



Permitted Uses In Zoning Districts

Revised January 23, 2006

City of Aurora

15151 E. Alameda Pkwy
Aurora, CO 80012
Phone: 303-739-7250
Fax: 303-739-7268

This document is available on our web site. Go to www.auroragov.org:
Departments>Planning Department>Ordinances & Design Standards>Permitted Uses

Table 5.1 Residential Zoning Districts

Schedule of Permitted Land Uses

Uses		Zoning Districts													
		(A) R-A	(B) R-E ¹	(C) R-O	(D) R-1	(E) R-1A	(F) R-2	(G) R-2M	(H) R-3	(I) R-3MH ²	(J) R-4	(K) R-4H ²	(L) R-5 ³	(M) M-H	(N) P-MH
28.	Private golf courses, tennis clubs, and country clubs	P	NP	P	P	P	P	P	P	P	P	P	P	NP	NP
29.	Public uses	C	C	C	C	C	C	C	C	C	C	C	C	NP	NP
30.	Public utilities	C	C	C	C	C	C	C	C	C	C	C	C	NP	NP
31.	Recreational facilities operated for residents	P	P	P	P	P	P	P	P	P	P	P	P	P	P
32.	Restaurants	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	NP
33.	Rooming and boarding houses	NP	NP	NP	NP	NP	C	P	P	P	P	P	P	NP	NP
34.	Schools, public and private	P	C	P	P	P	P	P	P	P	P	P	P	P	P

¹ From July 19, 1975, no lands shall be zoned or rezoned to R-E.

² From October 18, 1985, no additional land shall be zoned or rezoned to R-3MH or R-4H.

³ From July 1975, no additional land shall zoned or rezoned to R-5.

⁴ Permitted as an accessory use to a hospital

⁵ The definition in Article 20 includes specific requirements that must be met by home occupations.

⁶ Pursuant to Section 14-191 of this Code.

⁷ No such use shall be permitted on a parcel of land less than 2 acres in area, and no main building shall be less than 100 feet from the property line of any other residential district.

⁸ On permanent foundations pursuant to criteria contained in Chapter 90 of this Code.

⁹ Preexisting as of December 1, 1988 only.

¹⁰ Only if commenced prior to the effective date of Ordinance Number 77-150.

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 5, 6; Errata of 9-11-2002, 6; Errata (2) of 12-30-2002, 4)

**Table 6.1 Business and Office Zoning Districts
Schedule of Permitted Land Uses**

USES P=Permitted C=Conditional Use NP=Not Permitted		Zoning Districts					
		(A)	(B)	(C)	(D)	(E)	(F)
		B-1	B-2	B-3	B-4	A-O	C-O
1.	Adult day care centers	P	P	P	P	P	P
2.	Ambulance service	C	NP	P	P	C	C
3.	Amusement enterprises	NP	NP	C	C	NP	NP
4.	Amusement parks	NP	NP	NP	P	NP	NP
5.	Any retail, restaurant, personal service, or indoor recreational uses that abut a residential zone or use and operate between 12:00 p.m. and 6:00 am.	C	C	C	C	C	P ¹ C ²
6.	Art spaces	NP	P	NP	NP	NP	NP
7.	Automobile and light truck sales, rentals, service, car washes and fuel dispensing	C	NP	C	C	NP	NP
8.	Banks, savings, and financial offices	P	P	P	P	P	P
9.	Catering services	P	P	P	P	C	C
10.	Child care centers, large and small	P	P	P	P	C	C
11.	Clubs, lodges, and service organizations	C	C	C	C	NP	P
12.	Commercial transit facility	C	C	C	C	C	C
13.	Crematoria	NP	NP	NP	NP	NP	NP
14.	Cultural facilities	C	C	C	C	C	P
15.	Drive-in theaters	NP	NP	NP	NP	NP	NP
16.	Drive-up or drive-through facility	P	C	P	P	C ³	P ⁴
17.	Dwellings, multi-family	NP	C ⁷	NP	NP	NP	C ⁸
18.	Dwellings, preexisting single-family detached and single-family attached uses as of Dec. 1, 1987, and their accessory uses subsequently added	NP	P	NP	P	NP	NP
19.	Extended stay lodging	NP	C	P	P	NP	C
20.	Hospitals, licensed nursing homes, sanitariums and convalescent hospitals	NP	NP	NP	NP	NP	C
21.	Indoor recreational facilities, excluding amusement enterprises	P	P	P	P	NP	NP
22.	Indoor shooting range	P	P	NP	NP	NP	NP
23.	Junior colleges, technical trade schools, business schools, and computer and management training						C
24.	Kennels	NP	NP	C	C	NP	NP
25.	Laboratories ⁵	NP	NP	NP	P	P	P
26.	Medical clinics	P	P	P	P	P	P
27.	Meeting, banquet, and conference facilities	C	P	P	P	P	P
28.	Mortuary establishments	P	P	P	P	NP	NP
29.	Motels and hotels	NP	C ⁶	P	P	NP	C
30.	Offices	P	P	P	P	P	P
31.	Office showroom	P	C	NP	NP	NP	C
32.	Outdoor recreation and entertainment	C	NP	C	C	NP	NP
33.	Pari-mutuel wagering facilities	C	C	C	C	NP	NP
34.	Parking facilities, commercial	P	P	P	P	NP	NP
35.	Parks, open space, play fields, playgrounds, and related recreational uses	P ⁹	P	P ⁹	P ⁹	P	P
36.	Pawnbroker ¹⁰	P	P	P	P	NP	NP
37.	Personal services	P	P	P	P	P ¹ C ²	P ¹ C ²
38.	Places of worship	C	C	C	C	C	C

