet grooming shops, but exclude uses for dog daycares, kennels, livestock and large animals.
 PHARMACY: An establishment where medicines, drugs and other items incidental to the science of the pharmaceutical profession are dispensed.

RESTAURANT: An establishment where food and drink is prepared, served and consumed either on premises (inside or outside), taken out, or delivered. It may include the sale of alcoholic beverages when conducted as a secondary feature of the use and producing less than fifty percent (50%) of the establishment's gross income. The bar area is an area of the restaurant where the primary business is the sale and consumption of alcohol.

Quick Serve Restaurant: A restaurant where food and drink is usually prepared to order, orders are taken at a counter, food is picked up by the customer or served by waiter/staff, and may either be consumed on premises, taken out, or delivered. It may supply food and beverages in either disposable or nondisposable containers. They are characterized by moderate automobile and pedestrian volumes with no drive-through facilities. Typically they include self-service or minimal waiter service, and moderate stays by customers. They are Sit Down Restaurant: A restaurant where food and drink is usually prepared to order and consumed on premises, but may be taken out. It principally supplies food and beverages in nondisposable containers. They are characterized by low automobile and pedestrian volumes with no drive-through facilities. Typically they include waiter or cafeteria service and longer stays by customers. May be located either in separate buildings or in in-tenant spaces.

Neighborhood Serving Retail: Small scale, general retail services intended to serve a market comprised primarily of immediately adjacent neighborhoods, typically with a service area radius of no more than one-half (1/2) to two (2) miles. Neighborhood serving retail uses are typically provided in individual stores and spaces containing no more than five thousand (5,000) square feet of gross floor area. Two (2) or more neighborhood serving retail uses may be located in the same building

VETERINARY SERVICES: An establishment for the medical treatment and care of animals. There are two (2) types of veterinary service; both allow overnight boarding of animals if directly related to a veterinarian procedure:

Veterinary services and clinics for dogs, cats, and small animals which are required to be in completely enclosed buildings

COMMUNITY GARDENS: A managed common parcel or plot managed and used by nonowners for growing plants, vegetables or fruit for individuals or groups for nonretail purposes. (Def. found under Agriculture subsection)

CULTURAL SERVICES: A library, museum, planetarium, performing art venue or similar registered nonprofit organizational use displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

DAYCARE SERVICES: A Colorado State licensed facility which provides care to children or adults, who may or may not be related to the owner, operator, or manager, and such facility is operated with or without a stated educational purpose or compensation for the care of those persons. See City Code Section 7.3.105.B - Homes have no more than six (6) children full time plus two (2) children part time. See City Code Section 7.3.105.B - Large Daycare Homes have can have seven (7) to twelve (12) children.

SEMI-PUBLIC COMMUNITY RECREATION: A recreational facility for use by residents and guests of a specific residential development or neighborhood. This includes both indoor and outdoor facilities, and facilities must be located within or adjacent to such development.

All uses w/in Industrial, Parking, Transportation, Agriculture and Miscellaneous land use types are prohibited

FIGURE 5

