LAND USE CHART

(ALLOWED AND CONDITIONAL LAND USES BY ZONING)

CITY OF ARVADA

AUGUST 2009

LAND USES ALLOWED BY ZONING DISTRICT

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

USES ALLOWED BY ZONING DISTRICT — A = ALLOWED BY-RIGHT — C = CONDITIONAL USE

USE CLASSIFICATION	SPECIFIC USE TYPE	STANDARD ZONING DISTRICTS																	NEW COMMUNITIES ZONING SUB-DISTRICTS											CLEAR CREEK ZONING SUB-DISTRICTS					PUD 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-3	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	
AGRICULTURE USE																																						
Agriculture	Crop production, pasture grazing land, poultry hatcheries, fish hatcheries, dairy farms, ranching	A	C	A															A	A	C	C	C	C	C	C	C	C	C	A	A	A	A	A					
	Permanent roadside stand	C		C												A			A											A	A	A	A	A					
Agriculture Services	Feed store	C														A	A	A	A											A	A	A	A	A		A	A		
Horticulture & Nurseries	Greenhouse/ nursery with retail sales	C		C									A	A		A	C	C												A	A	A	A	A		A	A		Sec. 5.2.17
	Greenhouse/ nursery without retail sales	A	C	C															A	A										A	A	A	A	A					
COMMERCIAL USES																																						
Adult Businesses	Massage Parlor																																			A		A	Sec. 5.2.1
	All Others																																			A	A	A	Sec. 5.2.1
Animal Services	Animal boarding (kennels) and training	C														C	C													A	A	A	A	A					Sec. 5.2.20
	Animal hospital	C										C		C		A	A	A	C					C						A	A	A	A	A		C			
	Veterinary offices or clinics	C		C								A	A	A	A	A	A	A						A	A					A	A	A	A	A		A	A		Sec. 5.2.38
Building Materials & Services (Retail)	Landscape equipment, hardscape materials	C												C		A		A												A	A	A	A	A		C	C		Sec. 5.2.8
	All Others													C		A	A	A												A	A	A	A	A		C	C		Sec. 5.2.8
Business Services	Courier services												A	A	A	A	A	A												A	A	A	A	A		A	A		
	All other											A	A	A	A	A	A	A						A	A	A	A	A		A	A	A	A	A		A	A	A	
Catering Services														A	A	A	A	A						A				A		A	A	A	A	A		A	A	A	
Convenience Lending Operations	Pawnbroker															A														A	A	A	A						Sec. 5.2.9
	Payday Lender													A		A														A	A	A	A						Sec. 5.2.9
	All Others (e.q., check-cashing business and title lender)													A		A														A	A	A	A			A	A		Sec. 5.2.9
Eating & Drinking Establishments	Fast food restaurant													A	A	A								A				A		A	A	A		A		A	A		Sec. 5.2.12 &14; Sec. 8.6.5
	Fast Food w/drive thru													C		C								C				C								A	A		Sec. 5.2.14
	Restaurant							C					A	A	A	A	C	C						A	A			A	A	A	A	A	A	A		A	A	C	Sec. 5.2.12

