

Sec. 26-204. Zone district use schedule.

- A. The following schedule of permitted and special uses allowed within the various zone districts is hereby adopted and declared to be a part of this Code and may be amended in the same manner as any other part of this Code. In each zoning district, any uses not expressly permitted (P) or allowed as a special use (S), or as an accessory use shall be deemed to be excluded. The director of community development shall render the final administrative decision concerning the scope, application and meaning of the terms in this section.
- B. The director of community development has authority to determine that a use not specifically listed as permitted, allowed as a special use or an accessory use should be so permitted or allowed on the basis of its being similar to a listed use, compatible in character and impact with other uses in the zone district, consistent with the intent of the district, and which would not be objectionable to nearby property by reason of odor, dust, fumes, gas, noise, radiation, heat, glare, vibration, traffic generation, parking needs, outdoor storage or use, or is not hazardous to the health and safety of surrounding areas through danger of fire or explosion. The director's decision may be appealed to the board of adjustment.
- C. Upon application or on its own initiative, the city council may by ordinance add to the uses listed for a zone district, conforming to the conditions set forth in the following special findings:
 - 1. Such use is appropriate to the general physical and environmental character of the district to which it is proposed to be added, and
 - 2. Such use does not create any more hazard to or alteration of the natural environment than the minimum amount normally resulting from the other uses permitted in the district to which it is added, and
 - 3. Such use does not create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences or more traffic hazards than the minimum amount normally resulting from the other uses permitted in the district to which it is proposed to be added, and
 - 4. Such use is compatible with the uses existing and permitted in the district to which it is proposed to be added at the time of adoption.

Table of Uses—Commercial and Industrial Districts

Uses	Notes	NC	RC	C-1	C-2	I-E
Adult entertainment establishments	In accordance with Wheat Ridge Code of Laws, Chapter 3			P	P	P
Ambulance services			P	P	P	P
Amusement parks				S	P	P
Animal daycare facility	See § 26-644			S	S	
Antique stores	In NC & RC Districts: Provided that no more than 200 square feet of building area shall be allocated to repair	S	P	P	P	P
Apparel and accessory stores	See Footnote 1	S	P	P	P	P
Appliance stores and incidental service and repair				P	P	P
Art galleries or studios	See Footnote 1	P	P	P	P	P
Assembly halls and convention facilities				P	P	P
Auction houses				S	P	P
Auto service, repair and maintenance shops, minor	See § 26-631			P	P	P

Uses	Notes	NC	RC	C-1	C-2	I-E
Auto service, repair and maintenance shops, major	See § 26-631			S	P	P
Automobile and light-duty truck sales and rental	See § 26-628			S	S	S
Automotive parts and supplies sales				P	P	P
Bail bonds businesses	See Footnote 2. See § 26-634 for distance requirements				P	P
Bakeries, retail	See Footnote 1	S	P	P	P	P
Banks, loan and finance offices	See § 26-633	P	P	P	P	P
Bed and breakfast homes	Subject to requirements set forth in § 26-608	P	P	P	P	P
Bicycle stores	See Footnote 1	S	P	P	P	P
Blueprinting, photostatic copying and other similar reproduction services	EXCLUDING: Large printing, publishing and/or book binding establishments See Footnote 1	S	P	P	P	P
Boat, recreational vehicle and trailer sales, rentals and service	See § 26-628			S	S	S
Body art establishments			S	S	S	P
Book stores, stationery and card stores	See Footnote 1	S	P	P	P	P
Building or landscape contractor's service shop and storage yard incidental to an office/showroom principal use.	See § 26-629			S	P	P
Business machine or computer stores	See Footnote 1	S	P	P	P	P
Butcher shops and food lockers	EXCLUDING: Food processing			P	P	P
Cabinet and woodworking shops						S
Camera and photographic service and supply stores	See Footnote 1	S	P	P	P	P
Candy, nut and confectionery stores	See Footnote 1	S	P	P	P	P
Caretaker residence	Only one (1) unit for caretaker or manager		P	P	P	P
Carpet cleaning and fumigating						S
Car wash, automatic				S	P	P
Car wash, coin operated				S	P	P
Caterers				P	P	P
Clinics and offices for the counseling and treatment of psychological, social, marital, developmental or similar conditions, excluding substance abuse clinics	C-1, C-2 & I INCLUDE: Residential facilities. NC & RC EXCLUDES: Residential facilities	P	P	P	P	P
Cold storage plant					P	P
Commercial machine shops				S	P	P

