

ZONING

Each property within the City of Thornton is designated with a zoning district, which has been approved by City Council. The zoning district will determine the allowed land uses, setback and height requirements, development and design standards, and more. This information is not exhaustive and is designed to provide a base understanding of zoning. For more information, contact [City Development](#).

Generally, there are three main groups of zoning districts: Residential, Non-residential, and Special/Overlay Districts.

To find out what zoning a property is, search the address on the [Thornton Property and Zoning Information](#) map.

To find out what uses are allowed, and general information on development standards, visit [Zoning Districts, Uses and Regulations](#).

To learn about how to propose a change to the existing zoning for a property, please see the [Zoning Amendments Checklist](#) or contact [City Development](#).

Residential	Non-Residential	Special/Overlay
<ul style="list-style-type: none"> -Agricultural (A) -Residential Estate (RE) -Single Family Detached (SFD) -Single Family Attached (SFA) -Multifamily (MF) -Manufactured Home (MH) -Eastlake Residential (ER) 	<ul style="list-style-type: none"> -Neighborhood Service (NS) -Community Retail (CR) -Regional Commercial (RC) -Business Park (BP) -City Center (CC) -Office/Institutional (OI) -Employment Center (EC) -Mixed Use (MU) -Transit Oriented Development (TOD) -Eastlake Business (EB) -Eastlake Service (ES) -Eastlake Office (EO) -Eastlake Transit-Oriented Development (ETD) -Industrial District (I) 	<ul style="list-style-type: none"> -Planned Development (PD) -Development Reserve (DR) -Mineral Conservation (MC) -Parks and Open Space (POS) -Preservation/Revitalization (P/R) -North Washington Subarea Overlay (NWO)* <p>*The provisions of the North Washington Subarea Overlay District are in addition to the requirements of the underlying zoning district for a subject property and may supersede the zoning district requirements.</p>

Residential and Non-Residential Zone Districts: The zoning districts from these categories have specific standards that are regulated by the Thornton City Code. You can find more information for each zone district in [Chapter 18 of the Thornton City Code](#).

Planned Development: A common special zone district is Planned Development. This zone district means that the property has development standards that are specific to the neighborhood or subdivision that the property is located in. There are commercial and residential properties zoned Planned Development. To find out the specific standards for Planned Development zoned properties, please contact [City Development](#).