



Figure 3-2: Future Land Use Categories

Land Use	Gross Density/Size Descriptions	Uses
Residential Estate	1+ acres	The Residential Estate category includes single family residential lots one or more acres in size which typically are not served by a public-water and/or wastewater system.
Residential Low	1-5 DUs per acre	The Residential Low category provides for typical single family development with a density range between 1 and 5 dwelling units per gross acre. These units receive full urban services. Other dwelling types may be allowed as part of Planned Development.
Residential Medium	5-15 DUs per acre, lot size < 6,000 s.f.	The Residential Medium category provides for a density range between 5 and 15 units per gross acre. Typical residential types would include single family residential lots smaller than 6,000 square feet, manufactured homes, attached single family homes, patio homes, duplexes, triplexes, townhomes/row houses, condominiums, apartments and loft style units.
Residential High	15-25 DUs per acre	The Residential High category provides for dwelling units with an average density ranging from 15 units to 25 units per gross acre. Typical residential types would include apartments, condominiums, townhomes/row houses and loft style units. Senior housing and other types of group homes would be included in this category.
Urban Village	Should not be prescribed	The Urban Village category provides for high intensity mixed-use development in a compact, pedestrian oriented environment. The Urban Village is characterized by retail, office, restaurant, educational, civic and entertainment uses on the street level, with residential uses on upper floors. Pedestrian activity is of the highest priority, so buildings are located close to the street and sidewalks are wide and feature street furnishings, lighting, and other amenities. Buildings would typically be 2 to 5 stories with floor area ratios of 1.0 or greater, exclusive of parking. Parking generally is located in parking structures or to the rear of buildings. Streets are narrow, with no more than two lanes and some on-street parking. Density should not be prescribed, but should result from the allowable floor area.
Mixed Use	n/a	The mixed use category requires a mix of uses that can include commercial, office, institutional and residential (typically multifamily units). Mixed use areas will be subject to a more specific area plan that demonstrates the interconnectedness of uses. The intention of the mixed use category is not to respond quickly to the marketplace, but rather to create integrated land use developments with common landscaping, architectural and design elements.
Gateway/ Mixed Use	n/a	The Gateway/Mixed Use category provides for a lower intensity of retail, office and residential development in a single owner, planned development. Designed for a "gateway" location along I-25 or E-470, it would include uses such as a boutique hotel, medical uses, specialty retail, restaurants, offices and mid/high density residential. Big box retail and drive-in/drive-through retail would not be appropriate in this land use category.
Commercial	See description	The Commercial category includes both Neighborhood and Community Commercial land uses. Neighborhood Commercial includes a variety of small retailers and services, including convenience stores, and sit-down restaurants. Neighborhood Commercial is either part of a Community Commercial development or a separate small cluster. Neighborhood Commercial would include neighborhood type commercial uses which do not generate a high volume of customer traffic or delivery traffic. The scale of the buildings is neighborhood in size and bulk. Community Commercial includes supermarkets, drugstores, financial services, offices and personal services. Large big box stores would not be included in this category but would fall under Regional Commercial.
Regional Commercial	See description	Regional Commercial includes Traditional Regional , Power Center and Lifestyle Center retail uses. Traditional Regional is characterized by enclosed malls, with three or more large department store anchor tenants. Power Center uses are automotive-oriented sites anchored by two or more stand-alone "big box" stores of generally more than 100,000 square feet each, offering a wide variety of goods under one roof. Lifestyle Center is distinguished from Traditional Regional and Power Center by an attractive destination-oriented pedestrian environment, typified by superior architectural building treatments and extensive landscaping, with large retailers supported by restaurants, multi-screen cinema theaters, and amenities such as water features, public gathering spaces and sculptures.
Employment Center	n/a	The Employment Center category includes Office Parks , Corporate Campuses and Industrial Parks . Office Parks include small office and service use enclaves which have similar but lower level intensity uses than Corporate Campus. These uses would not need the same high level of visibility and access as Corporate Campus. The Corporate Campus land use subcategory anticipates a mix of office types, including multi-tenant mid-rise offices, single-tenant corporate offices, medical or post-secondary facilities, and support retail uses such as hotels, restaurants and other office support retail uses that are integrated into a master planned development. Suitable sites would be highly visible with excellent access. The Industrial Park subcategory provides for light manufacturing, research and development, office/warehouse and similar uses that would make up the "business infrastructure" for the corporate campus uses. Good access, in particular for heavy truck traffic, would be an important locational factor for this subcategory. Large distribution warehouses, truck terminals and exposed storage would not be appropriate in the Industrial Park subcategory.
Industrial	n/a	Industrial permits light or heavy manufacturing uses with outdoor storage and /or operations. At present, no Heavy Manufacturing uses have been designated on the Future Land Use Map but this land use has been shown in the event this land use is needed in the future.
Institutional	n/a	The Institutional category includes government, civic, and community facilities such as libraries, recreation, community centers, schools, places of worship, nursing homes, cemeteries and utilities.
Parks and Open Space	n/a	The Parks and Open Space category include both public and private open space, natural and improved parks and other recreational areas. These areas serve many functions including providing opportunities for outdoor recreation, preserving scenic values, providing a buffer between uses, and preserving the capacity and water quality of the storm drainage system.
Urban Reserve	n/a	The Urban Reserve category includes land where development is expected in the future. Parts of this area will be urban in nature while other areas might become a lower intensity use or open space, particularly near the South Platte River. The area in the western portion of Weld County is expected to be urban in nature with a mix of residential densities and supporting commercial uses.