



**Permitted Uses Zoning District:
Industrial - Manufacturing (IM or I3)**

Industrial - Manufacturing: Industrial manufacturing areas primarily used for more intensive manufacturing, research and development, service industrial uses, storage, and warehousing in buildings on large lots. Residential uses and other complementary uses may be allowed in appropriate locations.

Source: [Boulder, Colorado Municipal Code: 9-6-1. - Schedule of Permitted Land Uses](#)

For Definitions of any of the Uses below, please see: [9-16-1. - General Definitions.](#)

A = Allowed

Caretaker dwelling unit, Governmental facility, Open space, park, and recreation use, Public college or university, Public elementary, middle, or high school, Essential municipal and public utility service, Commercial kitchen and catering, Art studio or workshop, Small theater or rehearsal space, Administrative office, Research and development, Accessory sales, Animal hospital or veterinary clinic, Media production, Principal parking facility, Cold storage locker, Outdoor storage, Warehouse or distributions facility, Wholesale business, Light manufacturing, Building and landscaping contractor, Cleaning and laundry plant, Equipment repair and rental, Firewood operation, Greenhouse and plant nursery, Accessory building or use

[A] = Allowed Uses, Specific Use Standards Apply:

Home occupation, Specialized instruction facility, Brewery, distillery, and winery, Mobile food vehicle, Restaurant, brewpub, and tavern, Indoor athletic facility, Office, Building material sales, Retail sales, Service of vehicles, Outdoor display of merchandise, Community garden

C = Conditional Use

none

[C] = Conditional Use, Specific Use Standards Apply

Live-work unit, Transitional housing, Day shelter, Emergency shelter, Overnight shelter, Wireless communications facility, Temporary event, Recycling collection facility - small

U = Use Review

Museum, Private college or university, Private elementary, middle, or high school, Hostel, Campground, Animal kennel, Business support service, Recycling center, Mining industries

[U] = Use Review, Specific Use Standards Apply

Duplex, Dwelling unit, attached, Dwelling unit, detached, Efficiency living unit, Townhouse, Boarding house, Congregate care facility, Custodial care facility, Fraternity, sorority, and dormitory, Residential care facility, Daycare center, General manufacturing, Recycling collection facility - large, Recycling processing facility, Oil and gas operations

- = Prohibited

Mobile home park, Group home facility, Accessory dwelling unit. Cemetery, Club or lodge, Community services, Hospital, Religious assembly, Daycare, home, Airport and heliport, Bed and breakfast, Hotel or motel, Indoor commercial recreation, Outdoor recreation or entertainment, Medical office, Convenience retail sales, Fuel sales, Financial institution, Mortuary and funeral chapel, Non-vehicular repair and rental service, Neighborhood business center, Personal service use, Car wash, Drive-thru use, Fuel service station, Sales or rental of vehicles, Self-service storage facility, Lumber yard, Crop production, Pasture