**Table 6.1 Business and Office Zoning Districts
Schedule of Permitted Land Uses**

USES P=Permitted C=Conditional Use NP=Not Permitted		Zoning Districts					
		(A)	(B)	(C)	(D)	(E)	(F)
		B-1	B-2	B-3	B-4	A-O	C-O
39.	Plant and tree nurseries and greenhouses	C	NP	C	P	NP	NP
40.	Private schools	P	P	P	P	P	P
41.	Public uses	C	C	P	P	P	P
42.	Public utilities	C	C	C	P	C	P
43.	Radio or television antenna towers	NP	NP	NP	P	NP	NP
44.	Recreational vehicle, trailer, boat, or mobile home sales or rental	NP	NP	C	C	NP	NP
45.	Recycling collection facility	C	C	C	C	NP	NP
46.	Repair, rental, and servicing (non-vehicle)	NP	NP	C	C	NP	NP
47.	Restricted light industrial use	C	C	C	C	NP	NP
48.	Restaurant	P	P	P	P	P	P
49.	Restaurant, drive-through	P	C	P	P	NP	C
50.	Retail uses	P	P	P	P	P ¹ C ²	P ¹ C ²
51.	Self-storage facilities and mini-warehouses	NP	NP	C	C	NP	NP
52.	Studios, including television and radio broadcasting stations, excluding antenna towers	P	P	P	P	NP	NP
53.	Temporary employment offices	P	P	P	P	P	P
54.	Theaters	P	P	P	P	NP	NP
55.	Teen clubs	C	C	C	C	NP	NP
56.	Veterinary hospitals	NP	NP	P	P	NP	NP
57.	Veterinary clinics	P	P	P	P	NP	NP
58.	Wholesale, as an accessory use to a permitted use	P	P	P	P	NP	NP

¹ Only uses that are primarily used by the occupants of the building and that are compatible with adjacent uses. Not to exceed 5% of the gross floor area of the building or 500 square feet, whichever is greater.

² Only uses that are primarily used by the occupants of the building and that are compatible with adjacent uses. In excess of 500 feet but not to exceed 15% of the gross floor area of the building.

³ So long as such facilities are accessory to a permitted use. Drive-through facilities that are accessory to banks or savings and loans are permitted and not conditional uses.

⁴ So long as such facilities are accessory to a permitted use.

⁵ Not including the manufacture of pharmaceutical or other products for general sale or distribution nor any use that involves any hazardous process or emits noxious noise.

⁶ At least the first story shall be designed and utilized by one of the other uses permitted in the B-2 district. The gross floor area to be used as hotel and motel uses shall not exceed the gross area of the lot beyond the ratio of 1.5 to 1.

⁷ Multi-family dwellings are only allowed on land zoned B-2 that is located north of 11th Avenue. The first floor frontage facing arterial or collector streets must be used for non-residential uses. The gross floor area used for residential use shall not exceed the gross area of the lot beyond the ratio of 1- 1/2 to 1.

⁸ Provided that the gross floor area of the residential use does not exceed 25% of the total gross floor area of the structures in the development.

⁹ Only when accessory to allowed use.

¹⁰ Only when the requirements of section 146-1247 have been met requiring two mile separation between pawnbrokers.

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 8, 9; Errata of 9-11-2002, 7, 9, 10, 11; Ord. No. 2003-50, § 9, 8-11-2003; Ord. No. 2005-22, § 1, 5-16-2005; Ord. No. 2005-48, § 1, 7-11-2005; Ord. No. 2006-03, 3-18-2006)

Table 6.2 Industrial Uses Schedule of Permitted Land Uses

Uses		Zoning Districts			
		(A)	(B)	(C)	(D)
		M-O	M-1	M-2	M-3
P=Permitted C=Conditional Use NP=Not Permitted					
1.	Agricultural uses ¹	NP	P	P	P
2.	Ambulance service	NP	C	P	P
3.	Animal feedlots	NP	NP	NP	NP
4.	Blueprinting services	NP	NP	NP	P
5.	Cemeteries, mortuaries, crematoriums	NP	C	C	NP
6.	Child care centers	C	C	C	NP
7.	Christmas tree sales	NP	P	P	P
8.	Clubs, lodges, fraternal, and service organizations	P	C	C	NP
9.	Commercial transit facility	C	C	C	C
10.	Composting dumps	NP	C	C	C
11.	Kennels	NP	C	C	P
12.	Electric power generator station	NP	NP	NP	P
13.	Horse stable	NP	C	NP	NP
14.	Indoor and outdoor recreational facilities	C	C	C	NP
15.	Laboratory	P	P	P	P
16.	Manufacturing, processing and fabrication not including uses 16-42 in this table below:	NP	P	P	P
17.	Abrasive products	NP	NP	NP	P
18.	Animal food	NP	NP	NP	P
19.	Animal products	NP	NP	NP	P
20.	Animal slaughtering	NP	NP	NP	NP
21.	Breweries	NP	NP	NP	P
22.	Carbon and graphite products	NP	NP	NP	P
23.	Cement and concrete products	NP	NP	NP	P
24.	Chemical products	NP	NP	NP	P
25.	Clay products and refractories	NP	NP	NP	P
26.	Distilleries	NP	NP	NP	P
27.	Explosives	NP	NP	NP	NP
28.	Fabricated metal products	NP	NP	NP	P
29.	Fertilizers	NP	NP	NP	NP
30.	Glass and glass products	NP	NP	NP	P
31.	Grain and oil seed milling	NP	NP	NP	P
32.	Iron and steel mills	NP	NP	NP	NP
33.	Junior colleges, technical trade schools, business schools, and computer and management training	C	C	C	
34.	Leather and hide tanning and finishing	NP	NP	NP	P
35.	Lime and gypsum products	NP	NP	NP	NP
36.	Non-metallic mineral products	NP	NP	NP	P
37.	Paper	NP	NP	NP	P
38.	Petroleum and coal products	NP	NP	NP	P
39.	Radioactive products	NP	NP	NP	NP
40.	Rendering and meat byproduct processing	NP	NP	NP	NP

