



**Permitted Uses Zoning District:
Industrial - Mixed Services (IMS or I4)**

Industrial - Mixed Services: Industrial areas on the edge of a main street commercial area, which are intended to provide a transition between a main street commercial area and established industrial zones. Industrial main street areas are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street; first floor uses are predominantly industrial in character; uses above the first floor may include industrial, residential, or limited office uses, and where complementary uses may be allowed.

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, Accessory sales, Convenience retail sales, Animal hospital or veterinary clinic, Animal kennel, Media production, Non-vehicular repair and rental service, Service of vehicles, Cold storage locker, Warehouse or distributions facility, Wholesale business, Light manufacturing, Building and landscaping contractor, Cleaning and laundry plant, Equipment repair and rental, Greenhouse and plant nursery, Accessory building or use

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

Duplex, Dwelling unit, attached, Efficiency living unit, Townhouse, Home occupation, Specialized instruction facility, Brewery, distillery, and winery, Mobile food vehicle, Restaurant, brewpub, and tavern, Indoor athletic facility, Office, Research and development, Building material sales, Retail sales, Business support service, Personal service use, 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

Community services, Museum, Private college or university, Private elementary, middle, or high school, Principal parking facility, Recycling center

[U] = Use Review, Specific Use Standards Apply

Daycare center, Fuel sales, Fuel service station, Recycling collection facility - large

- = Prohibited

Dwelling unit, detached, Mobile home park, Boarding house, Congregate care facility, Custodial care facility, Fraternity, sorority, and dormitory, Group home facility, Residential care facility, Accessory dwelling unit, Cemetery, Club or lodge, Hospital, Religious assembly, Daycare, home, Airport and heliport, Bed and breakfast, Hostel, Hotel or motel, Campground, Indoor commercial recreation, Outdoor recreation or entertainment, Administrative office, Medical office, Financial institution, Mortuary and funeral chapel, Neighborhood business center, Car wash, Drive-thru use, Sales or rental of vehicles, Outdoor storage, Self-service storage facility, General manufacturing, Recycling processing facility, Lumber yard, Crop production, Firewood operation, Mining industries, Oil and gas operations, Pasture