



**Permitted Uses Zoning District:  
Industrial - Service 1 & 2 (IS-1, IS-2, or I1)**

**Industrial - Service 1 and Industrial - Service 2:** Service industrial areas primarily used to provide to the community a wide range of repair and service uses and small-scale manufacturing uses.

**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, Religious assembly, 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, Principal parking facility, Service of vehicles, Cold storage locker, Outdoor storage, Self-service storage facility, Warehouse or distributions facility, Wholesale business, Building and landscaping contractor, Cleaning and laundry plant, Equipment repair and rental, Lumber yard, 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, Research and development, Building material sales, Retail sales, Business support service, Sales or rental of vehicles, Outdoor display of merchandise, Light manufacturing, Community garden

**C = Conditional Use**

none

**[C] = Conditional Use, Specific Use Standards Apply**

Live-work unit, Day shelter, Emergency shelter, Overnight shelter, Wireless communications facility, Temporary event, Fuel sales, Fuel service station, Recycling collection facility - small

**U = Use Review**

Museum, Campground, Recycling center

**[U] = Use Review, Specific Use Standards Apply**

Daycare center, Recycling collection facility - large, Recycling processing facility

**- = Prohibited**

Duplex, Dwelling unit, attached, Dwelling unit, detached, Efficiency living unit, Mobile home park, Townhouse, Boarding house, Congregate care facility, Custodial care facility, Fraternity, sorority, and dormitory, Group home facility, Residential care facility, Transitional housing, Accessory dwelling unit, Cemetery, Club or lodge, Community services, Hospital, Private college or university, Private elementary, middle, or high school, Religious assembly, Daycare, home, Airport and heliport, Bed and breakfast, Hostel, Hotel or motel, Indoor commercial recreation, Outdoor recreation or entertainment, Administrative office, Medical office, Financial institution, Mortuary and funeral chapel, Neighborhood business center, Personal service use, Car wash, Drive-thru use, General manufacturing, Crop production, Mining industries, Oil and gas operations, Pasture