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		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-3	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	
	Bar, tavern, night club												C	A	A	A	C	C						A	A			A		A	A	A	A	A		A	A		Sec. 5.2.12
Financial Institutions	No drive-in facilities							C				A	A	A	A	A	A	A						A	A			A	A	A	A	A	A	A		A	A		Sec. 5.2.15
	With drive-in facilities											C		C	C	C	C	C						C	C			C	C	A	A	A	A	A		C	C		
Food & Beverage	Convenience store							C		C	C		A	A	A	A								A				A		A	A	A	A	A		A	A		Sec. 5.2.10
	Grocery store													A	A	A								A				A		A	A	A	A	A		A	A		
	Farmers market												A	A	A	A																				A	A		
	All others (e.g., delicatessen, retail bakery, specialty food market)							C		C	C	C	A	A	A	A								A				A		A	A	A	A	A		A	A		
Funeral and Internment Services	Funeral homes and mortuaries											C		A		A								A						A	A	A	A	A		A	A		
	Crematoriums															A																							
Office	Business or professional (including medical/dental offices/clinics)							C				A	A	A	A	A								A	A	A	A	A	A	A	A	A	A	A		A	A	A	Sec. 5.2.24
Personal Services	Instructional services, studios							C		C	C	A	A	A	A	A	C	C						A	A	A	A	A	A	A	A	A	A	A		A	A		
	All Other											A	A	A	A	A	A	A						A		A	A	A		A	A	A	A	A		A	A		
Recording Studio, Radio, T.V. Studio														A	A	A								A	A	A	A	A	A	A	A	A	A	A		A	A		
Recreation or Amusement Facilities, Private	Indoor											C	A	A	A	A	A	A						A				A		A	A	A	A	A		A	A		Sec. 5.2.26
	Outdoor Playing Fields				C	C	C	C	C	C	C										C	C	C							A	A				A		A		
	Outdoor Bungee Jumping															C	C	C																					
	Outdoor Swimming Pools												A	A	A																						A		
	Outdoor Ice Skating Rinks												A	A	A																						A		
	Outdoor - All Others	C		C										C		A	A	A						A	A	A	A	A	A	A	A	A	A	A		C	C		
	Riding academies and stables	A	C	A															A	A				A	A	A	A	A	A	A	A	A	A	A		A	A		
Repair Services (Not Including Vehicles)	Furniture and major household appliance repair													A	A	A	A	A							A			A		A	A	A	A	A		A	A		Sec. 5.2.27
	All other												A	A	A	A	A	A										A		A	A	A	A	A		A	A		Sec. 5.2.27
Retail Establishments	Firewood storage and sales	C																A												A	A	A	A	A					
	Outdoor Retail Display & Sales															A														A	A	A	A	A					Sec. 6.5.12
	Regional Shopping Center																							A						A	A	A	A	A		A	A		

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USE CLASSIFICATION	SPECIFIC USE TYPE	STANDARD ZONING DISTRICTS																	NEW COMMUNITIES ZONING SUB-DISTRICTS											CLEAR CREEK ZONING SUB-DISTRICTS					PUD 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-3	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	
	Retail Establishments--Large (25,000 sq. ft. GFA or larger)													A	A	A								A				A		A	A	A	A	A		A	A		Sec. 6.9
	All Other Retail Less Than 25,000 sq. ft. GFA							A					A	A	A	A								A				A		A	A	A	A	A		A	A		Sec. 5.2.28; Sec. 6.9
	Small Retail Recycling Establishment (less than 35,000 sq. ft.)															A	A	A												A	A	A	A	A					
Telecommunications Facilities and Satellite Dish Antennas	Radio & Television Transmission Tower	C															C	C												A	A	A	A	A					Sec. 5.2.32
	Freestanding Towers	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	Sec. 5.2.32
	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	Sec. 5.232
Vehicle/Equipment Sales and Services	Automobile rentals													C		A	A	A						C						A	A	A	A	A		C	C		Sec. 5.2.3
	Automobile washing facility													A		A	A	A						A						A	A	A	A	A		A	A		Sec. 5.2.4
	Limited equipment rental													A		A	A	A						A						A	A	A	A	A		A	A		
	Motor vehicle dealer/sales, new and used (includes RVs, trailers, mobile homes)															A														A	A	A	A	A					
	Motor vehicle showroom (interior display)													A	A	A								A						A	A	A	A	A		A	A		Sec. 4.6.3.4
	Service stations (Minor repairs included)													C		C	A	A						C	A			C		A		A	A	A		C	C		Sec. 5.2.10
	Vehicle or automobile wrecking or salvage yard (including outdoor storage of inoperable vehicles)																	C												C			C						Sec. 5.2.36
	Vehicle storage (Operable vehicles only)																	A												A	A	A	A	A					
	Vehicle towing services															A	A	A												A	A	A	A	A					
	Major Vehicle/equipment repair (Includes auto body repair, paint shops, and incidental sales of parts)															A	A	A						A	A					A	A	A	A	A					Sec. 5.2.31; Sec. 5.2.37
	Minor vehicle repair (includes minor repair where vehicles are not stored in an inoperable or unlicensed condition)													A		A	A	A						A	A					A	A	A	A	A		A	A		

