

IS-2 Permitted Uses

for more information, visit the City of Boulder Municipal Code website
at https://library.municode.com/co/boulder/codes/municipal_code?nodetid=TIT9LAUSCO

A: Allowed use.

C: [Conditional use. See Section 9-2-2 for administrative review procedures.](#)

***:** Use prohibited.

U: [Use review. See Section 9-2-15 for use review procedures.](#)

G: Allowed use provided that it is not located on the ground floor facing a street, with the exception of minimum

M: Allowed use provided at least 50% of the floor area is for residential use and the nonresidential use is less than

N: Allowed use provided at least 50% of the floor area is for nonresidential use, otherwise by use review.

n/a: Not applicable; more specific use applications apply.

Zoning District	IS-1, IS-2	
Use Modules	I1	Specific Use Standard
Form-Based Code Areas Uses		Appendix M
Residential Uses		
Detached dwelling units	*	9-8-4 9-6-3(i)
Detached dwelling unit with two kitchens	*	9-6-3(b)
Duplexes	G	9-8-4 9-6-3(i)
Attached dwellings	G	9-8-4 9-6-3(i)
Mobile home parks	*	
Townhouses	G	9-8-4 9-6-3(h)
Live-work	U	
Attached dwelling units outside of the University Hill general improvement district	n/a	
Attached dwelling units and efficiency living units in the University Hill general improvement district	n/a	9-6-3(i)
Efficiency living units outside of the University Hill general improvement district:		
A. If <20% of total units	G	
B. If ≥20% of total units	U	
Accessory units:		
A. Accessory dwelling unit	*	9-6-3(a)
B. Owner's accessory unit	*	9-6-3(a)
C. Limited accessory unit	*	9-6-3(a)
Caretaker dwelling unit	A	
Group quarters:		
A. Congregate care facilities	*	9-3-2(i) 9-6-3(e)
B. Custodial care	*	
C. Group homes	*	9-3-2(i) 9-6-3(c)

D. Residential care facilities	*	9-6-3(e)
E. Fraternities, sororities and dormitories	*	9-3-2(i)
F. Boarding houses	*	
Fraternities, sororities, dormitories, and boarding houses outside the University Hill general improvement district	n/a	
Fraternities, sororities, dormitories, and boarding houses in the University Hill general improvement district	n/a	
Home occupation	C	9-6-3(d)
Transitional housing	C	9-6-3(g)
Dining and Entertainment		
Art or craft studio space ≤2,000 square feet	A	
Art or craft studio space >2,001 square feet	A	
Breweries, distilleries or wineries <15,000 square feet and with a restaurant	C	9-6-5(b)(3.5)
Breweries, distilleries or wineries <15,000 square feet and without a restaurant	A	
Breweries, distilleries or wineries with or without a restaurant >15,000 square feet	U	9-6-5(b)(3.5)
Commercial kitchens and catering	A	
Indoor amusement establishment	*	
Mobile food vehicle on private property	C	9-6-5(d)
Mobile food vehicle on public right-of-way	C	9-6-5(d)
Museums	U	
Restaurants (general)	C	9-6-5(b)
Restaurants, brewpubs, and taverns no larger than 1,000 square feet in floor area, which may have meal service on an outside patio not more than 1/3 the floor area, and which close no later than 11 p.m.	n/a	
Restaurants, brewpubs, and taverns outside the University Hill general improvement district - no larger than 1,500 square feet in floor area, which may have meal service on an outside patio not more than 1/3 the floor area, and which close no later than 11 p.m.	n/a	9-6-5(b)
Restaurants, brewpubs, and taverns over 1,000 square feet in floor area, or which close after 11 p.m., or with an outdoor seating area of 300 square feet or more	n/a	
Restaurants, brewpubs, and taverns outside of the University Hill general improvement district that are: over 1,500 square feet in floor area or which close after 11 p.m.	n/a	
Restaurants, brewpubs, and taverns in the University Hill general improvement district	n/a	9-6-5(b)(2)
Restaurants, brewpubs, and taverns with an outdoor seating area of 300 square feet or more within 500 feet of a residential zoning district	n/a	
Small theater or rehearsal space	A	
Taverns (general)	*	
Temporary outdoor entertainment	C	9-6-5(c)
Lodging uses:		
Hostels	*	9-3-2(i)

