

WHAT IS ZONING?

Zoning is the division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas.

The purpose of Zoning is to designate selected land uses and building requirements to appropriate areas in the community.

- To prevent incompatible uses
- To insure coordination of infrastructure services
- To protect quality of life
- Direct, manage and control growth

Commerce City's zoning classifications are part of the [Land Development Code \(LDC\)](#)

ZONING CLASSIFICATIONS

Listed below are the current zoning codes used by the City along with a brief description. For additional information on any zoning code, please go to [Land Development Code \(LDC\)](#) to find detail information.

R-1 (Single-Family Detached Residential District)

The purpose of the single-family detached residential district (R-1 district) is to allow for single-family detached dwellings in low-density residential developments. This district may also include uses that support and are compatible with low-density residential areas.

R-2 (Single-Family Attached Residential District)

The purpose of the single-family attached residential district (R-2 district) is to provide a residential district which permits single-family attached dwellings (duplexes) and single-family detached dwellings in a moderate density setting.

R-U (Residential Unit District)

To promote innovative single-family residential design where the developer and city agree that the zone district guidelines of R-1, R-2, and PUD does not allow or encourage sufficient design flexibility to meet the needs of a proposed development.

R-3 (Multi-Family Residential District)

The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot. No single-family detached dwellings shall be permitted.

R-4 (Townhouse Residential District)

The townhouse residential district (R-4 district) is to be used exclusively for structures with three or more townhouse dwelling units. It is intended that this district serve as a transition between single-family residential districts and multi-family residential or commercial districts.

MHP (Mobile Home Park District)

The purpose of the mobile home park district (MHP district) is to provide a district for mobile homes with the necessary facilities that include mobile home spaces or lots that may, but need not be, owned by different persons.

C-1 (Local Commercial District)

The purpose of the local commercial district (C-1 district) is to provide a district designed for administration and professional services, local employment and services, and a small local retail district designed for smaller retail shopping and personal service areas.

C-2 (General Commercial District)

The purpose of the general commercial district (C-2 district) is to provide a wide variety of general retail, business, and service uses, as well as professional and business offices, but not intensive, high-traffic generating activities.

C-3 (Regional Commercial District)

The purpose of the regional commercial district (C-3 district) is to provide for more intensive or higher impact business activities, as well as general retail, commercial, personal and business services, and professional offices for both the general and traveling public in an interstate and regional context.

MU-1 (Mixed Use District)

The purpose of the mixed use district (MU-1 district) is to create an environment having urban characteristics within a relatively small area of land through the close proximity of activities and increased social and cultural opportunities. The uses within this district are primarily commercial in nature, and the residential development is incorporated into the retail environment, such as first-floor retail and second-floor residential.

I-1 (Light Intensity Industrial District)

The purpose of the light intensity industrial district (I-1 district) is to provide a general commercial and restricted industrial district designed for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses.

I-1S (Industrial Park Storage District)

The I-1S industrial park storage district is comprised of areas, which are primarily developed for non-offensive types of industrial activity, and allows for screened outdoor storage. This zone district is not compatible with adjoining residential or commercial areas.

I-2 (Medium Intensity Industrial District)

The purpose of the medium intensity industrial district (I-2 district) is to provide for a district in which light and medium industrial and similar uses may be operated. Medium-intensity industry consists of any industrial or manufacturing operation subject to acceptable safeguards to control potential nuisances and hazardous effects both on and off of the premises.

I-3 (Heavy Intensity Industrial District)

The purpose of the heavy intensity industrial district (I-3 district) is to provide a district designed to accommodate normal operation of almost all industries, subject to those regulations necessary for the protection of nearby property owners in the lawful use of their respective properties.

PUD (Planned Unit Development)

The purpose of the planned unit development district (PUD district) is to allow projects of innovative design and layout that would not otherwise be permitted under this land development code because of the strict application of zoning district or general development standards. Typically, the PUD consists of a combination of land uses that provides a higher level of standards through innovative land planning and site design concepts. The PUD district

shall not be used merely as a mechanism to avoid the application of the requirements of other zone districts. The PUD district is further intended to:

(a) Promote more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;

(b) Promote innovative design of residential areas and allow for greater densities when additional site amenities are included in the development.

(c) Create physical connections between existing and proposed developments in order to achieve an integrated community with common open space, transportation, transit, and public service networks; and

(d) Allow for innovative development projects that assist in the implementation of the comprehensive plan and not as a device to circumvent development regulations, standards, and good planning practice.

AG (Agricultural District)

The purpose of the agricultural district (AG district) is to provide areas in the city for large-lot, single-family detached dwelling uses; provide areas for limited production of agricultural crops and livestock; and to allow for land that has no future land use proposed at the time of annexation or that is in a transitional stage with regard to its ultimate development.

PUBLIC (Public Zone District)

The purpose of the public zone district (Public district) is to protect established public lands and to provide an area in the city for location of parks, public open space, government buildings and facilities, schools and school grounds, and quasi-public buildings and facilities.

FP (Flood Overlay District)

The floodplain overlay district is comprised of two areas: floodway and floodway fringe. The purpose of this district is to promote public health and minimize losses due to flood.