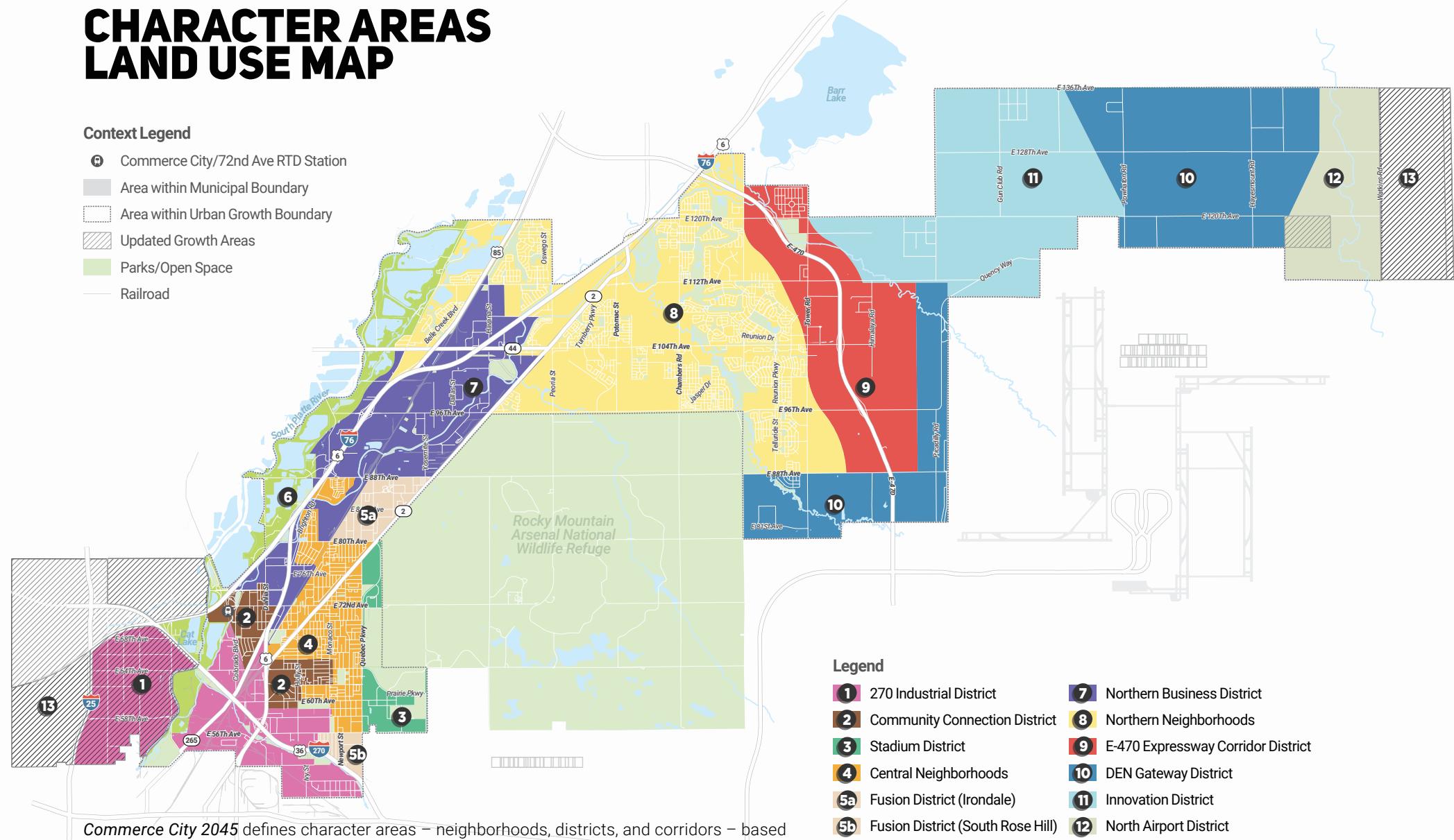


CHARACTER AREAS LAND USE MAP

Context Legend

- Commerce City/72nd Ave RTD Station
- Area within Municipal Boundary
- Area within Urban Growth Boundary
- Updated Growth Areas
- Parks/Open Space
- Railroad



Commerce City 2045 defines character areas – neighborhoods, districts, and corridors – based on the desired character, form, and function. There are 13 character areas throughout Commerce City. These character areas address common land uses, including housing and residential areas, commercial areas, and industrial areas. The map depicts the general location of each character area rather than the land use designation of each parcel, focusing on the mix of uses that function together to establish an identifiable place within the community.