Table 6.2 Industrial Uses Schedule of Permitted Land Uses

Uses		Zoning Districts			
		(A)	(B)	(C)	(D)
		M-O	M-1	M-2	M-3
41.	Rubber products	NP	NP	NP	P
42.	Sawmills and wood preservation	NP	NP	NP	P
43.	Sugar	NP	NP	NP	P
44.	Mini-warehouses and self-storage facilities	NP	C	C	NP
45.	Motor freight terminals, solid waste transfer stations, landscape contractor yards, and for vehicles, equipment, materials, and supplies	NP	C	P	P
46.	Motor vehicle repair, painting, and auto body uses adjacent to residential zones	NP	C	NP	NP
47.	Motor vehicle repair, painting, and auto body uses	P	P	P	P
48.	Motor vehicle salvage, wrecking, or dismantling	NP	NP	NP	P
49.	Office	P	P	P	P
50.	Office-showroom	P	P	P	P
51.	Office-warehouse	P	P	P	P
52.	Outdoor storage	NP	P	P	P
53.	Parking or storage of motor vehicles	NP	P	P	P
54.	Places of worship	P	P	P	P
55.	Plant nurseries	NP	C	P	P
56.	Public facilities consistent with the character of uses permitted in the district	P	P	P	P
57.	Public utilities	P	P	P	P
58.	Radioactive, infectious, or hazardous waste storage and disposal	NP	NP	NP	NP
59.	Railroad track including main lead and spur track	NP	P	P	P
60.	Recycling collection facilities and reverse vending machines	NP	P	P	P
61.	Equipment rental	P	P	P	P
62.	Equipment repair	P	P	P	P
63.	Restaurants	C	C	P	P
64.	Retail sales on less than 20% of the total floor area of a building, tenant, or use ²	P	P	P	P
65.	Retail sales on more than 20% of total floor area of a building, tenant, or use ²	C	C	C	C
66.	Sale of manufactured housing, recreation vehicles, or boats	NP	C	NP	NP
67.	Sewage disposal plant	NP	NP	NP	P
68.	Sexually oriented businesses ⁴	NP	P	P	P
69.	Small animal hospitals and clinics	NP	C	P	P
70.	Solid waste transfer	NP	NP	NP	P
71.	Terminals for public transit vehicles	NP	P	P	P
72.	Towing service	NP	P	P	P
73.	Wholesaling, storage, or warehousing except for the following:	P	P	P	P

Table 6.2 Industrial Uses Schedule of Permitted Land Uses

Uses		Zoning Districts			
		(A)	(B)	(C)	(D)
		M-O	M-1	M-2	M-3
74.	Aboveground bulk storage of flammable liquids or gases ³	NP	NP	NP	P
75.	Live animals	NP	NP	NP	NP
76.	Lumber and other construction materials	NP	C	P	P

¹ Excluding feedlots and excluding livestock within 300 feet of a developed residential site, until the time of site planning and platting.

² Provided that such retail use serves primarily the surrounding industrial area, and shall be compatible with adjacent uses in terms of pedestrian and traffic access, public safety, and general welfare.

³ Unless and only to the extent that such storage of liquids or gases is directly connected to the energy or heating devices on the premises.

⁴ Sexually oriented businesses are only allowed in accordance with section 86-556 of the Aurora Code.

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 10; Ord. No. 2005-22, § 2, 5-16-2005; Ord. No. 2005-48, § 2, 7-11-2005)

Table 6.3 Natural Resource Districts Schedule of Permitted Land Uses

Uses		
P – Permitted C – Conditional NP -- Prohibited		
A -- Agricultural District		
1.	Agricultural buildings	P
2.	Commercial composting	C
3.	Commercial horse stables	C
4.	Crop farming	P
5.	Dairy farming	C
6.	Farm animal pasturage	P
7.	Feedlots	C
8.	Kennels	C
9.	Mining or mineral extraction	C
10.	Open space	P
11.	Public uses	C
12.	Roadside sales stands	C
13.	Rodeo practice arenas	C
14.	Single-family detached dwellings	P
15.	Storage of farm products produced off the premises	C
16.	Tree farming	P
O -- Open District		
17.	Airport	C
18.	Ambulance service	C
19.	Cemeteries, crematories, mausoleums, and columbariums	C
20.	Commercial, indoor, or outdoor recreation	C
21.	Governmental reservations and open space	P
22.	Horse stable	C
23.	Mining or mineral extraction as an interim use	C
24.	Municipal recreation uses	P
25.	Parking areas	P
26.	Plant and tree nurseries and greenhouses	P
27.	Public uses	C
28.	Riding academies	C
NA -- Natural Area District		
29.	Aboveground public utilities with potential for visual impacts	C
30.	Benches and picnic tables	P
31.	Bicycle and pedestrian paths	P
32.	Caretaker's residence	C
33.	Retail, service, and office uses	NP
36.	Equestrian trails	P
37.	Manufacturing, wholesale, and construction uses	NP
38.	Passive recreation uses	P
39.	Permanent structures	C
40.	Dwellings	NP
41.	Scientific, environmental, or interpretive educational uses	P
42.	Underground public utilities	P
43.	Such other uses as determined by the city council to be consistent with the spirit and intent of the Natural Area district	C