Uses	Notes	NC	RC	C-1	C-2	I-E
Community buildings	e.g.: YMCA's, YWCA's, churches, libraries, parks, museums, aquariums and art galleries	P	P	P	P	P
Congregate care and nursing homes		S	S	P	P	P
Construction and heavy equipment sales, service, rental and storage	See § 26-629				P	P
Contractor's plant (including but not limited to concrete plant, asphalt plant, brick plant, or lumber mill)						S
Contractor's storage yard (outdoor storage yard with no main building)	See § 26-629					P
Dairy products stores	See Footnote 1	S	P	P	P	P
Day care center, small or large		P	P	P	P	P
Department or variety stores				P	P	P
Drug stores				P	P	P
Eating establishments, drive through		S	S	S	S	S
Eating establishments, sit down		S	P	P	P	P
Electric transmission and public utility substations		S	S	S	S	S
Electrically charged fence				S	S	S
Energy production, renewable						S
Equipment rental agencies	Subject to § 26-628; in RC District: Outside storage and display prohibited		P	P	P	P
Extended stay lodging	See ch. 11 art XVI			S	S	
Exterminators			P	P	P	P
Farm equipment sales, service and storage	See § 26-628 and § 26-631				P	P
Farmers' markets	Submittal to community development department required. See § 26-635	P	P	P	P	P
Floral shops	See Footnote 1	S	P	P	P	P
Freestanding emergency room facilities						
Furniture stores				P	P	P
Garden supply stores	See Footnote 1	S	P	P	P	P
Gift, novelty or souvenir stores	See Footnote 1	S	P	P	P	P
Golf courses	INCLUDES: Private clubs, restaurants and lounges, driving ranges, and those uses commonly accepted as accessory thereto when located on the same premises			P	P	P

Uses	Notes	NC	RC	C-1	C-2	I-E
Governmental and quasi-governmental buildings and offices, fire stations or public utility buildings	No outside storage	P	P	P	P	P
Governmental and quasi-governmental buildings and offices, fire stations or public utility buildings	Outside storage	S	S	S	P	P
Greenhouses and landscape nurseries, retail	See § 26-624	S	S	P	P	P
Greenhouses and landscape nurseries, wholesale	See § 26-624			S	P	P
Grocery or convenience stores, no gas pumps	See Footnote 1	P	P	P	P	P
Grocery stores which may include no more than 1 gasoline service island with no more than 2 dispensing pumps	See Footnote 1	S	S	S	P	P
Hair, nail and cosmetic services		P	P	P	P	P
Hardware stores	See Footnote 1	S	P	P	P	P
Hobby and craft stores	See Footnote 1	S	P	P	P	P
Home furnishing stores				P	P	P
Home improvements supply stores				P	P	P
Hotels or motels for transient occupancy.	There shall be 1,000 square feet of gross lot area for each unit			S	S	S
Ice plants					P	P
Indoor amusement and recreational enterprises	e.g.: Roller rinks, bowling alleys, arcades and similar uses			P	P	P
Indoor flea markets	PROHIBITED: Outdoor flea markets			P	P	P
Interior decorating shops		S	P	P	P	P
Itinerant sales	See § 26-630			S	S	S
Jewelry stores	See Footnote 1	S	P	P	P	P
Kennels	See § 26-644					S
Laundry and dry cleaning shops		S	S	P	P	P
Laundry and dry cleaning pick up stations		P	P	P	P	P
Leather goods and luggage stores				P	P	P
Linen supply				P	P	P
Liquor stores				P	P	P
Locksmith shops		P	P	P	P	P
Lumber yards and building supply stores	Unenclosed storage of any materials shall be screened from view from adjacent properties and streets - See § 26-629			P	P	P

Uses	Notes	NC	RC	C-1	C-2	I-E
Manufacture of vaccines, serums and toxins	Provided: Approval of such manufacture is received from the state department of health and the county health department					S
Manufacturing, processing, assembly, or light industrial operations	See § 26-631 and § 26-123, definitions				P	P
Manufacturing, heavy						S
Massage business	See chapter 11, article X, Code of Laws for additional restrictions	P	P	P	P	P
Meat, poultry or seafood stores	See Footnote 1	S	P	P	P	P
Medical and dental offices, clinics or laboratories, excluding substance abuse clinics	Pharmacies and optical stores are accessory use	P	P	P	P	P
Medical marijuana centers	SUPs not transferable without city approval. See § 26-114.G.2.			S		P
Medical marijuana testing facility				P		P
Medical marijuana-infused products manufacturers						P
Medical marijuana - Optional premises cultivation operation associated with medical marijuana centers	5,000 combined total square feet maximum; see § 11-305(e)			S		P
Medical marijuana - Optional premises cultivation operation associated with medical marijuana infused products manufacturers	5,000 combined total square feet maximum; see § 11-305(e)					P
Microbrewery, microdistillery, or microwinery; with a tap room		S	S	P	P	P
Microbrewery, microdistillery, or microwinery; without a tap room						P
Mobile or modular homes or building sales	See § 26-628				S	S
Mortuaries and crematories				S	S	S
Motor fueling stations				S	P	P
Motorcycle sales and service	See § 26-628			P	P	P
Music stores	See Footnote 1	S	P	P	P	P
Newsstands	For the sale of newspapers, magazines, etc.	P	P	P	P	P
Office supply stores	See Footnote 1	S	P	P	P	P

