

**Allowed and Conditional Principal Uses
for CC-E
(Clear Creek Sub-District E - Mixed Use Commercial, Industrial and
Residential)**

Allows development of mixed use nonresidential and multi-family residential areas

A = Allowed Use By-Right C = Conditional Use Blank Space = Not an Allowed Use

Use Classification	Specific Use Type	Use Allowance	Additional Regulations Found in the Land Development Code
AGRICULTURE USE			
Agriculture	Crop Production pasture grazing land, poultry hatcheries, fish hatcheries, dairy farms, ranching	A	
	Permanent roadside stand	A	
Agriculture Services	Feed Store	A	
Horticulture and Nurseries	Greenhouse/ nursery with retail sales	A	Sec. 5.2.17
	Greenhouse/ nursery without retail sales	A	
COMMERCIAL USES			
Adult Businesses	Massage Parlor		Sec. 5.2.1
	All Others		Sec. 5.2.1
Animal Services	Animal Boarding (Kennels) and Training	A	Sec. 5.2.20
	Animal Hospital	A	
	Veterinary Offices or Clinics	A	Sec. 5.2.38
Building Materials & Services (Retail)	Landscape Equipment, Hardscape Materials	A	Sec. 5.2.8
	All Others	A	Sec. 5.2.8
Businesses Services	Courier Services	A	
	All Others	A	
Catering Services		A	
Convenience Lending Operations	Pawnbroker		Sec. 5.2.9
	Payday Lender		Sec. 5.2.9
	All Others (e.g., check cashing business and title lender)		Sec. 5.2.9
Eating and Drinking Establishments	Fast Food Restaurant	A	Sec. 5.2.12 & 14 Sec. 8.6.5
	Fast Food Restaurant with Drive Thru		Sec. 5.2.14
	Restaurant	A	Sec. 5.2.12
	Bar, Tavern, Night Club	A	Sec. 5.2.12
Financial Institutions	No Drive-in Facilities	A	Sec. 5.2.15
	With Drive-in Facilities	A	
Food and Beverage	Convenience Store	A	Sec. 5.2.10
	Grocery Store	A	
	Farmers Market		
	All Others (e.g., delicatessen, retail bakery, specialty food market)	A	

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Funeral and Internment Services	Funeral Homes and Mortuaries	A	
	Crematoriums		
Office	Business or Professional (including medical/dental offices/clinics)	A	Sec. 5.2.24
Personal Services	Instructional Services, Studios	A	
	All Other	A	
Recoding Studio, Radio, T.V. Studio		A	
Recreation or Amusement Facilities, Private	Indoor	A	Sec. 5.2.26
	Outdoor Playing Fields		
	Outdoor Bungee Jumping		
	Outdoor Swimming Pools		
	Outdoor Ice Skating Rinks		
	Outdoor - All Others	A	
	Riding Academies and Stables	A	
Repair Services (NOT Including Vehicles)	Furniture and Major Household appliance repair	A	Sec. 5.2.27
	All Other	A	Sec. 5.2.27
Retail Establishments	Firewood Storage and Sales	A	
	Outdoor Retail Display and Sales	A	Sec. 6.5.12
	Regional Shopping Center	A	
	Retail Establishments Large (25,000 sq. ft. GFA or Larger)	A	Sec. 6.9
	All Other Retail Less than 25,000 sq. ft. GFA	A	Sec. 5.2.28 Sec. 6.9
	Small Retail Recycling Establishment (less than 35,000 sq. ft.)	A	
	Used Merchandise Store - Inventory Primarily Donated	A	
	Used Merchandise Store - Inventory Primarily Non - Donated	A	
	Used Merchandise Donation Center	A	
Telecommunications Facilities and Satellite Dish Antennas	Radio and Television Transmission Tower	A	Sec. 5.2.32
	Freestanding Towers	C	Sec. 5.2.32
	Other Facilities	A	Sec. 5.2.32