(Ord. No. 2001-72, 12-3-2001)

Table 7.1 Schedule of Permitted Land Uses in the City Center

Uses		City Center Subareas:		
		(A)	(B)	(C)
		Core	Fringe	Periphery
P = Permitted C = Conditional NP = Not Permitted				
1.	Adult day care	C	C	C
2.	Amusement parks	NP	NP	NP
3.	Ambulance service	C	C	C
4.	Outdoor building materials sales	NP	NP	NP
5.	Child care center, large or small	C	C	C
6.	Cultural facilities	P	P	P
7.	Drive-up or drive-through facility ¹	NP	C	C
8.	Drive-in theaters	NP	NP	NP
9.	Dwellings, single-family detached and two-family	NP	NP	NP
10.	Dwellings, multi-family walk-up structures ⁴	NP	C	P
11.	Dwellings, multi-family (other than those defined as "walk-ups")	P	P	P
12.	Dwellings, single-family attached townhomes and single-family attached duplexes	C	P	P
13.	Hotels, motels	P	P	P
14.	Indoor recreational facilities ²	P/C	P/C	P/C
15.	Medical clinics	P	P	P
16.	Meeting facilities and conference centers	P	P	P
17.	Motor vehicle fuel dispensing stations ³	NP	C	C
18.	New or used motor vehicle sale or rental	NP	NP	NP
19.	Offices	P	P	P
20.	Outdoor storage	NP	NP	NP
21.	Parking facilities	P	P	P
22.	Personal services ²	P/C	P/C	P/C
23.	Places of worship	P	P	P
24.	Public and private schools, training centers, related educational uses	P	P	P
25.	Public uses	P	P	P
26.	Public utilities	C	C	C
27.	Outdoor recreational facilities	C	C	C
28.	Restaurants ²	P/C	P/C	P/C
29.	Restricted light industrial	C	C	C
30.	Retail uses ²	P/C	P/C	P/C
31.	Any retail use or restaurant which occupies a single, freestanding building, with no other uses in the same structure notwithstanding that the use may be listed as permitted elsewhere in this table	C	C	C

¹ The facility shall be screened from view from adjacent public streets and residential areas, and shall be located away from pedestrian areas and facilities to the greatest extent possible.

² Becomes a conditional use (C) if abutting a residential zone or use and operates between the hours of 12:00 midnight and 6:00 a.m.

³ Outdoor automobile storage areas shall be adequately screened from view. Automobile repair functions shall be completely enclosed and outside overnight parking shall be prohibited.

⁴ For the purposes of this section, "walkup structure" means a multi-family residential structure in which dwelling units are stacked above each other, with the only access to any unit abovegrade provided by staircase.

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 12; Errata of 9-11-2002, 13, 14; Ord. No. 2003-50, § 3, 8-11-2003)

**Table 7.4
Schedule of Permitted Land Uses**

Allowed Uses		Sub-Areas				
		(A)	(B)	(C)	(D)	(E)
P = Permitted NP = Not Allowed C = Conditional Use		1	2	3	4	5
1.	Ambulatory care health services	P	P	P	P	P
2.	Assisted living facilities	P	NP	NP	P	NP
3.	Banks, savings, and financial offices	P	P	P	P	P
4.	Blood banks	NP	NP	NP	NP	NP
5.	Bowling alleys	P	P	P	P	NP
6.	Business, service, and professional offices	P	P	P	P	P
7.	Child care centers	P	P	P	P	NP
8.	Civic, professional, and fraternal organizations	P	P	P	P	P
9.	Dwellings, multi-family	P	NP	NP	P	NP
10.	Dwellings, single-family attached	P	NP	NP	P	NP
11.	Electric power transformer stations	NP	NP	NP	NP	NP
12.	Fitness and recreational sports centers	P	P	P	P	NP
13.	Fuel dealers	NP	NP	NP	NP	NP
14.	Hotels and motels	NP	NP	NP	NP	P
15.	Hotel, full service				P	
16.	Fuel dispensing stations	NP	NP	NP	NP	NP
17.	Indoor theaters	NP	NP	NP	P	NP
18.	Linen supply and industrial launderers	NP	NP	NP	NP	NP
19.	Liquor stores	NP	NP	NP	NP	NP
20.	Mixed uses ¹	P	P	P	P	P
21.	Motor vehicles uses, including sales, repair, and parts	NP	NP	NP	NP	NP
22.	Manufactured homes/mobile homes and mobile home parks	NP	NP	NP	NP	NP
23.	Museums and galleries	P	P	P	P	P
24.	Nurseries and garden centers	NP	P	P	NP	NP
25.	Outpatient mental health and drug abuse centers	NP	NP	NP	NP	NP
26.	Outdoor storage	NP	NP	NP	NP	NP
27.	Parks	P	P	P	P	P
28.	Personal services	P	P	P	P	P
29.	Public uses	P	P	P	P	P
30.	Public utility transmission facilities	P	P	P	P	P
31.	Restaurants, without drive-thrus	P	P	P	P	P
32.	Retail uses, except those specifically not allowed by this section	P	P	P	P	P
33.	Temporary housing for hospital patients and their families	C	C		C	
34.	Veterinarian clinics with all uses fully enclosed by the building or other structures	P	P	P	NP	NP

