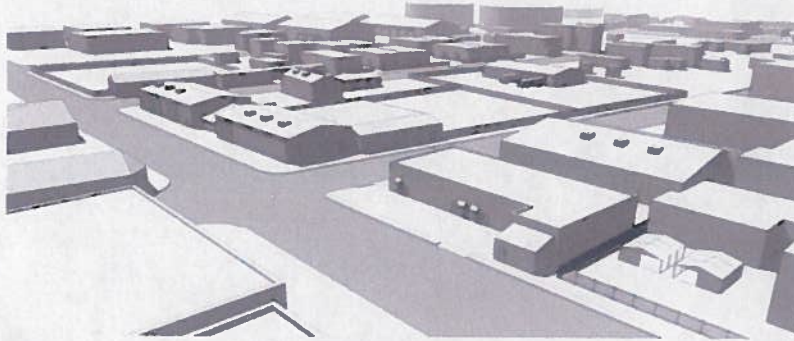


NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM)

Purpose: The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses.



The following excerpt from Table 4-2-1 shows the allowable uses for the NR-LM zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/fag/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/fag/what-use-specific-standard>
<https://abc-zone.com/fag/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/fag/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/fag/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
Zone District >>																A		B	C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	
Daytime gathering facility										C	C	C	C	C					
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A		
Overnight shelter										C	C	C	C	C					
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	
General agriculture	P											C	P	P			P	A	
Kennel	C							C	C		P	P	P	P					
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																			
Adult entertainment												P	P	P					
Auditorium or theater						A	A	A	P	P	P	P	P	P					
Bar							C	C	P	P	P	P	P	P					
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					
Nightclub									P	P	P	P	P						
Restaurant							C	P	P	P	P	P	P	P					
Tap room or tasting room							C	C	P	P	P	P	P	P					
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	

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	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO				
																A		B	C	
Zone District >>																				
Lodging																				
Hotel or motel							P	P	P	P	P	P	P	P				4-3(D)(14)		
Motor Vehicle-related																				
Car wash								P	P	P	P	P	P	P				4-3(D)(15)		
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P				4-3(D)(16)		
Light vehicle fueling station								C	P	P	P	P	P	P				4-3(D)(17)		
Light vehicle repair								P	P	P	P	P	P	P				4-3(D)(18)		
Light vehicle sales and rental								C	P	P	P	P	P	P				4-3(D)(19)		
Outdoor vehicle storage											C	C	P	P			A	4-3(D)(20)		
Paid parking lot				A		A	A	C	P	P	A	P	P	P	P	A	A	A	4-3(D)(21)	
Parking structure				A		A	A	CA	P	P	P	P	P	P	P	A			4-3(D)(21)	
Offices and Services																				
Bank								P	P	P	P	P	P	P	CV				4-3(D)(22)	
Blood services facility										C	C	C	P	P	P					
Club or event facility								C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)
Commercial services									P	P	P	P	P	P	P					
Construction contractor facility and yard											C	C	P	P	P					4-3(D)(24)
Medical or dental clinic								P	P	P	P	P	P	P	P					4-3(D)(25)
Mortuary									C	P	P	P	P	C		A				
Office								P	P	P	P	P	P	P	P					
Personal and business services, small								P	P	P	P	P	P	P	P					4-3(D)(26)
Personal and business services, large										P	P	P	P	P	P					4-3(D)(26)
Research or testing facility								P	P	P	P	P	P	P	P					4-3(D)(27)
Self-storage									C	C	P	P	P	P	P			A		4-3(D)(28)
Outdoor Recreation and Entertainment																				
Amphitheater											C	C	C	C	C	A	P	A	C	
Drive-in theater										C	C	C	C	C						4-3(D)(30)
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	P	A		P		P	4-3(D)(31)

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Zone District >>																	
Retail Sales																	
Adult retail										P		P	P	P			4-3(D)(6)
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P			
Building and home improvement materials store									C	C	P	P	P	C			4-3(D)(32)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	CA
General retail, small			A			A	A	P	P	P	P	P	P	P			4-3(D)(34)
General retail, medium								P	P	P	C	C					4-3(D)(34)
Grocery store								P	P	P	P		P	P			4-3(D)(35)
Liquor retail							C	A	P	P	P	C	C	C			4-3(D)(36)
Pawn shop								C	P	P	P	P	P	P			4-3(D)(37)
Transportation																	
Freight terminal or dispatch center												C	P	P			
Helipad									CA	CA	A	P	P	P	A		4-3(D)(39)
Park-and-ride lot					C	C	C	C	P	C	C	P	C	C	A	A	4-3(D)(40)
Railroad yard												C	P	P			4-3(D)(41)
Transit facility					C	C	C	C	P	P	P	P	P	P			
INDUSTRIAL USES																	
Manufacturing, Fabrication, and Assembly																	
Artisan manufacturing							C	P	P	P	P	P	P	P			4-3(E)(1)
Light manufacturing										A	P	P	P	P			4-3(E)(2)
Telecommunications, Towers, and Utilities																	
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	4-3(E)(6)
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	4-3(E)(7)
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	4-3(E)(8)
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	4-3(E)(9)
Wireless Telecommunications Facility																	
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4-3(E)(10)
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Freestanding							P	P	P	P	P	P	P	P	A		
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A		
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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																A		B	C
Zone District >>																			
Waste and Recycling																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P				4-3(E)(11)	
Salvage yard												C	C	P				4-3(E)(13)	
Wholesaling and Storage																			
Above-ground storage of fuels or feed													C	P					
Outdoor storage								CA	C	C	C	A	P	P				4-3(E)(15)	
Warehousing									C	C	P	P	P	P				4-3(E)(16)	
Wholesaling and distribution center									C	C	P	P	P	P				4-3(E)(17)	
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A	4-3(F)(2)	
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A			CA	4-3(F)(3)	
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Drive-through or drive-up facility								CA	A	CA	A	A	A					4-3(F)(4)	
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A	4-3(F)(5)	
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A	4-3(F)(5)	
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(11)	
Mobile vending cart							A	A	A	A	A	A	A	A			A	4-3(F)(12)	
Outdoor animal run	A							CA	CA		CA		A	A				4-3(F)(13)	
Outdoor dining area							CA	A	A	A	A	A	A	A	A			4-3(F)(14)	
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours									A	A	A	A	A	A					
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A		A	4-3(F)(18)	
TEMPORARY USES																			
Circus									T		T	T	T					4-3(G)(1)	
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)	
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)	

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																A	B		C
Zone District >>																			
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)	
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T		T		4-3(G)(8)	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			4-3(G)(9)	
Seasonal outdoor sales							T	T	T	T	T	T	T	T				4-3(G)(10)	
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T	4-3(G)(11)	