

1. Those accessory uses permitted under Section 5.1 of these Amended Zoning Regulations.

C. Uses Permitted by Special Review

1. Those Uses Permitted by Special Review under Section 5.1 of these Amended Zoning Regulations.

5.3 NEIGHBORHOOD USE AREA TC: TOWN CENTER (TC)

Upon completion of all development within TC Neighborhood Use Area, there shall be a minimum of 15,000 square feet of developed retail and service commercial uses and a minimum of 15,000 square feet of developed office uses within the TC Neighborhood Use Area.

A. Permitted Uses

1. All permitted uses under Sections 5.1 and all permitted uses under Section 5.2 of these Amended Zoning Regulations.
2. Automobile parking lots, parking structures or garages.
3. Automobile repair garage and/or convenience service station provided that wrecked, junked or abandoned motor vehicles shall not be stored on the property; (Ord. No. 91-24, 7/91).
4. Bakery; up to twenty percent (20%) wholesale.
5. Banks/financial institutions.
6. Catering services.
7. Clinics.
8. Clubs, lodges and service organizations.
9. Confectionery shop.
10. Fine arts gallery and/or fine arts studio.
11. Government and public facilities, including but not limited to libraries, courthouses, police and fire stations, emergency care facilities, and offices.

12. Hospitals, nursing homes, assisted living facilities, senior housing and other health care or senior living facilities including clinics and medical offices.
13. Hotel/motel.
14. Indoor/outdoor recreation facilities.
15. Laboratories except those that involve any hazardous process or emit noxious noise, dust and odor.
16. Laundry, coin-operated, and dry cleaners collection stations.
17. Museum/civic institution.
18. Offices. Upon completion of all development within the TC Neighborhood Use Area, there shall be a minimum of 15,000 square feet of developed office within the TC Neighborhood Use Area.
19. Personal service shops, such as barber, beauty parlor.
20. Pharmacy.
21. Post office.
22. Printing/copy shops.
23. Public or private streets conforming to the street sections established by Section IX of these Amended Zoning Regulations.
24. Repair, rental, service of any item retailed in the TC Neighborhood Use Area.
25. Restaurants, cafes and other places serving food and beverages.
26. Retail business stores.
27. Retail and Service Commercial. Upon completion of all development within TC Neighborhood Use Area, there shall be a minimum of 15,000 square feet of developed retail and service commercial uses within the TC Neighborhood Use Area.
28. Studios, including television and radio broadcasting stations, but excluding antenna towers and microwave dishes.
29. Tailoring.
30. Theaters.

31. Upholstering.
32. Utilities office.
33. Day care centers.
34. Churches, synagogues, places of worship.
35. Small animal clinics.
36. Non-profit and community organization offices.
37. Community Sales Offices.
38. Transit Facilities.
39. Auditoriums.
40. Outdoor entertainment facilities, including amphitheatres.
41. Private clubs.
42. College or university schools; proprietary schools.
43. Amusement arcades and centers.

B. Accessory Uses (permitted only in conjunction with a Permitted Use)

1. Accessory Dwelling Units.
2. Accessory uses as provided by Section 17.66.200 of the Castle Rock Municipal Code except that Accessory Dwelling Units shall be allowed.
3. All permitted uses under Sections 5.1 and all permitted uses under Section 5.2 of these Amended Zoning Regulations.

C. Uses Permitted by Special Review

1. Ambulance service.
2. Caretaker in residence.
3. Mortuary.

4. Personal Wireless Service Facilities (including, telecommunications, cellular, radio and television antenna towers), subject to Chapter 17.92 of the Castle Rock Municipal Code.
5. Any use which is deemed to be compatible with the permitted uses specified in Section 5.3 and which furthers the overall purposes of the Fourth Amended Preliminary PD Site Plan and these Amended Zoning Regulations.

5.4 NEIGHBORHOOD USE AREA C-O-I: COMMERCIAL, OFFICE, INDUSTRIAL, (C, O, I,). Industrial uses shall not be permitted in the following two parcels: i) the approximately 32 acre, C-O-I parcel located just east of the intersection of Meadows Boulevard and Cherokee Drive; and ii) the approximately 8.7 acre, C-O-I parcel known as The Meadows Filing No. 11, Parcels 8 and 9.

A. Permitted Uses

1. Any light industrial uses except those specifically prohibited by the Castle Rock Municipal Code Chapter 17.52
2. Commercial uses.
3. Hospital, nursing homes, assisted living facilities, senior housing and other health care or senior living facilities.
4. Office/warehouses.
5. Offices.
6. Parking lots, structures and garages.
7. Research facilities and laboratories.
8. Restaurants.
9. Retail (repair services, showrooms and support services).
10. Transit terminals/park-and-ride facilities.
11. Veterinarian clinics and kennels.
12. Churches, synagogues, places of worship.
13. Public or non-public schools, colleges and universities.