Character Areas

Commerce City, CO Comprehensive Plan

DRAFT

LAND USE DEFINITIONS

The following land uses are found within the Character Areas, as either primary or secondary land uses. See the facing table.

AGRICULTURAL USES

Agricultural land use in urban planning refers to the designation of land for agricultural purposes in order to protect it from development.

ATTACHED HOMES/ DUPLEXES/TOWNHOMES

Attached homes are a type of housing that share at least one wall with another unit. They can be built in a variety of configurations, including townhouses and duplexes.

SINGLE FAMILY HOMES

Single family homes are detached houses designed to be occupied by a single household, typically located on individual lots.

MULTIFAMILY RESIDENTIAL

Multifamily housing refers to any type of housing that contains more than one dwelling unit, including apartments, and condominiums.

LARGE LOT RESIDENTIAL

Large lot residential includes single-family homes on lots that are larger than the standard lot size, with increased open space on each residential lot.

COMMERCIAL (RETAIL, ENTERTAINMENT, AND SERVICE)

Commercial land uses include are intended for businesses and non-residential business activities, including day-to-day retail, entertainment, dining, hospitality and travel, service businesses, and larger regional commercial developments.

PRIMARY EMPLOYMENT AREAS

A primary employment area is a geographic area that is a primary source of employment for the City. Primary employment areas are characterized by a high concentration of jobs in a variety of industries.

OFFICE

Office uses include large-scale office developments such as planned office parks used for professional services, small individual offices, and medical office uses.

FLEX SPACES

Flex spaces can be used for a variety of purposes, including office space, retail space, or occasionally residential live-work space. Flex spaces are often used in developments which combine a mix of different types of uses in one area.

TECHNOLOGY AND RESEARCH

Technology and research uses offer a variety of amenities and services that are tailored to the needs of tech companies, such as office space, laboratory space, research and development facilities, and conference and meeting spaces.

AIRPORT LOGISTICS

Airport logistics include limited light industrial uses, such as the manufacturing, assembly, technology, and distribution of goods and materials, compatible with aviation and in support of Denver International Airport.

INDUSTRIAL

Industrial land uses include properties and structures dedicated to industrial businesses and heavy commercial operations. These include large-scale facilities that involve processing plants, heavy manufacturing and commercial uses, and industrial machinery.

WAREHOUSING AND DISTRIBUTION/LOGISTICS

Warehousing and logistics land uses involve the storage of goods in a facility and movement of goods from one place to another.

UTILITY

Utility and infrastructure land uses and facilities are dedicated to the provision of essential services, such as water, sewer, electricity, and transportation.

PUBLIC GATHERING SPACES

Public gathering spaces are dedicated to providing a place for people to gather and socialize and can include a variety of different types of spaces, such as parks, squares, plazas, and amphitheaters. Public gathering spaces provide a place for people to meet and interact with each other.

PARKS AND OPEN SPACES

Parks and open spaces include public and private open spaces, active and passive parks, recreational facilities, and important environmental features, such as wooded areas, streams, and wetlands.

CHARACTER AREAS AND LAND USES

The 13 character areas consist of several typical land uses. Primary land uses are prominent and play a pivotal role in characterizing the character area. Secondary Land Uses are less prevalent and strengthen the primary land uses. For example, the Central Neighborhoods character area primarily consists of a mix of single family homes and attached homes, but it also contains parks, schools, and semi-public or civic facilities.

