

# ZONING DISTRICTS & LAND USES

## District Intent & Applicability

**Intent.** To carry out the purposes of this code, the following districts are established, with the intent given for the context and character of specific areas, the development patterns, and the types or intensity of uses and buildings.

## Zoning Districts & Intent

Permitted Uses are subject to staff review and/or Site Plan Review approval to confirm compliance with general district and building standards applicable throughout the City of Greeley Development Code.

Use by special review uses are subject to the review process and criteria in Section 24-206 of the City of Greeley Development Code.

## H-A – Holding-Agriculture

The H-A district is intended for properties which have been annexed to the City and are either being used for agricultural purposes or have little or no immediate development potential. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

## Permitted Uses

Permitted uses in this district include:

- Single family dwellings
- Established residential
- Farming
- Lodging short term rental
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by special review uses in this district include:

- Utilities such as lines over 33 KVA, overhead

- Animal Care Stables boarding more than 5 animals

## R-E - Residential Estate

The R-E district is intended for very low-density residential living with detached houses on larger lots or in rural patterns. The district permits limited institutional uses and less intense rural uses that are compatible with low density living. Due to the dispersed development intensity, this area receives lower levels of infrastructure and public service and should have limited application unless mixed with an overall pattern of housing options.

### Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Farming
- Residential Care Category Group Home
- Assembly- Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities/Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Lodging- Short Term Rental
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

### Use by Special Review Uses

Use by Special Review Uses include:

- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)

## R-L- Residential Low Density

The R-L district provides residential living (detached houses) in lower-density suburban neighborhood settings with access to supporting uses such as schools, churches, parks and other public facilities. Alternatively, it may be used for single-family areas integrated into walkable or urban neighborhood patterns.

### Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Farming
- Residential Care Category Group Home
- Assembly- Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities/Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Lodging- Short Term Rental
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

### Use by Special Review Uses

Use by Special Review Uses include:

- Assembly- General (500-1500 occupancy)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)

## R-M – Residential Medium Density

The R-M district provides residential living (wide range of small-scale residential building types) in a compact, walkable neighborhood settings allowing a mix of housing options at strategic locations which transition to complimentary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.

### Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Two-family Dwellings
- Row House Dwellings
- Multi-family dwellings
- Accessory Dwelling Unit (See 24-403.b.)
- Farming
- Residential Care Category Group Home
- Assembly- Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities/Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Lodging- Short Term Rental
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

### Use by Special Review Uses

Use by Special Review Uses include:

- Residential Care- Assisted Living
- Assembly- General (500-1500 occupancy)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)

## R-H – Residential High Density

The R-H district provides multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.

### Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Two-family Dwellings
- Row House Dwellings
- Multi-family dwellings
- Boarding House & Single Room Occupancies
- Accessory Dwelling Unit (See 24-403.b.)
- Farming
- Residential Care Category Group Home
- Assembly- Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities/Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Lodging- Short Term Rental
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

### Use by Special Review Uses

Use by Special Review Uses include:

- Mixed-use Dwellings
- Residential Care- Assisted Living
- Residential Care- General
- Residential Care- Institutional
- Assembly- General (500-1500 occupancy)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Transportation- Public Parking

- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Lodging- Bed and Breakfast (up to 5 rooms)

## R-MH – Residential Micro-Housing District

The R- MH district provides residential living for smaller format manufactured, mobile, or other small-format residences in a planned community that shares common amenities located in areas that have transitions between lower-density neighborhoods or more intense, non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.

### Permitted Uses

Permitted Uses in this district include:

- Mobile/Manufactured Home & Parks
- Assembly- Limited (up to 499 occupancy)
- Golf Course & Country Clubs (no lights)
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities/Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Lodging- Short Term Rental
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

### Use by Special Review Uses

Use by Special Review Uses include:

- Assembly- General (500-1500 occupancy)
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)

## C-L - Commercial Low Intensity

The C-L district provides small-scale retail, service, civic and employment uses to support suburban or walkable neighborhoods. Uses are compatible with residential living in terms of scale, operation, intensity, and format. This district is generally located near and well-integrated with residential neighborhoods and along minor arterial streets or is located as a transition between more intense commercial areas and neighborhoods.