¹ In the Fitzsimons Boundary Area district mixed-use means a land use where more than one classification of land use (e.g., residential, commercial, recreational) are combined on a lot or within a structure, and where the different types of land uses are in close proximity, planned as a unified complementary whole, and are functionally integrated as to the use of shared vehicular and pedestrian access and parking areas. In this district, no more than 50% of the gross floor area in a site plan for any mixed use shall be used for residences.

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 18; Ord. No. 2003-50, § 4, 8-11-2003; Ord. No. 2004-16, § 1, 4-12-2004; Ord. No. 2005-29, § 2, 5-16-2005; Ord. No. 2005-47, § 2, 7-11-2005)

**Table 9.1
E-470 Corridor Residential Subarea Use Table**

SPECIFIC USES		(A)	(B)	(C)	
		Low Density	Reservoir Density	Medium Density	
P = Permitted C = Conditional Use NP = Not Permitted					
Outside of Community or Neighborhood Activity Centers					
1.	Residential Uses:	Bed and breakfast residences	P	P	P
2.		Day care home, child or adult	P	P	P
3.		Dwellings, medium multi-family buildings	NP	C	P
4.		Dwellings, single-family attached townhouses	P	P	P
5.		Dwellings, single-family attached	P	P	P
6.		Dwellings, small multi-family buildings	P	P	P
7.		Dwellings, two-family	P	P	P
8.	Public, Civic, & Institutional Uses:	Clubhouse and recreational facilities owned or operated by homeowners' association, apartment operator, or special assessment districts	P	P	P
9.		Parks and open space	P	P	P
10.		Places of worship	P	P	P
11.		Private golf courses, tennis clubs & country clubs	P	P	P
12.		Public use or facility	C	C	C
13.		Schools, elementary and secondary	P	P	P
14.		Utilities, minor	P	P	P
15.	Agricultural Uses:	Agriculture (including grazing)	P	P	P
16.		Horse stables	C	C	NP

**Table 9.2
E-470 Corridor Residential Subarea Use Table**

IN NEIGHBORHOOD ACTIVITY CENTERS: USES SHALL COMPLY WITH ALL STANDARDS SET FORTH IN THE E-470 DESIGN STANDARDS GOVERNING NEIGHBORHOOD ACTIVITY CENTERS			
P = Permitted C = Conditional Use NP = Not Permitted			(A)
1.	Commercial & Business Uses:	Banks, saving, and financial institutions	P
2.		Child or adult day care centers, small or large	P
3.		Clinics, medical and dental	P
4.		Drive-through facilities	NP
5.		Offices	P
6.		Personal service establishments	P
7.		Photocopying and printing	P
8.		Recreational facilities, indoor, excluding amusement enterprises	C
9.		Restaurants	P
10.		Retail sales	P
11.		Uses operating between the hours of 12:00 midnight and 6:00 a.m.	C
12.	Public, Civic, & Institutional Uses:	Civic/cultural facilities	C
13.		Clubs, lodges, or service organizations	C
14.		Clubhouse and recreational facilities owned or operated by homeowners' association, apartment operator, or special assessment districts	P
15.		Parks and open space	P
16.		Places of worship	P
17.		Public uses or facilities	P
18.		Schools, elementary or secondary	P
19.		Transit Facilities	P
20.		Utilities, minor	P
21.		Agricultural Uses:	Agriculture (including grazing)

**Table 9.3
E-470 Corridor Residential Subarea Use Table**

		IN COMMUNITY ACTIVITY CENTERS: USES SHALL COMPLY WITH ALL STANDARDS SET FORTH IN THE E-470 DESIGN STANDARDS GOVERNING COMMUNITY ACTIVITY CENTERS	
		P = Permitted C = Conditional Use NP = Not Permitted	(A)
1.	Commercial & Business Uses:	Automobile and light truck sales, rentals, service and fuel dispensing	C
2.		Banks	P
3.		Child or adult day care centers, small or large	P
4.		Clinics, medical and dental	P
5.		Clinics, veterinary	P
6.		Drive-through facilities	P
7.		Entertainment and recreation, indoor	P
8.		Entertainment and recreation, outdoor	C
9.		Hotels or motels	P
10.		Motor vehicle rental facilities	C
11.		Offices	P
12.		Personal service establishments	P
13.		Photocopying and printing	P
14.		Recycling collection centers, small	C
15.		Repair, rental, and servicing (non-vehicle)	C
16.		Restaurants	P
17.		Retail sales	P
18.		Self-storage facilities	C
19.	Public, Civic, & Institutional Uses:	Civic/cultural facilities	P
20.		Clubs, lodges, and service organizations	P
21.		Educational institutions	P
22.		Parks and open space	P
23.		Places of worship	P
24.		Public uses or facilities	C
25.		Schools, elementary and secondary	P
26.		Transit facilities	P
27.		Utilities, major	C
28.		Utilities, minor	P
29.	Agricultural Uses:	Agriculture (including grazing)	P