Uses	Notes	NC	RC	C-1	C-2	I-E
Offices: General administrative, business and professional offices		P	P	P	P	P
Optical stores	See Footnote 1	S	P	P	P	P
Outdoor amusement facilities				S	P	P
Paint and wallpaper stores	See Footnote 1		P	P	P	P
Parking of automobiles of clients, patients or patrons of adjacent commercial or nonresidential uses	Subject to § 26-501C.4	P	P	P	P	P
Parking of not more than 3 commercial truck-tractors and/or semi-trailers	See § 26-619; § 26-123, definitions			S	S	S
	When in conformance with the parking design standards set forth in § 26-501					
	It is not intended that such parking limitations shall apply to pickup and delivery trucks normally associated with business operations					
Pawn shops					S	
Pet stores	See Footnote 1	S	P	P	P	P
Pharmacies		S	P	P	P	P
Picture framing shops	See Footnote 1	S	P	P	P	P
Printing, engraving and other related production processes						P
Private clubs, social clubs, bingo parlors and similar uses				P	P	P
Produce stands	See § 26-636	P	P	P	P	P
Psychic advisors and similar uses			S	S	S	P
Recycling center or recycling collection station				S	S	S
Recycling plant						S
Research laboratories, offices and other facilities for research					P	P
Residential group homes for 8 or fewer persons, plus staff	See § 26-612	P	P	P		
Residential group homes for 9 or more persons, plus staff	See § 26-612	S	S	S		
Residential uses in existence on 3/11/97	Such residential uses may be extended, enlarged, and/or reconstructed so long as no additional dwelling units are created	P	P	P	P	P
Residential uses in commercial zones	See § 26-626	P	P	P	P	P

Uses	Notes	NC	RC	C-1	C-2	I-E
Retail marijuana cultivation facility associated with retail marijuana centers	5,000 combined total square feet maximum; see § 11-416(f)			S		P
Retail marijuana cultivation facility associated with retail marijuana product manufacturers	5,000 combined total square feet maximum; see § 11-416(f)					P
Retail marijuana products manufacturers						P
Retail marijuana stores	SUPs not transferable without city approval. See § 26-114.G.2.			S		P
Retail marijuana testing facility				P		P
Rooming and boardinghouses		S	S	P	P	P
RV, boat, trailer and travel trailer storage	See § 26-628				P	P
Sales, repair, rental and servicing of any commodity that the manufacture, fabrication, processing or sale of which is permitted in the district					P	P
Schools for industrial or business training, including vocational trade or professional schools and colleges and universities	Conducted entirely within an enclosed building			P	P	P
Schools: Public (kindergarten through twelfth grade)	Must complete site plan review process per § 26-111 Includes: Those uses commonly accepted as necessary thereto when located on the same premises	P	P	P	P	P
Schools: Private (kindergarten through twelfth grade)	Includes: Those uses commonly accepted as necessary thereto when located on the same premises	S	S	S	P	P
Schools: Colleges and universities with outdoor campus	Includes: Those uses commonly accepted as necessary thereto when located on the same premises	S	S	S	P	P
Self-storage facilities	See § 26-641					P
Shoe repair shops		P	P	P	P	P
Shoe stores	See Footnote 1	S	P	P	P	P
Shops for custom work or for making articles, materials or commodities to be sold at retail on the premises	See § 26-631; § 26-632				P	P
Short-term rental	See § 26-645	P	P	P	P	

