



Mixed Use Zone Districts Permitted Uses

Sec. 26-1111. Permitted Uses

- A. Principle. The mixed use zone districts emphasize building form, rather than permitted uses. A range of uses is permitted to promote mixed use development.
- B. Permitted and conditional uses are shown in the following table. This table, and not the table in section 26-204, shall apply for all of the mixed use zone districts. Uses not listed shall be deemed excluded.
1. The community development director has the authority to determine that a use not specifically listed should be so permitted or allowed on the basis of it being similar to a listed use, compatible in character and impact with 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 as an interpretation request.

Permitted Uses				
Use Group	MU-C	MU-C Interstate	MU-C TOD	MU-N
Residential				
Assisted living facility	P	P	P	P
Dwelling, single detached	NP	NP	NP	P
Dwelling, single attached	P	P	P	P
Dwelling, duplex	P	NP	NP	P
Dwelling, multiple	P	P	P	P
Dwelling, live/work	P	P	P	P
Foster care home	NP	NP	NP	P
Residential group homes for 8 or fewer persons, plus staff	P	P	P	P
Residential group homes for 9 to 14 persons, plus staff	C	C	C	C
Residential group home for 15 or more persons, plus staff	NP	NP	NP	NP
Short-term rental (see § 26-645)	P	P	P	P
Public, Civic, and Institutional				
Community buildings and cultural facilities, including libraries, museums, and art galleries	P	P	P	P
Hospital	C	C	C	NP
Freestanding emergency room facilities	NP	NP	NP	NP
Parks, open space, playgrounds, and plazas	P	P	P	P
Place of worship	P	P	P	P
Public uses and buildings	P	P	P	P
Recreation facilities, indoor and outdoor	P	P	P	P
Schools, public and private; colleges, universities, and trade schools	P	P	P	P
Utilities, major	NP	NP	NP	NP
Utilities, minor	P	P	P	P
Urban gardens (See § 26-637)	P	P	P	P
Transit stations, public or private	C	C	C	C

Use Group	MU-C	MU-C Interstate	MU-C TOD	MU-N
Commercial Services and Retail				
Adult entertainment	NP	NP	NP	NP
Animal daycare facility (See § 26-644)	P	P	P	P
Bail bonds (per § 26-634)	C	C	NP	NP
Banks and financial institutions, no drive-through or drive-up	P	P	P	P
Banks and financial institutions, with drive-through or drive-up	C	P	NP	C
Bars, taverns, and night clubs	P	P	P	P
Bed and breakfast	P	P	P	P
Car washes	NP	C	NP	NP
Day care center, child and adult	P	P	P	P
Drive-up or drive-through uses (per § 26-1106.E)	C	P	NP	C
Eating establishment, sit down	P	P	P	P
Eating establishment, drive-through or drive-up	C	P	NP	C
Fast food eating establishment, drive-through or drive-up	C	P	NP	C
Food truck park	P	P	P	P
Massage business (See chapter 11, article X, Code of Laws for additional restrictions)	P	P	P	P
Microbrewery, microdistillery, or microwinery; with a tap room	P	P	P	P
Microbrewery, microdistillery, or microwinery; without a tap room	NP	P	NP	NP
Motor fueling stations	C	C	NP	C
Motor vehicles sales, outdoor display	NP	NP	NP	NP
Motor vehicle sales, indoor display	P	P	C	C
Outdoor storage	NP	NP	NP	NP
Pawn brokers	NP	NP	NP	NP
Personal services	P	P	P	P
Produce stands (See § 26-636 and § 26-613 for home occupations)	P	P	P	P
Recreation facilities, commercial	P	P	P	P
Repair, rental and servicing of automobiles, no outdoor storage	C	P	C	C
Retail sales — up to 20,000 gsf for one tenant space	P	P	P	P
Retail sales — up to 60,000 gsf for one tenant space	P	P	C	C
Retail sales — over 60,000 gsf for one tenant space	C	C	NP	NP
Urban gardens (See § 26-637)	P	P	P	P
Veterinary clinics and hospitals, no outdoor runs, play yards, pens, or training areas	P	P	P	P
Hospitality and Entertainment				
Art studios and galleries	P	P	P	P
Hotels, motels, and extended stay lodging (See ch. 11, art. XVI)	P	P	P	P

