

**Uses in Urban Renewal Plan**  
**Lafayette Old Town & South Boulder Revitalization Area**  
**Modified June 2013**

For the portion of the District currently **zoned B1**, notwithstanding the provisions of the underlying B-1 zoning, the following use restrictions apply in the Urban Renewal Area:

**Permitted**

Accessory uses;  
Accessory Building/Structure;  
Arts gallery or studio;  
Household pets;  
Medical/dental offices;  
Micro brew pub;  
Micro brewery;  
Motels/hotels/resorts  
Offices, except for bail bond brokers;  
Parks and playgrounds;  
Personal service outlets, (except tattoo parlors), such as barber and beauty shops, self-service laundries, shoe repair, tailors, dry cleaners and travel agencies;  
Recreational club or facility (indoor or outdoor);  
Restaurants;  
Retail sales including but not limited to the sale of food, beverages, dry goods, furniture, appliances, hardware, and clothing with floor areas of less than 20,000 sq. ft., except pawn shops;  
Telecommunications Facility\*.

\* May be permitted or require a telecommunications review in accordance with Development & Zoning Code Section 26-22.5-8.

**Permitted with Special Use Review**

Assisted living;  
Bed and Breakfast;  
Brew pub;  
Churches (30' setback to all residentially zoned lots);  
Commercial parking/parking lots and structures;  
Commercial Recreational Establishment (such as bowling alley, skating rink);  
Daycare centers;  
Drive-up facilities;  
Drive-up restaurants;

Extractions of oil and gaseous materials;  
Home Occupations;  
Hospitals;  
Indoor amusement, entertainment, arcades;  
Library;  
Lumber, plumbing, electrical and building supplies;  
Mini-banks detached from principal building;  
Mortuary;  
Municipal or public utility facilities and buildings excluding offices, repair and storage yards;  
Nurseries and greenhouses (commercial);  
Printing/publishing;  
Private/public membership clubs;  
Residential:  
Single family dwelling in a mixed use building complex;  
Duplex two-family dwellings in a mixed use building complex;  
Multi-family dwellings in a mixed use building complex;  
Multi-family dwellings;  
Retail with 20,000 square feet or greater, except pawn shops;  
School, public  
School, private  
Tailoring, millinery, electronic part assembly, woodwork, and other similar limited manufacturing activity that does not generate high noise levels and that meets the provisions of the International Building Code Factory Group F requirements  
Theaters, auditorium;  
Veterinary hospital/clinic;  
Telecommunications Facilities\*.

\* May be permitted or require a telecommunications review in accordance with Development & Zoning Code Section 26-22.5-8.

**Prohibited**

Agricultural use (crop production only);  
Animals;  
Asphalt plant;  
Automotive paint and body shop;  
Automotive and recreational vehicle service and sales greater than two ton;  
Automotive and recreational vehicle service and sales less than two ton;  
Bailbond broker office;  
Board and care facility;  
Brewery;  
Camper park or campground;  
Carwash;  
Enclosed (i.e., screened and fenced) storage yard;  
Extraction of minerals;  
Feedmill;  
Gas station (fuel facility);  
Golf course (public or private);  
Halfway houses;  
Kennel and similar uses such as dog daycare;  
Machine shops;  
Mineral extraction;  
Mobile home park or subdivision;  
Mobile home sales and service;  
Mobile homes on individual lots;  
Nursing home/convalescent home;  
Parking lots/structures, except as accessory use to permitted or special use;  
Pawn shop;  
Refineries;  
Research facility, testing, laboratory, and facilities for manufacturing, fabricating, processing, and storage of products;  
Residential:  
Accessory dwelling;  
Single family dwelling;  
Duplex two-family dwelling;  
Sexually oriented business;  
Slaughter and processing of animals;  
Storage yard;  
Tattoo parlor;  
Transportation Center;  
Vehicle storage, sales, service or repair (Motorized);  
Wholesale establishments;  
Warehouse (mini-storage or other).

For the portion of the District **zoned C1**, notwithstanding the provisions of the underlying C-1 zoning, the following use restrictions apply in the Urban Renewal Area:

**Permitted**

Accessory building/structure;  
Accessory uses;  
Art gallery or studio;  
Home occupations;  
Household pets;  
Lumber, plumbing, electrical, and building supplies;  
Medical/dental offices;  
Micro brew pub;  
Micro brewery;  
Motels, hotels, or resorts;  
Offices, as part of a mixed-use (office/retail) building, except for bail bond brokers;  
Personal service outlets such as barber shop, beauty shop, self-service laundries, shoe repair, tailors, dry cleaners, travel agencies;  
Parking lot or structure as accessory to a permitted or special use;  
Restaurants;  
Retail sales, except pawn shops, including but not limited to the sale of food, beverages, dry goods, furniture, appliances, hardware, and clothing with floor areas of less than 20,000 square feet;  
Retail sales, except pawn shops, with floor areas in excess of 20,000 square feet;  
Telecommunications Facility\*;

\*May be permitted or require a telecommunications review in accordance with Development & Zoning Code Section 26-22.5-8.

**Permitted with Special Use Review**

Automotive and recreational vehicle service and sales, less than two ton;  
Brew pub;  
Churches (30 foot setback to all residentially/zoned lots);  
Commercial recreational establishment (such as a bowling alley, skating rink);

Daycare center;  
Drive-up facility;  
Drive-up restaurant;  
Extractions of oil and gaseous materials;  
Gas station (fuel facility)  
Hospitals;  
Indoor amusement, entertainment, arcades;  
Library;  
Mini-banks detached from principal building;  
Mortuary;  
Municipal or public utility facility and building, excluding offices, repair and storage yards;  
Nurseries or greenhouses (commercial);  
Printing, publishing;  
Private or public membership clubs;  
Recreational club or facility (indoor or outdoor);  
Residential:  
Single family dwelling in a mixed use building complex;  
Duplex two-family dwellings in a mixed use building complex;  
Multi-family dwellings in a mixed use building complex;  
Telecommunications Facilities\*;  
Theaters, auditoriums, or places of assembly;  
Transportation Center, except trucking terminal;  
Wholesale establishments.

\*May be permitted or require a telecommunications review in accordance with Development & Zoning Code Section 26-22.5-8.

**Prohibited**

Agriculture use (crop production only);  
Animals;  
Asphalt plant;  
Assisted living;  
Automobile storage yard;  
Automotive and recreational vehicle service and sales greater than two ton;  
Automotive paint, body, or repair shop;  
Bed and breakfast;  
Board and care facility;  
Brewery;  
Camper park or campground;  
Commercial parking lot;  
Enclosed (screened and fenced) storage yard, except as an accessory use to a permitted or special use;  
Extraction of minerals;  
Feedmill;  
Golf course (public or private);  
Halfway house;  
Kennel and similar uses such as dog daycare;  
Machine shops;  
Mobile homes on individual lots;  
Mobile home park or subdivision;  
Mobile home sales and service;  
Nursing home/convalescent home;  
Park or playground;  
Refinement of hydro-carbons, mineral or gaseous materials;  
Research facility: testing, laboratory, and facility for manufacturing, fabricating, processing, or storing products;  
Residential:  
Single-family dwelling;  
Two-family dwelling;  
Multi-family dwelling;  
School, public or private;  
Sexually oriented business;  
Slaughter and processing of animals;  
Tailoring, millinery, electronic part assembly, woodwork, and other similar limited manufacturing activity that does not generate high noise levels and that meets the provisions of the International Building Code Factory Group F requirements;  
Veterinarian hospital or clinic;  
Warehouse (mini-storage or other).