### Permitted Uses

Permitted Uses in this district include:

- Mixed-Use Dwelling
- Established Residential (all types)
- Accessory Dwelling Unit (See 24-403.b.)
- Farming
- Residential Group Home
- Residential Care- Assisted Living
- Assembly- Limited (up to 499 occupancy)
- Golf Course & County Clubs (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- School- Universities/ Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Animal Care- Limited (indoor, less than 5K GLA, no boarding)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Child Care Center/ Pre-School
- Drive-through services- Accessory (See 24-403.e.)
- Food & Beverage- Restaurant Limited ( less than 5K GLA, less than 100 seats)
- Lodging- Short Term Rental
- Lodging Bed and Breakfast (up to 5 rooms)
- Medical- Limited ( less than 5K GLA; no emergency services)
- Mortuaries and Funeral Homes
- Office- General (less than 20K GLA)
- Personal Services- Limited (less than 5K GLA; less than 1 acre)
- Recreation- Indoor Limited (less than 5K GLA; less than ½ acre)
- Recreation- Outdoor Limited (no lights; less than ½ acre)
- Retail- limited (less than 3K GLA)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)



- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by Special Review Uses include:

- Single-family Dwelling
- Two-family Dwellings
- Row House Dwellings
- Multi-family dwellings
- Boarding House & Single Room Occupancies
- Residential Care- General
- Residential Care- Institutional
- Assembly- Limited (500-1500 occupancy)
- Schools- Adult (Business, Trade)
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Animal Care- General (indoor, 5K-20K GLA or boarding)
- Automobile- Gas Station Limited (up to 8 pumps)
- Automobile- Repair/Service Limited (up to 3 service bays; less than ½ acre)
- Automobile- Sales/Rental Limited (less than ½ acre)
- Medical- General (5K-20K GLA; no emergency services)
- Medical- Hospitals
- Manufacturing- Limited/Artisan (less than 5K GLA)
- Waste Management- Recycling Collection Small

## C-H - Commercial High Intensity

The C-H district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or major intersections, and is not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.

### Permitted Uses

Permitted Uses in this district include:

- Mixed-Use Dwelling
- Established Residential (all types)
- Accessory Dwelling Unit (See 24-403.b.)
- Farming
- Residential Group Home
- Residential Care- Assisted Living
- Residential Care- General
- Residential Care- Institutional
- Assembly- Limited (up to 499 occupancy)
- Assembly- General (500-1500 occupancy)
- Assembly- Large (1501+ occupancy or outside)
- Cemeteries, Columbarium
- Golf Course & County Clubs (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Adult (Business, Trade)
- School- Universities/ Colleges
- Transportation- Public Parking
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Animal Care- Limited (indoor, less than 5K GLA, no boarding)
- Animal Care- General (indoor, 5K-20K GLA or boarding)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Automobile- Gas Station Limited (up to 8 pumps)
- Automobile- Gas Station General (9-20 pumps)
- Automobile- Repair/Service Limited (up to 3 service bays; less than ½ acre)
- Automobile- Repair/Service General (4-6 service bays; less than ½ acre)
- Automobile- Sales/Rental Limited (less than ½ acre)
- Automobile- Sales/Rental General (1/2 acre to 1 acre)
- Child Care Center/ Pre-School

- Drive-through services- Accessory (See 24-403.e.)
- Entertainment/Event Establishments
- Food & Beverage- Bar Limited (less than 3K GLA; less than 100 seats)
- Food & Beverage- Brewery/Winery; Bar General
- Food & Beverage- Restaurant Limited (less than 5K GLA, less than 100 seats)
- Food & Beverage- Restaurant Quick Service
- Food & Beverage- Restaurant General (5K or more GLA)
- Lodging- Short Term Rental
- Lodging Bed and Breakfast (up to 5 rooms)
- Lodging- Inn (6 to 40 rooms)
- Lodging- Hotel/Motel Small (41 or more rooms)
- Medical- Limited (less than 5K GLA; no emergency services)
- Medical- General (5K-20K GLA; no emergency services)
- Medical- Large (greater than 20K GLA or emergency services)
- Medical- Hospitals
- Mortuaries and Funeral Homes
- Office- General (less than 20K GLA)
- Office- Large (greater than 20K GLA)
- Pawn Shops
- Personal Services- Limited (less than 5K GLA; less than 1 acre)
- Personal Services- General (greater than 5K GLA; greater than 1 acre)
- Recreation- Indoor Limited (less than 5K GLA; less than ½ acre)
- Recreation- Indoor General (5K to 20K GLA; ½ acre to 1 acre)
- Recreation- Indoor Large (greater than 20K GLA; greater than 1 acre)
- Recreation- Outdoor Limited (no lights; less than ½ acre)
- Recreation- Outdoor General (no lights; ½ acre to 1 acre)
- Retail- limited (less than 3K GLA)
- Retail- General (3K-20K GLA)
- Retail-Large (20K-100K GLA)
- Retail Outdoor Limited (less than 25% and less than ½ acre)
- Retail General (25% to 50% and ½ acre to 1 acre)
- Retail- Outdoor Nurseries and Greenhouse
- Commercial Services- Limited (up to 9 vehicle fleet)
- Manufacturing- Limited/Artisan (less than 5K GLA)
- Manufacturing- Food & Beverage Minor (up to 3 acres)
- Research & Testing Labs
- Warehousing/Storage- Indoor Limited (less than 50K GLA; less than 1 acre)
- Warehousing/Storage- Indoor General (50K GLA-200K GLA; 1-5 acres)
- Waste Management- Recycling Collection Small
- Waste Management- Recycling Processing & Collection
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by Special Review Uses include:

- Single-family Dwelling
- Two-family Dwellings
- Row House Dwellings
- Multi-family dwellings
- Boarding House & Single Room Occupancies
- Transportation- Bus, Taxi, or Transit Station
- Transportation- Towing Services
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Automobile- Gas Station Large (21 or more pumps)
- Automobile- Repair/Service Large (7+ service bays; greater than 1 acre)
- Automobile- Sales/Rental Large (greater than 1 acre)
- Recreation- Outdoor Large (lights or greater than 1 acre)
- Recreation- RV and Travel Trailer Park
- Retail- Warehouse (greater than 100K GLA)
- Retail Outdoor Large (greater than 50% and greater than 1 acre)
- Commercial Services- General (11-20 vehicle fleet)
- Warehouse/Storage- Indoor Large (greater than 200K GLA; greater than 5 acres)
- Warehouse/Storage- Outdoor Limited (less than 1 acre)

## MU-L - Mixed Use Low Intensity

The MU-L district provides a mix of retail, service, employment, entertainment, and civic uses in a walkable setting, intended for small-scale, neighborhood serving activity centers tightly integrated with and serving the daily needs of adjacent neighborhoods (typically under 15 acres before transitioning to other supporting and compatible uses and districts)

### Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Two-family Dwellings
- Row House Dwellings
- Multi-family Dwellings
- Mixed-Use Dwellings
- Accessory Dwelling Unit (See 24-403.b.)
- Residential Group Home
- Residential Care- Assisted Living
- Assembly- Limited (up to 499 occupancy)
- Cemeteries, Columbarium
- Golf Course & County Club (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Universities /Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Animal Care- Limited (indoor, less than 5K GLA, no boarding)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Child Care Center/ Pre-School
- Drive-through services- Accessory (See 24-403.e.)
- Food & Beverage- Bar Limited (less than 3K GLA; less than 100 seats)
- Food & Beverage- Restaurant Limited (less than 5K GLA, less than 100 seats)
- Lodging- Short Term Rental
- Lodging Bed and Breakfast (up to 5 rooms)
- Medical- Limited (less than 5K GLA; no emergency services)
- Mortuaries and Funeral Homes
- Office- General (less than 20K GLA)
- Personal Services- Limited (less than 5K GLA; less than 1 acre)
- Recreation- Indoor Limited (less than 5K GLA; less than ½ acre)
- Recreation- Outdoor Limited (no lights; less than ½ acre)
- Retail- limited (less than 3K GLA)

- Manufacturing- Limited/Artisan (less than 5K GLA)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by Special Review Uses include:

- Boarding House & Single Room Occupancies
- Residential Care- General
- Residential Care- Institutional
- Assembly- General (500-1500 occupancy)
- Schools- Adult (Business, Trade)
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Animal Care- General (indoor or greater than 20K GLA)
- Automobile- Gas Station Limited (up to 8 pumps)
- Automobile- Repair/Service Limited (up to 3 service bays; less than ½ acre)
- Food & Beverage- Restaurant Quick Service
- Lodging- Inn (6 to 40 rooms)
- Medical- General (5K-20K GLA; no emergency services)
- Office- Large (20K or more GLA)
- Recreation- Indoor General (5K-20K GLA; ½ to 1 acre)
- Retail- General (3K-20K GLA)
- Retail- Outdoor Limited (greater than 25%, less than 50%)
- Waste Management- Recycling Collection Small

# MU-H - Mixed Use High Intensity

The MU-H district provides a mix of retail, service, employment, entertainment and civic uses in a walkable setting that complements higher-density neighborhoods or serves as the center of a more intense, multi-modal community or regional destination. (Typically, between 15 and 40 acres before transitioning to other supporting and compatible uses and districts.)