Use Group	MU-C	MU-C Interstate	MU-C TOD	MU-N
Studios, including art, music, dance, television and radio broadcasting stations	P	P	P	P
Theaters	P	P	P	P
Office and Industrial				
Maker space/workshop	P	P	P	P
Medical and dental clinics	P	P	P	P
Offices	P	P	P	P
Office-warehouse, no outdoor storage	C	C	C	NP
Outdoor storage	NP	NP	NP	NP
Restricted light industrial	C	C	C	NP
Wholesale	C	C	C	C
Ancillary Uses				
Accessory dwelling unit (see § 26-646), as an accessory use to a single detached dwelling	NP	NP	NP	P
Day care home, small or large, as an accessory use to a single detached, duplex, or single attached dwelling	P	P	P	P
Parking facilities	P	P	P	P
Short-term rental (see § 26-645)	P	P	P	P
Temporary Uses				
Special events, including festivals and farmers markets. For farmers' markets, see § 26-635	P	P	P	P

Key: P = Permitted C = Conditional Use (see § 26-1117) NP = Not Permitted

- C. **Separation requirements for drive-through/drive-up uses.** Where drive-through and drive-up uses are permitted in the permitted use table (section 26-1111B.) the following separation requirements shall apply. These separation requirements shall not apply in the MU-C Interstate sub-district and shall not apply to any mixed-use development that has an approved concept plan (per section 26-1116).
1. There shall be a minimum five-hundred-foot separation between fast food eating establishments with a drive-through, measured in a straight line from the nearest property line of each such use to the nearest property line of the same use (without regard to intervening structures or objects), including existing uses, regardless of zone district.
 2. There shall be a minimum five-hundred-foot separation between all other drive-through/drive-up uses, including pharmacies, banks, and non- fast food eating establishments with a drive-up window, measured in a straight line from any drive-through/drive-up use from the nearest property line to the nearest property line (without regard to intervening structures or objects), including existing uses, regardless of zone district.
 3. Minimum separation requirements shall only apply to properties that did not have a legal, operating drive-through/drive-up use at the time of rezoning to a mixed-use zone district.
 4. Measurements shall exclude drive-through/drive-up uses located outside of the City of Wheat Ridge corporate limits.
- D. **Separation requirements for motor fueling stations.** Where motor fueling stations are permitted in the permitted use table (section 26-1111B.), the following separation requirements shall apply. These separation requirements shall not apply in the MU-C interstate sub-district and shall not apply to any mixed-use development that has an approved concept plan (per section 26-1116).

1. There shall be a minimum one-thousand-foot separation between motor fueling stations, measured in a straight line from any motor fueling station from the nearest property line to the nearest property line (without regard to intervening structures or objects), including existing uses, regardless of zone district.
2. Minimum separation requirements shall only apply to properties that did not have a legal, operating fueling station use at the time of rezoning to a mixed-use zone district.
3. Measurements shall exclude fueling station uses located outside of the City of Wheat Ridge corporate limits.

(Ord. No. 1471, § 1, 9-13-10; Ord. No. 1491, § 7, 5-23-11; Ord. No. 1617, § 3, 4-10-17; Ord. No. 1646, § 4, 8-13-18; Ord. No. 1670, § 4, 6-24-19; Ord. No. 1684, § 10, 2-10-20; Ord. No. 1696, § 7, 8-24-20; Ord. No. 1709, § 10, 2-22-21; Ord. No. 1723, § 4, 10-25-21; Ord. No. 1744, § 23, 7-11-22; Ord. No. 1766, §§ 8—10, 6-26-23; Ord. No. 1768, § 6, 6-28-23)

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