Bed and breakfasts	*	9-3-2(i) 9-6-5(a)
Motels and hotels	*	9-3-2(i)
Public and Institutional Uses		
Airports and heliports	*	9-3-2(i)
Cemeteries	*	
Daycare, home	*	
Daycare center with ≤50 children or adults (excluding employees)	U	9-3-2(i) 9-6-6(a)
Daycare center with >50 children or adults (excluding employees)	U	9-3-2(i) 9-6-6(a)
Day shelter	C	9-6-6(b)
Emergency shelter	C	9-3-2(i) 9-6-6(b)
Essential municipal and public utility services	A	9-3-2(i)
Governmental facilities	A	9-3-2(i)
Mortuaries and funeral chapels	*	
Nonprofit membership clubs	*	
Overnight shelter	C	9-3-2(i) 9-6-6(b)
Private elementary, junior and senior high schools	*	9-3-2(i)
Public elementary, junior and senior high schools	A	9-3-2(i)
Public colleges and universities	A	
Private colleges and universities	*	
Public and private office uses providing social services	*	
Religious assemblies	*	
Adult educational facility with <20,000 square feet of floor area	A	
Adult educational facilities with ≥20,000 square feet or more of floor area	U	
Vocational and trade schools	A	
Office, Medical and Financial Uses		
Data processing facilities	*	9-6-7
Financial institutions	*	9-6-7
Hospitals	*	9-3-2(i)
Medical or dental clinics or offices or addiction recovery facilities	*	9-3-2(i) 9-6-7
Medical and dental laboratories	U	
Offices, administrative	*	9-6-7
Offices, professional	*	9-6-7
Offices, technical; with <5,000 square feet of floor area	A	9-6-7
Offices, technical; with >5,000 square feet of floor area	*	9-6-7
Offices - other	*	9-6-7
Parks and Recreation Uses		
Camp-grounds	U	
Outdoor entertainment	*	
Park and recreation uses	A	
Indoor recreational or athletic facilities	A	

Commercial, Retail and Industrial Uses		
Service Uses:		
Animal hospital or veterinary clinic	A	
Animal kennel	A	
Broadcasting and recording facilities	A	9-3-2(i)
Business support services <10,000 square feet	A	
Business support services ≥10,000 square feet	U	
Industrial service center	*	9-6-9(i)
Non-vehicular repair and rental services without outdoor storage	A	
Neighborhood business center	*	9-6-9(f)
Personal service uses	*	
Wireless communications facilities	C	9-6-9(a)
Retail Sales Uses:		
Accessory sales	C	16-Sep
Convenience retail sales ≤2,000 square feet	C	
Convenience retail sales >2,000 square feet	*	
Retail fuel sales (not including service stations)	C	9-6-9(d)
Retail sales ≤5,000 square feet	*	
Retail sales >5,000 square feet but ≤20,000 square feet	*	
Retail sales >20,000 square feet	*	
Building material sales ≤15,000 square feet of floor area	A	
Building material sales >15,000 square feet of floor area	U	
Temporary sales	C	9-6-5(c)
Vehicle-Related Uses:		
Automobile parking lots, garages or car pool lots as a principal use	A	9-6-9(b)
Car washes	*	
Drive-thru uses	*	9-6-9(c)
Fuel service stations or retail fuel sales	C	9-6-9(d)
Sales and rental of vehicles	A	
Sales and rental of vehicles within 500 feet of a residential use module	C	9-6-9(i)
Service of vehicles with no outdoor storage	A	
Service of vehicles with limited outdoor storage	A	
Industrial Uses:		
Building and landscaping contractors	A	
Cleaning and laundry plants	A	
Cold storage lockers	A	
Computer design and development facilities	*	9-6-7(a)
Equipment repair and rental with outdoor storage	A	
Lumber yards	A	
Manufacturing uses ≤15,000 square feet	A	
Manufacturing uses >15,000 square feet	U	

Manufacturing uses with potential off-site impacts	*	9-6-9(e)
Outdoor storage	A	
Outdoor storage of merchandise	C	9-6-9(g)
Printers and binders	A	
Recycling centers	U	
Recycling collection facilities - large	U	9-6-9(h)
Recycling collection facilities - small	C	9-6-9(h)
Recycling processing facilities	U	9-6-9(h)
Self-service storage facilities	A	
Telecommunications use	*	
Warehouse or distributions facilities	A	
Wholesale business	A	
Agriculture and Natural Resource Uses		
Open space, grazing and pastures	*	
Community gardens	C	9-6-4(a)
Crop production	*	
Mining industries	*	
Firewood operations	A	
Greenhouse and plant nurseries	A	
Accessory		
Accessory buildings and uses	A	16-Sep