## Permitted Uses

Permitted Uses in this district include:

- Single-family Dwelling
- Two-family Dwellings
- Row House Dwellings
- Multi-family dwellings
- Accessory Dwelling Unit (See 24-403.b.)
- Mixed-Use Dwelling
- Residential Group Home
- Residential Care- Assisted Living
- Residential Care- General
- Residential Care- Institutional
- Assembly- Limited (up to 499 occupancy)
- Assembly- General (500-1500 occupancy)
- Assembly- Large (1501+ occupancy or outside)
- Cemeteries, Columbarium
- Golf Course & County Clubs (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Adult (Business, Trade)
- School- Universities/ Colleges
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Animal Care- Limited (indoor, less than 5K GLA, no boarding)
- Animal Care- General (indoor, 5K-20K GLA or boarding)
- Child Care Home (accessory/home occupation- See 24-403.c.)
- Automobile- Gas Station Limited (up to 8 pumps)
- Automobile- Repair/Service Limited (up to 3 service bays; less than ½ acre)
- Automobile- Repair/Service General (4-6 service bays; less than ½ acre)
- Child Care Center/ Pre-School
- Drive-through services- Accessory (See 24-403.e.)
- Entertainment/Event Establishments

- Food & Beverage- Bar Limited (less than 3K GLA; less than 100 seats)
- Food & Beverage- Brewery/Winery; Bar General
- Food & Beverage- Restaurant Limited (less than 5K GLA, less than 100 seats)
- Food & Beverage- Restaurant General (5K or more GLA)
- Lodging- Short Term Rental
- Lodging Bed and Breakfast (up to 5 rooms)
- Lodging- Inn (6 to 40 rooms)
- Medical- Limited (less than 5K GLA; no emergency services)
- Medical- General (5K-20K GLA; no emergency services)
- Medical- Large (greater than 20K GLA or emergency services)
- Medical- Hospitals
- Mortuaries and Funeral Homes
- Office- General (less than 20K GLA)
- Office- Large (greater than 20K GLA)
- Personal Services- Limited (less than 5K GLA; less than 1 acre)
- Personal Services- General (greater than 5K GLA; greater than 1 acre)
- Recreation- Indoor Limited (less than 5K GLA; less than ½ acre)
- Recreation- Indoor General (5K to 20K GLA; ½ acre to 1 acre)
- Recreation- Outdoor Limited (no lights; less than ½ acre)
- Retail- limited (less than 3K GLA)
- Retail- General (3K-20K GLA)
- Retail Outdoor Limited (less than 25% and less than ½ acre)
- Retail- Outdoor Nurseries and Greenhouse
- Manufacturing- Limited/Artisan (less than 5K GLA)
- Manufacturing- Food & Beverage Minor (up to 3 acres)
- Research & Testing Labs
- Waste Management- Recycling Collection Small
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by Special Review Uses include:

- Boarding House & Single Room Occupancies
- Transportation- Bus, Taxi, or Transit Station
- Transportation- Towing Services
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Transportation- Public Parking
- Automobile- Gas Station General (9-20 pumps)



- Food & Beverage- Restaurant Quick Service
- Lodging- Hotel/Motel Small (41 or more rooms)
- Recreation- Indoor Large (greater than 20K GLA; greater than 1 acre)
- Retail-Large (20K-100K GLA)
- Retail- Warehouse (greater than 100K GLA)
- Retail Outdoor General (25% to 50% and ½ acre to 1 acre)
- Warehouse/Storage- Indoor Limited (less than 50K GLA and less than 1 acre)

# I-L –Industrial Low Intensity.

The I-L district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won't have

significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.

