

Land Use*	Intent	Uses
Estate Neighborhoods (EN)	Reserve low intensity areas in the city for larger lot residential development and agricultural uses to preserve the rural environment and natural areas. In some cases, the intent is to preserve scenic vistas along the South Platte River and protect wildlife habitat.	Primary Uses: Single-family detached homes, agricultural uses Density: 1 du/acre or higher
Single-Family Neighborhoods (SFN)	Provide areas for low density residential development with recreational amenities.	Primary Uses: Single-family detached homes and duplexes Supporting Uses: Associated recreational amenities and parks Density: Typically 1-8 du/acre, existing development may be higher
Mixed Residential Neighborhoods (MRN)	Expand the range of housing densities and types within this category to increase residential choices for the community. These areas should provide a mix of predominantly medium to high density housing types that are well-integrated, walkable, and connected with close proximity to services and amenities.	Primary Uses: Duplexes, triplexes, townhomes, multifamily, senior housing, nursing homes, convalescent homes and hospices, and existing manufactured housing communities. Also included are small single-family detached units (9 du/acre or higher) Supporting Uses: Single-family detached (less than 9 du/acre) and associated recreational amenities Density: Typically 5-18 du/acre (higher may be allowed with Council approval), existing development may be higher
Mixed-Use Neighborhoods (MUN)	Expand the range of housing densities and types in close proximity to commercial uses to increase lifestyle options within the community. These areas should provide a mix of predominantly medium to high density housing types with close proximity to services and amenities and with well-placed commercial uses that are well-integrated, walkable, and connected.	Primary Uses: Duplexes, triplexes, townhomes, multifamily, senior housing, nursing homes, convalescent homes and hospices, and existing manufactured housing communities. Also included are small single-family detached units (9 du/acre or higher) Supporting Uses: Small-scale commercial (required), single-family detached (less than 9 du/acre), and associated recreational amenities Density: Typically 5-18 du/acre (higher may be allowed with Council approval), existing development may be higher
Transit-Oriented Development (TOD)	Create a vibrant mix of uses in a compact and pedestrian-oriented environment that take advantage of transit options and enable these areas to function as gathering spaces for surrounding residents and visitors to the area.	Primary Uses: Varies by location, but includes a mix of pedestrian-scale commercial, office, employment, retail, and residential uses Supporting Uses: Cultural facilities, gathering spaces, and community-oriented uses Density: Vary by location, generally transit-supportive densities
Community Mixed-Use (CMU)	Create primarily commercial areas to provide products and services to surrounding areas, while in certain circumstances providing opportunities for the integration of residential uses. The intention is to support the revitalization of established areas of Thornton through infill, redevelopment and adaptive reuse, and to improve access to services and amenities for surrounding neighborhoods.	Primary Uses: Commercial uses such as supermarkets, restaurants, retail, offices, medical facilities, service providers, nursing homes, convalescent homes and hospices Supporting Uses: The following uses only with Council approval: townhomes and multifamily. Supporting uses cannot exceed 25% of the total land area of the site proposed to be developed. Density: Vary by location
Commercial (COM)	Create places throughout the city where commercial uses can be located to provide products and services to surrounding areas. This category is intended to preserve opportunities for commercial uses over the long-term to maintain the fiscal viability for the city.	Primary Uses: Commercial uses such as supermarkets and big-box retail, restaurants, offices, service providers, medical facilities, and nursing homes, convalescent homes and hospices
Regional Mixed-Use (RMU)	Develop areas that attract people from Thornton and the surrounding region. These should include large format office, retail, services, and recreational attractions. High density residential is intended as a supporting use in order to help activate these areas throughout the day.	Primary Uses: Large and smaller format retail, office, medical, auto sales, hotels, restaurants, and indoor and outdoor entertainment uses that attract visitors from around the city and region Supporting Uses: Multifamily and other residential uses greater than 15 du/acre, senior housing, nursing homes, convalescent homes and hospices, and supporting non-residential uses Density: Vary by location
Employment Center (EC)	As Thornton grows, an expanding and diverse range of employment options are vital to the balanced growth of the city. It is necessary to provide areas where primary employers can be located. These should complement and enhance the image and identity of the city. This category is not intended to respond quickly to the market, but instead to reserve land for current and future employers to locate in Thornton.	Primary Uses: Business parks, corporate campuses, and light manufacturing that accommodates a mix of office types and sizes, as well as private schools or universities and other similar uses that provide employment Supporting Uses: Supporting retail uses such as hotels, restaurants, and other small-scale commercial uses
Employment Center - Warehousing Overlay (EC-W)	In select locations, land has been set aside to accommodate the need for large distribution warehouses where potential impacts on surrounding areas are minimal.	Primary Uses: Business parks, corporate campuses, and light manufacturing that accommodate a mix of office types and sizes, as well as private schools or universities and other similar uses that provide employment. Additionally, large distribution warehouses Supporting Uses: Supporting retail uses such as hotels, restaurants, and other small-scale commercial uses
Institutional (INS)	Provides locations for city-related uses and public libraries	Primary Uses: Government, civic, and other community facilities such as libraries and public safety facilities
Parks, Trails and Open Space (PTO)	Provide places for people to recreate, interact with nature, and attend public events.	Primary Uses: Public and private parks, trails, swimming pools, golf courses, open space, public recreation centers, and reservoirs Supporting Uses: Libraries, public performing arts centers, and other recreational uses
Urban Reserve (UR)	To provide an interim land use designation for the portions of southwestern Weld County that are located within Thornton's Future Growth Area. The intent would be to continue the Big Dry Creek regional trail and open space corridor northward.	
Floodplain (FP)	To acknowledge designated floodplains and reduce associated risks	Primary Uses: Areas that are prone to periodic flooding and require additional site analysis and mitigation actions/strategies Supporting Uses: Trails and other recreational uses, agriculture

Figure 4-2: Future Land Use Categories

*See specific Future Land Use Categories (pages 4.15-4.28) for full details.