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		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-3	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	
	Vehicle/equipment sales and rentals (other than motor vehicles)															A	A	A												A	A	A	A	A		C			
Visitor Accommodations	Bed and breakfast establishments	C		C	C	C	C	C	C	C	C		A		A											A	A	A		A	A	A	A	A	C		C		Sec. 5.2.6
	Hotel/motel													A	A	A								A				A		A	A	A	A	A		A	A		
	Trailer park, overnight campground															A														A	A	A	A	A					Sec. 5.2.33
Warehousing & Distribution	Freight terminal, excluding couriers																A	A												A	A	A	A	A					Sec. 5.2.16
	Mini-storage and warehouse																A	A											A	A	A	A	A	A					Sec. 5.222
	Retail sales in conjunction with warehouse establishment															A	A	A							A			A	A	A	A	A	A	A					Sec. 5.2.34
	All other																A	A						A	A			A	A	A	A	A	A	A					Sec. 5.2.34
Wholesale Establishments (Including Accessory Offices)	Bakery															A	A	A							A				A	A	A	A	A	A					Sec. 5.2.5
	Retail sales in conjunction with wholesaling																A	A							A					A	A	A	A	A					Sec. 5.2.35
	Wholesaling including stock																A	A							C				A	A	A	A	A	A					Sec. 5.2.35
INDUSTRIAL USES																																							
Auction House or Yard																	C	A							A				A	A	A	A	A	A					Sec. 5.2.2
Industry	Concrete Products Production																	C												A	A	A	A	A	A					Sec. 5.2.19
	Custom crafts (such as ceramics, furniture making, and stained glass production)													A	A	A	A	A						A	A			A	A	A	A	A	A	A		C	C	A	Sec. 5.2.19
	General machine shops															A	A	A							A			A	A	A	A	A	A	A				A	Sec. 5.2.19
	Light trade & technical uses													C		C	A	A							A				A	A	A	A	A	A		C	C	A	Sec. 5.2.19 & 5.221
	Meat processing plant																	C												A	A	A	A	A	A					Sec. 5.2.19
	Primary manufacturing																	C												A	A	A	A	A	A					Sec. 5.2.19
	Publishing plant																A	A							A			A	A	A	A	A	A	A					Sec. 5.2.19
	Research and development											A	A	A	A	A	A	A						A	A	A	A	A	A	A	A	A	A	A		A	A	A	Sec. 5.2.29
	Secondary manufacturing, processing, and fabrication																A	A							A			A	A	A	A	A	A	A				A	Sec. 5.2.19

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		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-3	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	
	Soil amendments packaging and processing such as peat moss, top soil, and composted manure; but excluding raw manure or chemical fertilizers																	C											A	A	A	A	A					Sec. 5.2.19
Outdoor Storage	Contractors with outdoor storage															A	A	A											A	A	A	A	A					Sec. 5.2.25
	All other outdoor storage															C		C											C	C		C	C					Sec. 5.2.25
Reservoir Construction		C	C														C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A					Sec. 5.2.30
Resource Extraction	Borrow Pit																												A	A	A	A	A					Sec. 5.2.7
	Subsurface extraction (including oil and natural gas extraction)																	C	C	C	C	C	C		C	C	C	C	C	A	A	A	A	A					Sec. 5.2.23
	Surface extraction (mining)																	C	C					C	C				C	A	A	A	A	A					Sec. 5.2.23
Waste-Related Uses	Commercial trash removal companies without trash storage or trash transfer operations																	C												A	A	A	A	A					
PUBLIC, INSTITUTIONAL, & CIVIC USES																																						
Ambulance Services		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	C	C	C	C	
Cemeteries		C		C		C																						C	A	A	A	A	A	A					
Clubs and Lodges	Gun Clubs																													A	A	A	A	A					
	All others			C								A	A	A	A	A	A	A						A	A	A	A	A	A	A	A	A	A	A		A	A		
Community Services	Events Center							C						A	A	A								A	A	A	A	A	A	A	A	A	A	A		A	A		Sec. 5.2.13
	Assembly hall or exhibition facilities											A		A	A	A	A	A						A				A		A	A	A	A	A			A		
	Cultural facilities							C				A	A	A	A	A	A	A	A					A	A	A	A	A	A	A	A	A	A	A			A		Sec. 5.2.11
Day Care Center, Adult or Child				C	C	C	C	C	C	A	A	A	A	A	A	A			A		A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	C		
Golf Course		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		
Heliports/ Helistops																		C						C	C	C	C	C	C	A	A	A	A	A				C	
Hospitals												A	A	A	A	A	A	A						A				A				A	A			A	A		
Public Lands, Parks, and Buildings		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	
Recycling Facilities, Large																		C							C				C										
Religious Institutions		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		