## Permitted Uses

Permitted Uses in this district include:

- Established Residential (all types)
- Farming
- Residential Care- Assisted Living
- Residential Care- General
- Residential Care- Institutional
- Assembly- Limited (up to 499 occupancy)
- Assembly General (500-1500 occupancy)
- Assembly- Large (1501 or more occupancy or outside)
- Cemeteries, Columbarium
- Golf Course & County Clubs (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools
- Schools- Adult (Business, Trade)
- School- Universities/ Colleges
- Transportation- Bus, Taxi, or Transit Station
- Transportation- Public Parking
- Transportation- Towing Services
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Adult Businesses (See Section 24-1103)
- Animal Care- Limited (indoor, less than 5K GLA, no boarding)
- Animal Care- General (indoor, 5K-20K GLA or boarding)
- Animal Care- Large (outdoor or greater than 20K GLA)
- Auction Houses (excludes livestock)
- Automobile- Gas Station Limited (up to 8 pumps)
- Automobile- Gas Station General (9-20 pumps)
- Automobile- Gas Station Large (21+ pumps)
- Automobile- Repair/Service Limited (up to 3 service bays; less than ½ acre)
- Automobile- Repair/Service General (4-6 service bays; less than ½ acre)

- Automobile- Repair/Service Large (7 or more service bays; greater than 1 acre)
- Automobile- Sales/Rental Limited (less than ½ acre)
- Automobile- Sales/Rental General (1/2 acre to 1 acre)
- Automobile- Sales/Rental Large (greater than 1 acre)
- Drive-through services- Accessory (See 24-403.e.)
- Child Care Home (accessory/home occupation- See Section 24-403.c.)
- Entertainment/Event Establishments
- Food & Beverage- Bar Limited (less than 3K GLA; less than 100 seats)
- Food & Beverage- Brewery/Winery; Bar General
- Food & Beverage- Restaurant Limited (less than 5K GLA, less than 100 seats)
- Food & Beverage- Restaurant Quick Service
- Food & Beverage- Restaurant General (5K or more GLA)
- Lodging- Short Term Rental
- Lodging Bed and Breakfast (up to 5 rooms)
- Lodging- Inn (6 to 40 rooms)
- Lodging- Hotel/Motel Small (41 or more rooms)
- Medical- Limited (less than 5K GLA; no emergency services)
- Medical- General (5K-20K GLA; no emergency services)
- Medical- Large (greater than 20K GLA or emergency services)
- Medical- Hospitals
- Mortuaries and Funeral Homes
- Office- General (less than 20K GLA)
- Office- Large (greater than 20K GLA)
- Pawn Shops
- Personal Services- Limited (less than 5K GLA; less than 1 acre)
- Personal Services- General (greater than 5K GLA; greater than 1 acre)
- Recreation- Indoor Limited (less than 5K GLA; less than ½ acre)
- Recreation- Indoor General (5K to 20K GLA; ½ acre to 1 acre)
- Recreation- Indoor Large (greater than 20K GLA; greater than 1 acre)
- Recreation- Outdoor Limited (no lights; less than ½ acre)
- Recreation- Outdoor General (no lights; ½ acre to 1 acre)
- Retail- limited (less than 3K GLA)
- Retail Outdoor Limited (less than 25% and less than ½ acre)
- Retail General (25% to 50% and ½ acre to 1 acre)
- Retail- Outdoor Nurseries and Greenhouse
- Retail Outdoor Large (greater than 50% and greater than 1 acre)
- Commercial Services- Limited (up to 9 vehicle fleet)
- Commercial Services- General (11-20 vehicle fleet)
- Crematoriums
- Manufacturing- Limited/Artisan (less than 5K GLA)
- Manufacturing- General (5K-100K GLA)
- Manufacturing- Food & Beverage (up to 3 acres)
- Research & Testing Labs

- Warehouse/Storage- Indoor Limited (less than 50K GLA; less than 1 acre)
- Warehousing/Storage- Indoor General (50K GLA-200K GLA; 1-5 acres)
- Waste Management- Recycling Collection Small
- Waste Management- Recycling Processing & Collection
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by Special Review Uses include:

- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Animal Care- Stables (more than 5 boarded animals)
- Child Care Center/ Pre-School
- Recreation- Outdoor Large (lights or greater than 1 acre)
- Recreation- RV and Travel Trailer Park
- Retail- General (3K-20K GLA)
- Retail Large (20K-100K GLA)
- Retail-Warehouse (greater than 100K)
- Commercial Services- Large (21 or more vehicle fleet)
- Warehouse/Storage- Indoor Large (more than 200K GLA; greater than 5 acres)
- Warehouse/Storage- Distribution Center
- Warehouse/Storage- Outdoor Limited (less than 1 acre)
- Warehouse/Storage- Outdoor General (more than 1 acre)

# I-M - Industrial Medium Intensity.

The I-M district provides employment, manufacturing and distribution uses and a moderate scale, intensity and format, that is more compatible with high-intensity commercial uses that require a moderate degree of vehicle and freight access from arterial streets, highways or rail corridors.