Uses	Notes	NC	RC	C-1	C-2	I-E
Social club	In accordance with Wheat Ridge Code of Laws, Chapter 11, Article XI			P	P	P
Sporting goods stores	See Footnote 1	S	P	P	P	P
Stone cutting or polishing works					P	P
Studio for professional work or teaching of fine arts, photography, music, drama or dance		P	P	P	P	P
Substance abuse clinics				S	S	P
Tailor, dressmaking or clothing alteration shops		P	P	P	P	P
Taverns, night clubs, lounges, private clubs and bars				P	P	P
Television, radio, small appliance repair and service shops	See Footnote 1	S	P	P	P	P
Temporary Christmas tree, produce and bedding plant sales lots	See § 26-627		P	P	P	P
Theatres, indoor				P	P	P
Tobacco stores	See Footnote 1	S	P	P	P	P
Tow service with temporary storage yard	Temporary storage means the storage of vehicles that have been towed, carried, or hauled for impoundment and shall not include the permanent storage of operable or inoperative automobiles, the storage of automobile parts, or the repair or recycling of automobiles					S
Toy stores	See Footnote 1	S	P	P	P	P
Transit station, public or private				S	S	S
Upholstery shops				P	P	P
Urban gardens	See § 26-637	P	P	P	P	P
Veterinary hospital	With outside runs, play yards, pens, or training areas; no cremation				P	P
	Where there are no outside runs, play yards, pens, or training areas; no cremation	S	P	P	P	P
Veterinary hospital (small animal, enclosed)	Where there are no outside pens, runs, play yards, or training areas; no cremation	S	P	P	P	P
Video rentals	See Footnote 1	S	P	P	P	P
Warehousing and outside storage	See § 26-631				P	P
Warehouse/office and flex space				S	P	P

Uses	Notes	NC	RC	C-1	C-2	I-E
Watch and jewelry repair shops		P	P	P	P	P
Wholesale				S	P	P
Woodworking or carpentry shops for the making of articles for sale upon the premises, such as cabinets or custom furniture	See § 26-632			S	P	P

Footnotes:

1. The amount of building space devoted to retail use is limited to 5,000 square feet in NC and RC Districts.
2. In addition to being allowed as a Permitted Principal Use in the C-2 and I-E zone districts, bail bonds businesses may be permitted in Planned Industrial Development districts if approved as part of an Outline Development Plan (ODP) and in conformance with the requirements of Code section 26-634.

Commercial and Industrial District Accessory Uses	Notes
Accessory buildings and structures	See § 26-625
Electric transmission or other public utility lines and poles, irrigation channels, storm drainage and water supply facilities	
Farmers' markets	See § 26-635
Food services	Primarily for the occupants of a building containing a permitted use when located within the same building
Outside storage or display	See § 26-631
Photovoltaic (PV) panels and wind turbines	
Produce stands	See § 26-636
Residential uses in commercial zones	See § 26-626
Short-term rental	See § 26-645
Urban gardens	See § 26-637

Key:

P = Permitted Principal Uses

S = Special Uses

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1273, § 2, 1-13-03; Ord. No. 1274, § 2, 1-13-03; Ord. No. 1288, §§ 1, 2, 5-12-03; Ord. No. 1301, §§ 2—4, 7-28-03; Ord. No. 1302, §§ 4—6, 7-28-03; Ord. No. 1313, § 10, 10-27-03; Ord. No. 1322, § 1, 5-10-04; Ord. No. 1348, § 1, 7-11-05; Ord. No. 1370, § 1, 8-28-06; Ord. No. 1375, §§ 1, 2, 10-24-06; Ord. No. 1387, § 2, 6-11-07; Ord. No. 1413, §§ 2, 3, 6-9-08; Ord. No. 1468, § 1, 8-9-10; Ord. No. 1479, § 4, 3-14-11; Ord. No. 1491, § 3, 5-23-11; Ord. No. 1504, § 4, 10-24-11; Ord. No. 1523, § 4, 10-8-12; Ord. No. 1524, § 3, 10-8-12; Ord. No. 1543, § 4, 10-14-13; Ord. No. 1550, § 4, 6-23-14; Ord. No. 1552, § 4, 7-14-14; Ord. No. 1563, § 9, 1-26-15; Ord. No. 1598, § 8, 6-27-16; Ord. No. 1607, § 3, 9-12-16; Ord. No. 1617, § 2, 4-10-17; Ord. No. 1646, § 3, 8-13-18; Ord. No. 1648, § 3, 6-25-18; Ord. No. 1670, § 2, 6-24-19; Ord. No. 1684, §§ 4—7, 2-10-20; Ord. No. 1696, § 7, 8-24-20; Ord. No. 1709, §§ 5—7, 2-22-21; Ord. No. 1723, § 2, 10-25-21; Ord. No. 1744, §§ 4, 5, 25(Exh. 1), 7-11-22; Ord. No. 1768, § 2—4, 6-28-23)

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