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 22)

**Table 9.4
E-470 Corridor Mixed-Use Subarea Use Table**

Uses		(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Regional Activity Center	Regional Retail/Comm.	Airport Corp.	Airport Dist.	Light Ind. Flex/Office	Buckley R & D	Recreation/Entertainment
P = Permitted C = Conditional Use NP = Not Permitted								
Commercial & Business Uses:								
1.	Amusement Enterprises; Entertainment & Recreation, Indoor	P	P	P	P	P	P	P
2.	Bank	P	P	P	P	P	P	NP
3.	Clinics, medical and dental	P	P	P	P	C	P	NP
4.	Commercial transit facility	C	C	C	C	C	C	C
5.	Drive-through facilities	C	P	P	P	P	P	P
6.	Hotels or motels	P	P	P	C	C	C	P
7.	Laboratories	P	P	P	P	P	P	C
8.	Meeting, banquet, and conference facilities	P	P	P	P	P	P	P
9.	Motor vehicle fuel dispensing stations, services, and/or washing facilities	P	P	P	P	P	P	C
10.	Motor vehicle painting & auto body repair garage	C	NP	NP	NP	P	P	NP
11.	Office	P	P	P	P	P	P	C
12.	Office-showroom	P	P	P	P	P	P	C
13.	Outdoor storage as a principal use and located in an Accident Potential Zone	NP	NP	NP	NP	NP	P	NP
14.	Outdoor recreation and entertainment	C	C	C	C	C	C	P
15.	Pari-mutuel wagering facilities	NP	NP	NP	NP	NP	NP	P
16.	Personal services	P	P	P	P	P	P	P
17.	Photocopying & printing	P	P	P	P	P	P	NP
18.	Recycling collection centers, small	C	C	C	C	C	C	C
19.	Repair, rental, and servicing (non-vehicle)	C	C	P	P	P	C	NP
20.	Research & development	P	P	P	P	P	P	C
21.	Restaurants	P	P	P	P	P	P	P
22.	Retail uses	P	P	P	P	C	C	P
23.	Sale at wholesale	C	C	P	P	P	P	
24.	Sale or rental of new and used motor vehicles	C	C	C	C	C	C	NP
25.	Self-storage facility	NP	C	C	C	C	C	NP

**Table 9.4
E-470 Corridor Mixed-Use Subarea Use Table**

Uses		(A)	(B)	(C)	(D)	(E)	(F)	(G)
P = Permitted C = Conditional Use NP = Not Permitted		Regional Activity Center	Regional Retail/Comm.	Airport Corp.	Airport Dist.	Light Ind. Flex/Office	Buckley R & D	Recreation/ Entertainment
Industrial Uses:								
26.	Manufacturing, light	NP	C	P	P	P	P	NP
27.	Manufacturing with visible air emissions or detectable odors	NP	NP	NP	NP	C	C	NP
28.	Office-flex office	NP	P	P	P	P	P	C
29.	Storage, distribution, & warehousing	NP	C	C	P	P	P	NP
Residential Uses:								
30.	Bed and breakfast residences	NP	P	P	C	NP	NP	NP
31.	Day care home, child or adult	NP	P	P	C	NP	NP	NP
32.	Dormitory	C	P	P	C	NP	NP	NP
33.	Duplex (two-family) dwelling	NP	P	P	C	NP	NP	NP
34.	Fraternity or sorority house	C	P	P	C	NP	NP	NP
35.	Mixed-use building	P	P	P	C	NP	NP	NP
36.	Residential care facilities	P	P	P	C	NP	NP	NP
37.	Residential, multi-family (All types)	P	P	P	C	NP	NP	NP
38.	Single-family detached dwellings	NP	P	P	C	NP	NP	NP
Public, Civic & Institutional Uses:								
39.	Ambulance service	C	P	P	P	P	P	C
40.	Cemetery	NP	NP	NP	NP	C	C	NP
41.	Child or adult day care center, large or small	P	P	P	P	C	C	P
42.	Civic/Cultural facilities	P	P	P	P	P	P	P
43.	Clubs, lodges, or service organizations	P	P	P	P	P	P	P
44.	Educational institutions	P	P	P	P	P	P	P
45.	Hospitals	P	P	P	P	P	P	C
46.	Mortuary	P	P	P	P	P	P	NP
47.	Parks and open space	P	P	P	P	P	P	P
48.	Places of worship	P	P	P	P	P	P	P
49.	Public use or facility	P	P	P	P	P	P	P
50.	Recycling collection facility	P	NP	P	P	P	P	P
51.	Schools, elementary and secondary	P	P	P	P	P	P	P
52.	Telecommunications antenna on multiple-story structure (other than single-family residence) pursuant to sec. 1100	P	P	P	P	P	P	P

**Table 9.4
E-470 Corridor Mixed-Use Subarea Use Table**

Uses		(A)	(B)	(C)	(D)	(E)	(F)	(G)
P = Permitted C = Conditional Use NP = Not Permitted		Regional Activity Center	Regional Retail/Comm.	Airport Corp.	Airport Dist.	Light Ind. Flex/Office	Buckley R & D	Recreation/Entertainment
53.	Transit facilities	P	P	P	P	P	P	P
54.	Utilities, major	C	C	C	C	P	P	NP
55.	Utilities, major, that discharge visible air emissions or detectable odors	NP	NP	NP	NP	P	P	NP
56.	Utilities, minor	P	P	P	P	P	P	P
Agricultural Uses:								
57.	Agriculture (including grazing)	P	P	P	P	P	P	P