## Permitted Uses

Permitted Uses in this district include:

- Established Residential (all types)
- Farming
- Assembly- Limited (up to 499 occupancy)
- Assembly General (500-1500 occupancy)
- Assembly- Large (1501 or more occupancy or outside)
- Cemeteries, Columbarium
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools- Adult (Business, Trade)
- Transportation- Bus, Taxi, or Transit Station
- Transportation- Freight & Maintenance Yard
- Transportation- Public Parking
- Transportation- Towing Services
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Utilities- Co-generation of Power Plants
- Adult Businesses (See Section 24-1103)
- Animal Care- Limited (indoor, less than 5K GLA, no boarding)
- Animal Care- General (indoor, 5K-20K GLA or boarding)
- Animal Care- Large (outdoor or greater than 20K GLA)
- Auction Houses (excludes livestock)
- Automobile- Gas Station Limited (up to 8 pumps)
- Automobile- Gas Station General (9-20 pumps)
- Automobile- Gas Station Large (21+ pumps)
- Automobile- Repair/Service Limited (up to 3 service bays; less than ½ acre)
- Automobile- Repair/Service General (4-6 service bays; less than ½ acre)
- Automobile- Repair/Service Large (7 or more service bays; greater than 1 acre)
- Automobile- Repair/Service for Heavy vehicle and equipment
- Automobile- Sales/Rental Limited (less than ½ acre)
- Automobile- Sales/Rental General (1/2 acre to 1 acre)
- Automobile- Sales/Rental Large (greater than 1 acre)

- Child Care Home (accessory/home occupation- See Section 24-403.c.)
- Drive-through services- Accessory (See 24-403.e.)
- Entertainment/Event Establishments
- Food & Beverage- Bar Limited (less than 3K GLA; less than 100 seats)
- Food & Beverage- Brewery/Winery; Bar General
- Food & Beverage- Restaurant Limited (less than 5K GLA, less than 100 seats)
- Food & Beverage- Restaurant Quick Service
- Food & Beverage- Restaurant General (5K or more GLA)
- Mortuaries and Funeral Homes
- Office- General (less than 20K GLA)
- Office- Large (greater than 20K GLA)
- Pawn Shops
- Personal Services- Limited (less than 5K GLA; less than 1 acre)
- Personal Services- General (greater than 5K GLA; greater than 1 acre)
- Recreation- Indoor Limited (less than 5K GLA; less than ½ acre)
- Recreation- Indoor General (5K to 20K GLA; ½ acre to 1 acre)
- Recreation- Indoor Large (greater than 20K GLA; greater than 1 acre)
- Recreation- Outdoor Limited (no lights; less than ½ acre)
- Recreation- Outdoor General (no lights; ½ acre to 1 acre)
- Retail- limited (less than 3K GLA)
- Retail- Outdoor Nurseries and Greenhouse
- Retail Outdoor Large (greater than 50% and greater than 1 acre)
- Retail- Outdoor Flea market or Swap Shop
- Commercial Services- Limited (up to 9 vehicle fleet)
- Commercial Services- General (11-20 vehicle fleet)
- Commercial Services- Large (21 or more vehicle fleet)
- Concrete and Asphalt Batch Plants
- Crematoriums
- Manufacturing- Limited/Artisan (less than 5K GLA)
- Manufacturing- General (5K-100K GLA)
- Manufacturing- Large (less than 100K GLA)
- Manufacturing- Food & Beverage Minor (up to 3 acres)
- Research & Testing Labs
- Warehouse/Storage- Indoor Limited (less than 50K GLA; less than 1 acre)
- Warehousing/Storage- Indoor General (50K GLA-200K GLA; 1-5 acres)
- Warehouse/Storage- Indoor Large (more than 200K GLA; greater than 5 acres)
- Warehouse/Storage- Distribution Center
- Warehouse/Storage- Outdoor Limited (less than 1 acre)
- Warehouse/Storage- Outdoor General (more than 1 acre)
- Warehouse/Storage- Bulk Storage of flammable liquids and gases
- Waste Management- Recycling Collection Small
- Waste Management- Recycling Processing & Collection
- Water & Wastewater treatment Plants