Character Areas generally describe the overall character of a place. It includes a typical land use mix, key character features, and other physical and functional elements. Each character area in the following pages includes a list of typical land uses and indicates whether each is a primary, secondary, or excluded use. Each development proposal should be evaluated on its own merits.

CHARACTER AREA

	Agricultural Uses	Attached Homes/Duplexes/Townhomes	Single Family Homes	Multifamily Residential	Large Lot Residential	Commercial (Retail, Entertainment and Services)	Primary Employment Areas	Office	Flex Spaces	Technology and Research	Airport Logistics	Industrial	Warehousing and Distribution/Logistics	Utility	Public Gathering Spaces	Parks and Open Spaces
① 270 Industrial District				◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
② Community Connection District	◆	◆	◆	◆	◆	◆						◆	◆	◆	◆	◆
③ Stadium District			◆	◆	◆	◆	◆	◆				◆	◆	◆	◆	◆
④ Central Neighborhoods	◆	◆	◆	◆	◆	◆	◆					◆	◆	◆	◆	◆
⑤a ⑤b Fusion District	◆	◆	◆	◆	◆	◆		◆			◆	◆	◆	◆	◆	◆
⑥ South Platte District				◆	◆	◆	◆	◆	◆			◆	◆	◆	◆	◆
⑦ Northern Business District					◆	◆	◆	◆			◆	◆	◆	◆	◆	◆
⑧ Northern Neighborhoods	◆	◆	◆	◆	◆	◆	◆	◆				◆	◆	◆	◆	◆
⑨ E-470 Expressway Corridor District	◆	◆	◆	◆	◆	◆	◆	◆	◆		◆	◆	◆	◆	◆	◆
⑩ DEN Gateway District					◆	◆	◆	◆	◆		◆	◆	◆	◆	◆	◆
⑪ Innovation District	◆			◆	◆			◆	◆		◆	◆	◆	◆	◆	◆
⑫ North Airport District	◆			◆	◆		◆				◆	◆	◆	◆	◆	◆

LAND USES

Corresponding land use descriptions are defined on page 80.

◆ Primary Land Uses are more prominent and play a pivotal role in characterizing that placetype.

◆ Secondary Land Uses are less prevalent and serve to support the primary land use.

FUSION DISTRICTS

Historically, Irondale and Rose Hill were individual communities surrounded by increasingly industrial areas, resulting in a mix of land uses. In Irondale, this includes a mix of residential properties, businesses, industrial development, and agriculture. In Rose Hill, there are a variety of outdoor storage uses and trucking operations, transportation-oriented commercial development such as a truck stop and fueling station, and other commercial uses. These are interspersed with residential pockets such as near Oneida and 52nd Place and in the area south of 56th Avenue and west of Newport Street.

The City should continue to protect and reinvest in these neighborhoods, enhancing public infrastructure like curb and gutter, ADA accessible sidewalks, crosswalks, streetlights, and integrated park and open space. Heavy industrial uses should be discouraged and phased out over time, eliminating truck activity within the residential portions of the character areas. Over time, primary light industrial and small-scale manufacturing should be encouraged where previously heavy industrial development existed, providing a buffer from residential areas and a gradual transition to the more intense land uses in the 270 Industrial District and the Northern Business District.

IRONDALE

The City's 2018 Irondale Neighborhood & Infrastructure Plan policy and recommendations for Irondale. This detailed document should be carried forward to continue to guide reinvestment and development in the neighborhood. Rose Hill is further discussed in the Local Area Improvements section of the I-270 Corridor Framework on page 98.



Primary Land Uses

- Primary Employment Areas
- Industrial
- Warehousing and Distribution/Logistics
- Utility
- Public Gathering Spaces
- Parks and Open Spaces

Secondary Land Uses

- Limited Residential
 - Attached Homes/Duplexes/Townhomes
 - Single Family Homes
 - Multifamily Residential
- Commercial (Retail)

Excluded Uses

- Heavy Industrial
- Multifamily Residential

Areas/Points of Special Consideration

- Irondale
- Municipal Services Center