(Ord. No. 2001-72, 12-3-2001; Ord. No. 2005-22, § 3, 5-16-2005)

**Table 10.1
Northeast Plains Medium Density Residential Subarea Use Table**

P = Permitted C = Conditional Use NP = Not Permitted

1	Residential Uses:	Active adult community	P
2		Assisted living facility	P
3		Bed and breakfast residences	P
4		Day care home, child or adult	P
5		Dwellings, medium multi-family buildings	P
6		Dwellings, single-family attached townhouses	P
7		Dwellings, single-family detached	P
8		Dwellings, small multi-family buildings	P
9		Dwellings, two-family	P
10		Nursing homes	P
11	Public, Civic & Institutional Uses:	Clubhouses and recreational facilities owned or operated by homeowners association, apartment operator, or special assessment districts	P
12		Parks and open space	P
13		Places of worship	P
14		Private golf courses, tennis clubs & country clubs	P
15		Public use or facility	P
16		Schools, elementary and secondary	P
17		Utilities, minor	P
18	Agricultural Uses:	Agriculture (including grazing)	P
19		Horse stables	C

Table 10.2
Northeast Plains Medium Density Residential Subarea
Neighborhood Activity Center Use Table

Uses Shall Comply With All Standards Set Forth in the Design Standards
Governing Neighborhood Activity Centers

P = Permitted C = Conditional Use NP = Not Permitted

1	Commercial & Business Uses	Banks, saving, and financial institutions	P
2		Child or adult day care centers, small or large	P
3		Clinics, medical and dental	P
4		Drive-through facilities	P
5		Mixed-use buildings	P
6		Offices	P
7		Personal service establishments	P
8		Photocopying and printing	P
9		Recreational facilities, indoor, excluding amusement enterprises	C
10		Restaurants	P
11		Retail sales	P
12		Uses operating between the hours of 12:00 midnight and 6:00 a.m.	C
13	Public, Civic, Institutional Uses:	Civic/cultural facilities	P
14		Clubs, lodges or service organizations	P
15		Club house and recreational facilities owned or operated by homeowners association, apartment operator, or special assessment districts	P
16		Parks and open space	P
17		Places of worship	P
18		Public uses or facilities	P
19		Schools, elementary or secondary	P
20		Transit Facilities	P
21		Utilities, minor	P
22	Agricultural Uses:	Agricultural (including grazing)	P

**Table 10.3
Northeast Plains Medium Density Residential Subarea
Community Activity Center Use Table**

**Uses Shall Comply With All Standards Set Forth in the Northeast Plains Design
Standards Governing Community Activity Centers**

P = Allowed C = Conditional Use NP = Not Permitted

1	Commercial & Business Uses:	Automobile and light truck sales, rentals, service and fuel dispensing	C
2		Banks	P
3		Child or adult day care centers, small or large	P
4		Clinics, medical and dental	P
5		Clinics, veterinary	P
6		Drive-through facilities	P
7		Entertainment and recreation, indoor	P
8		Entertainment and recreation, outdoor	C
9		Hotels or motels	P
10		Mixed-use buildings	P
11		Motor vehicle rental facilities	C
12		Offices	P
13		Personal service establishments	P
14		Photo copying and printing	P
15		Recycling collection centers, small	C
16		Repair, rental, and servicing (non-vehicle)	C
17		Restaurants	P
18		Retail sales	P
19		Self storage facilities	C
20	Public, Civic & Institutional Uses:	Civic/cultural facilities	P
21		Clubs, lodges and service organizations	P
22		Educational institutions	P
23		Parks and open space	P
24		Places of worship	P
25		Public uses or facilities	P
26		Schools, elementary and secondary	P
27		Transit facilities	P
28		Utilities, major	C
29		Utilities, minor	P
30	Agricultural Uses:	Agricultural (including grazing)	P

**Table 10.4
Northeast Plains Medium Residential Subarea
Subregional Activity Center Use Table**

**Uses Shall Comply With All Standards Set Forth in the Northeast Plains Design
Standards Governing Subregional Activity Centers**

P = Allowed C = Conditional Use NP = Not Permitted

1	Commercial, Business, and Industrial Uses:	Amusement enterprises	P
2		Automobile and light truck sales, rentals, service and fuel dispensing	C
3		Banks	P
4		Child or adult day care centers, small or large	P
5		Clinics, medical and dental	P
6		Clinics, veterinary	P
7		Drive-through facilities	P
8		Entertainment and recreation, indoor	P
9		Entertainment and recreation, outdoor	C
10		Hotels or motels	P
11		Laboratories	C
12		Meeting, conference, and convention facilities	C
13		Mixed-use buildings	P
14		Motor vehicle rental facilities	C
15		Offices	P
16		Office-flex office	P
17		Office-showrooms	P
18		Personal service establishments	P
19		Photocopying and printing	P
20		Recycling collection centers, small	C
21		Repair, rental, and servicing (non-vehicle)	C
22		Restaurants	P
23		Retail sales	P
24		Research and development	P
25		Sale at wholesale	C
26		Self-storage facilities	C
27	Residential Uses:	Active adult communities	P
28		Assisted facility	P
29		Duplex (two-family) dwelling	P
30		Dormitory	C
31		Fraternity or sorority house	C
32		Multi-family dwellings (all types)	P
33		Nursing homes	P
34	Public, Civic, and Institutional Uses:	Civic/cultural facilities	P
35		Clubs, lodges, and service organizations	P
36		Educational institutions	P
37		Hospitals	C
38		Mortuaries	P
39		Parks and open space	P
40		Places of worship	P
41		Public uses or facilities	P
42		Schools, elementary and secondary	P
43		Transit facilities	P
44		Utilities, major ¹	C
45		Utilities, minor	P
46	Agriculture	Agriculture (including grazing)	P

¹ Only without any visible air emissions or detectable odors.