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Vehicle and Equipment Sales and Services	Automobile Rentals	A	Sec. 5.2.3
	Automobile Washing Facility	A	Sec. 5.2.4
	Limited Equipment Rental	A	
Vehicle and Equipment Sales and Services	Motor Vehicle Dealer/Sales, New and Used (includes RV's, Trailers, Mobile Homes)	A	
	Motor Vehicle Showroom (interior display)	A	Sec. 4.6.3.4
	Service Stations (Minor repairs included)	A	Sec. 5.2.10
	Vehicle or Automobile wrecking or Salvage yard (including outdoor storage of inoperable vehicles)		Sec. 5.2.36
	Vehicle Storage (Operable vehicles only)	A	
	Vehicle Towing Services	A	
	Major Vehicle and Equipment Repair (includes auto body repair, paint shops, and incidental sales of parts)	A	Sec. 5.2.31 ; Sec. 5.2.37
	Minor Vehicle Repair (includes minor repair where vehicles are not stored in an inoperable condition)	A	
Vehicle and Equipment Sales and Rentals (other than motor vehicle)	A		
Visitor Accommodations	Bed and Breakfast Establishments		Sec. 5.2.6
	Hotel and Motel	A	
	Trailer Park, Overnight Campground	A	Sec. 5.2.33
Warehouse and Distribution	Freight Terminal, Excluding Couriers	A	Sec. 5.2.16
	Mini Storage and Warehouse	A	Sec. 5.2.22
	Retail Sales in Conjunction with Warehouse Establishment	A	Sec. 5.2.34
	All Other	A	Sec. 5.2.34

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Wholesale Establishments (Including Accessory Offices)	Bakery	A	Sec. 5.2.5
	Retail Sales in Conjunction with Wholesaling	A	Sec. 5.2.35
	Wholesaling Including Stock	A	Sec. 5.2.35
INDUSTRIAL USES			
Auction House or Yard		A	Sec. 5.2.2
Industry	Concrete Products Production	A	Sec. 5.2.19
	Custom Crafts (such as ceramics, furniture making, and stained glass production)	A	Sec. 5.2.19
	General Machine Shops	A	Sec. 5.2.19
	Light Trade and Technical Uses	A	Sec. 5.2.19 ; Sec. 5.2.21
	Meat Processing Plant	A	Sec. 5.2.19
	Primary Manufacturing	A	Sec. 5.2.19
	Publishing Plant	A	Sec. 5.2.19
	Research and Development	A	Sec. 5.2.29
	Secondary Manufacturing, Processing, and Fabrication	A	Sec. 5.2.19
	Soil Amendments Packaging and Processing (such as Pear Moss, Top Soil, and Composted Manure; but excluding Raw Manure or Chemical Fertilizers)	A	Sec. 5.2.19
Outdoor Storage	Contractors with Outdoor Storage	A	Sec. 5.2.25
	All Other Outdoor Storage	C	Sec. 5.2.25
Reservoir Construction		A	Sec. 5.2.30
Resource Extraction	Borrow Pit	A	Sec. 5.2.7
	Subsurface Extraction (including oil and natural gas extraction)	A	Sec. 5.2.23
	Surface Extraction (mining)	A	Sec. 5.2.23
Waste-Related Uses	Commercial Trash Removal Companies without Trash Storage or Trash Transfer Operation	A	

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PUBLIC, INSTITUTIONAL, and CIVIC USES			
Ambulance Services		A	
Cemeteries		A	
Clubs and Lodges	Gun Club	A	
	All Others	A	
Community Services	Event Center	A	Sec. 5.2.13
	Assembly Hall or Exhibition Facilities	A	
	Cultural Facilities	A	Sec. 5.2.11
Day Care Center, Adult or Child		A	
Golf Course		A	
Heliports or Helistops		A	
Hospitals			
Public Land Parks, and Buildings		A	
Recycling Facilities, Large			
Religious Institutions			
Schools	Elementary and Secondary Education Schools	A	
	Private Business, Trade, and Vocation Schools	A	
	Post-Secondary Colleges, Universities and Technical Schools	A	
	Schools of Special Instruction	A	
Transportation Facilities	Public Automobile Park'n Ride (commuter) Lots	A	
	Passenger Terminal	A	
	Private Automobile Parking Lots or Parking Garages as a Principal Use	A	
Utilities	Public Utilities, Major		
	Overhead Electric Transmission Lines and Distribution Feeder Lines over 110 KV	C	
	Public Utilities, Minor	A	
Waste-Related Uses	Trash Transfer Station	C	
Zoos, Arboretum, Botanical Gardens		A	

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RESIDENTIAL USES			
Group Living Facilities	Assisted Living Facility		
	Boarding , Lodging or Rooming Houses		
	Group Homes		Sec. 5.2.18
	Group Homes for Juvenile Offenders		Sec. 5.2.18
	Group Homes for Developmentally Disabled Persons		Sec. 5.2.18
	Group Homes for Elderly Persons		Sec. 5.2.18
	Group Homes for Mentally Ill Persons		Sec. 5.2.18
	Nursing Homes		
Household Living	Accessory Dwelling Units in Conjunction with Commercial Uses (including "live/work" unit)		
	Multi-Family Dwelling		
	Single-Family Detached Dwelling		
	Two-Family Dwelling (Duplex)		