- Well Drilling Companies
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by Special Review Uses include:

- Transportation- Airport, Heliport/Helipad
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Animal Care- Stables (more than 5 boarded animals)
- Child Care Center/ Pre-School
- Recreation- Outdoor Large (lights or greater than 1 acre)
- Recreation- RV and Travel Trailer Park
- Recreation- Outdoor Racetrack
- Retail- General (3K-20K GLA)
- Retail Large (20K-100K GLA)
- Retail-Warehouse (greater than 100K)
- Manufacturing- Food & Beverage major (more than 3 acres)
- Manufacturing- Chemical Plant
- Waste Management- Refuse & Transfer Station

# I-H – Industrial High Intensity.

The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

## Permitted Uses

Permitted Uses in this district include:

- Established Residential (all types)
- Farming
- Assembly- Limited (up to 499 occupancy)
- Assembly General (500-1500 occupancy)
- Cemeteries, Columbarium
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Schools- Adult (Business, Trade)
- Transportation- Bus, Taxi, or Transit Station
- Transportation- Freight & Maintenance Yard
- Transportation- Public Parking
- Transportation- Towing Services
- Utilities- Limited (towers under heights permitted by zoned and accessory structures and cabinets)
- Utilities- Co-generation of Power plants
- Adult Businesses (See Section 24-1103)
- Auction Houses (excludes livestock)
- Automobile- Gas Station Limited (up to 8 pumps)
- Automobile- Gas Station General (9-20 pumps)
- Automobile- Gas Station Large (21+ pumps)
- Automobile- Repair/Service for Heavy vehicle and equipment
- Automobile- Sales/Rental Large (greater than 1 acre)
- Child Care Home (accessory/home occupation- See Section 24-403.c.)
- Drive-Through services (accessory- see Section 24-403.e.)
- Office- General (less than 20K GLA)
- Retail- Outdoor Flea Market or Swap Shop
- Commercial Services- Limited (up to 9 vehicle fleet)
- Commercial Services- General (11-20 vehicle fleet)
- Commercial Services- Large (21 or more vehicle fleet)
- Concrete and Asphalt Batch Plants
- Crematoriums
- Manufacturing- Limited/Artisan (less than 5K GLA)
- Manufacturing- General (5K-100K GLA)
- Manufacturing- Large (less than 100K GLA)



- Manufacturing- Food & Beverage Minor (up to 3 acres)
- Research & Testing Labs
- Warehouse/Storage- Indoor Limited (less than 50K GLA; less than 1 acre)
- Warehousing/Storage- Indoor General (50K GLA-200K GLA; 1-5 acres)
- Warehouse/Storage- Indoor Large (more than 200K GLA; greater than 5 acres)
- Warehouse/Storage- Distribution Center
- Warehouse/Storage- Outdoor Limited (less than 1 acre)
- Warehouse/Storage- Outdoor General (more than 1 acre)
- Warehouse/Storage- Bulk Storage of flammable liquids and gases
- Waste Management- Recycling Collection Small
- Waste Management- Recycling Processing & Collection
- Water & Wastewater treatment Plants
- Well Drilling Companies
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by Special Review Uses include:

- Transportation- Airport, Heliport/Helipad
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets)
- Utilities- Co-generation or Power Plants
- Child Care/Pre-School
- Recreation- Outdoor Large (lights or less than 1 acre)
- Recreation- Outdoor Racetrack
- Auto Dismantling, Junk & Salvage Yards
- Foundries
- Grain & Feed Elevators & Supplies
- Livestock Auctions
- Manufacturing- Food & Beverage major (more than 3 acres)
- Manufacturing- Chemical Plant
- Manufacturing- Rendering, Slaughter & Packaging
- Waste Management- Refuse & Transfer Station

## C-D Conservation District.

The C-D district intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.

### Permitted Uses

Permitted Uses in this district include:

- Farming
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)

### Use by Special Review Uses

Use by Special Review Uses include:

- Utilities- Lines over 33 KVA, overhead
- Gravel & Mineral Extraction, Batch Plants