TABLE 10.5 Non-Residential Subareas

Use Table

P = Permitted C = Conditional Use NP = Not Permitted

		Land Uses	I-70 Corridor Subarea	NE Plains General Subarea	Front Range Airport Subarea
1	Residential	Bed and breakfast residences	P ¹	P ¹	NP
2		Dwellings, medium multi-family buildings	P ¹	P ¹	NP
3		Dwellings, single-family attached townhouses	P ¹	P ¹	NP
4		Dwellings, single-family detached	P ¹	P ¹	NP
5		Dwellings, small multi-family buildings	P ¹	P ¹	NP
6		Dwellings, two-family	P ¹	P ¹	NP
7	Manufacturing, Industrial, Warehousing	Contractor storage yard with outdoor storage	C ²	P	C
8		Feedstores, lumberyards, woodyards and other similar storage yards	C ²	P	C
9		Heavy industrial	C ²	P	C
10		Landscape contractors yard	C ²	P	C
11		Manufacturing, light	P	P	P
12		Motor vehicle salvage, wrecking or dismantling	C ²	P	C
13		Recycling collection facility	P	P	P
14		Sales at Wholesale or Storage -- includes sales, warehousing and storage of any commodity except: live animals, radioactive, infectious or hazardous waste and commercial explosives.	C	P	P
15	Agricultural, Resource, and Extraction	Agriculture (including grazing)	P	P	P
16		Composting	NP	C ²	NP
17		Mining	NP	C ²	C
18	Commercial	Banks	P	P	P
19		Clinics, medical and dental	P	NP	P
20		Commercial transit facility	C	C	C
21		Drive-through facilities	P	P	P
22		Hotels or motels	C	C	C
23		Laboratories	P	P	P
24		Meeting, banquet, and conference facilities	P	P	P
25		Motor vehicle fuel dispensing stations, services, and/or washing facilities	P	P	P
26		Motor vehicle painting & auto body repair garage	C	P	C
27		Office	P	P	P
28		Office-flex office	P	P	P
29		Office-showroom	P	P	P
30		Outdoor storage as a principal use	C ²	P	C
31		Parking or storage of motor vehicles, including towing services	C ²	P	C
32		Research & Development	P	P	P

TABLE 10.5 Non-Residential Subareas

Use Table

P = Permitted C = Conditional Use NP = Not Permitted

		Land Uses	I-70 Corridor Subarea	NE Plains General Subarea	Front Range Airport Subarea	
33	Services	Ambulance service	P	P	P	
34		Amusement enterprises; entertainment & recreation, indoor	P	P	P	
35		Blueprinting	P	P	P	
36		Cemetery	P	P	NP	
37		Child or adult day care center, large or small	C	C	C	
38		Educational institutions	P	NP	P	
39		Horse stable, commercial	P	P	P	
40		Hospitals	P	NP	P	
41		Kennels	C ²	P	P	
42		Mortuary	P	P	P	
43		Personal services	P	P	P	
44		Photocopying & Printing	P	P	P	
45		Plant nurseries and greenhouses	P	P	P	
46		Places of worship	P	P	P	
47		Public use or facility	P	P	P	
48		Recycling collection centers, small	C	C	C	
49		Repair, rental, and servicing (non vehicle)	P	P	P	
50		Restaurants	P	P	P	
51		Retail uses	P	P	P	
52		Sale of manufactured housing, recreation vehicles, or boats	C ²	P	NP	
53		Sale or rental of new and used motor vehicles	C	C	C	
54		Schools, elementary and secondary	P	P ¹	P	
55		Self-storage facility	P	P	P	
56		Small animal hospitals and clinics	C	P	C	
57		Cultural, Entertainment, Recreation	Civic/Cultural facilities	P	P	P
58			Clubs, lodges, or service organizations	P	P	P
59			Indoor recreational facilities	P	P	P
60			Outdoor recreation and entertainment	C	C	C
61			Parks and open space	P	P	P
62		Transportation, Communication and Utilities	Cargo Distribution, Air and Rail Transportation Facilities	P	P	P
63			Electric power generator station	C	P	C
64			Motor freight terminals	C	P	P
65	Studios, including television and radio broadcasting stations		P	P	P	
66	Telecommunications antenna on multiple story structure pursuant to section 1100		P	P	P	
67	Transit facilities		P	P	P	
68	Utilities, major		P	P	P	
69	Utilities, minor		P	P	P	
70	Solid waste transfer station		C ²	P	C	

¹ In such cases, residential uses are only allowed in the residential overlay area described by section 146-2305(h).

² Use not permitted within 1/2 mile of either I-70 right-of-way or land zoned for residential land uses.