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Schools	Elementary and secondary education schools	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		
	Private business, trade, and vocation schools											A	A	A	A	A	A	A						A	A	A					A	A	A	A		A	A	A	
	Post-secondary colleges, universities and technical schools											A	A	A	A	A	A	A								A					A	A	A	A		A	A	A	
	Schools of special instruction											A	A	A	A	A								A	A						A	A	A	A		A	A		
Transportation Facilities	Public Automobile Park 'n Ride (Commuter) Lots													C		A	A	A						C	C			C		A	A	A	A	A		C	C	C	
	Passenger terminal													A	A	A								A	A			A		A	A	A	A	A			A		
	Private Automobile Parking Lots or Parking Garages as a Principal Use													C	C	C	C	C						C	C			C		A	A	A	A	A		C	C		
Utilities	Public utilities, major	C																A											A	A									
	Overhead electric transmission lines and distribution feeder lines over 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	
	Public 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	
Waste-Related Uses	Trash transfer station																	C												C	C	C	C	C					
Zoos, Arboretum, Botanical Gardens		A	A																A	A				A	A	A	A	A	A	A	A	A	A	A		A	A	
RESIDENTIAL USES																																						
Group Living Facilities	Assisted Living Facility							C		A	A				A						A	A	A			A		A			A				C		C		
	Boarding. Lodging, or Rooming Houses							C		A	A				A						A	A	A			A		A			A				C		C		
	Group Homes	C		C	C	C	C	C	C	C	C				C						C	C	C			C	C	C			C				C		C		Sec. 5.2.18
	Group Homes for Juvenile Offenders										C												C								C								Sec. 5.2.18
	Group Homes for Developmentally Disabled Persons	A		A	A	A	A	A	A	A	A				A						A	A	A			A		A			A				A		A		Sec. 5.2.18
	Group Homes for Elderly Persons	A		A	A	A	A	A	A	A	A				A						A	A	A			A		A			A				A		A		Sec. 5.2.18
	Group Homes for Mentally Ill Persons	A		A	A	A	A	A	A	A	A				A						A	A	A			A		A			A				A		A		Sec. 5.2.18
	Nursing Homes							C		A	A				A						A	A	A			A		A			A				C		**C**		

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		STANDARD ZONING DISTRICTS																NEW COMMUNITIES ZONING SUB-DISTRICTS										CLEAR CREEK ZONING SUB-DISTRICTS					PUD ZONING DISTRICTS				
		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-3	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	
Household Living	Accessory dwelling units in conjunction with commercial uses (including "live/work" unit)	C		C				C					C	C	A	C	C									A		A		A	A					C	C		
	Multi-family dwelling							C		A	A				A						A	A	A			A		A			A				A		A		
	Single-family detached dwelling	A	C	A	A	A	A	A	A	A	A				A				A		A	A	A			A		A			A				A		A		
	Two-family dwelling							A	A	A	A				A						A	A	A			A		A			A				A		A		