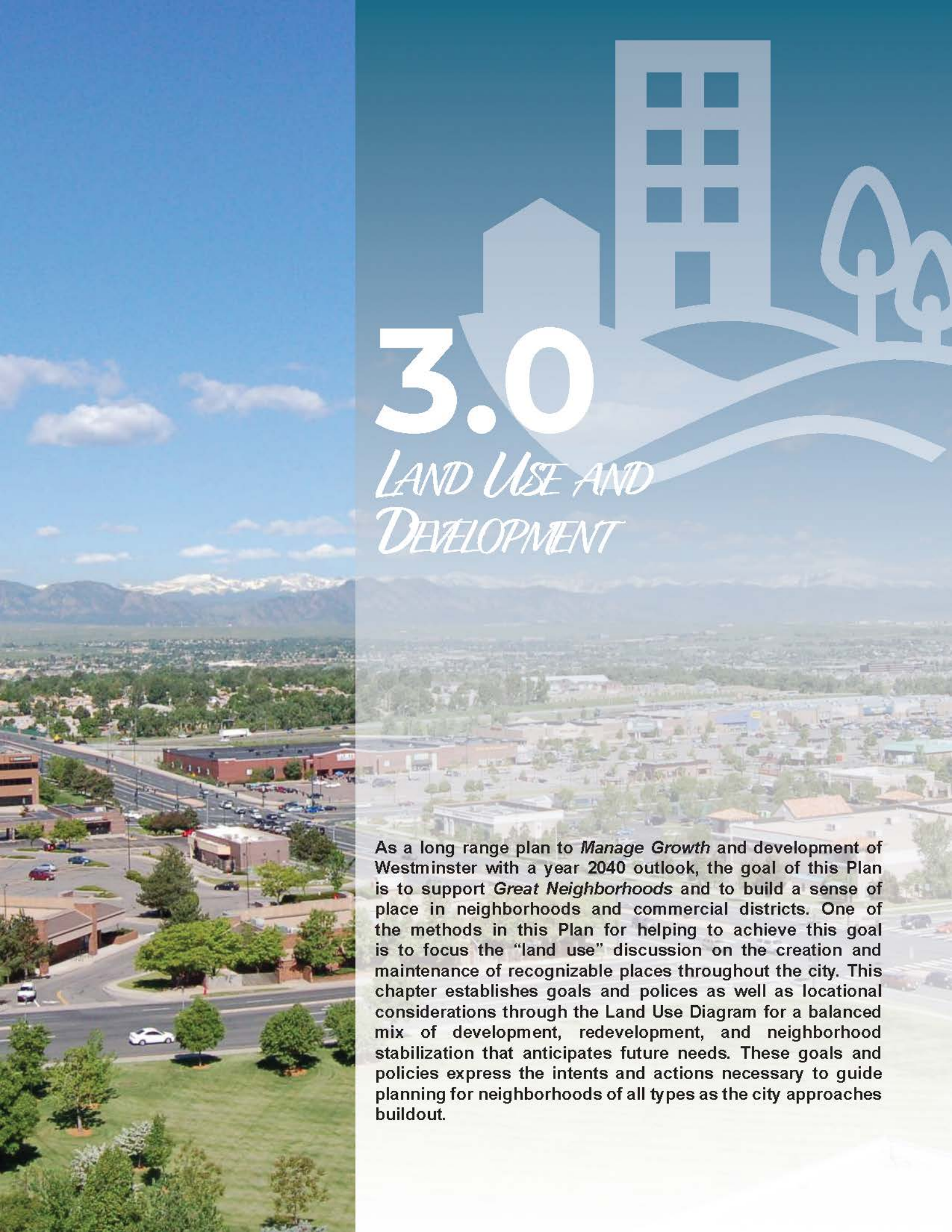
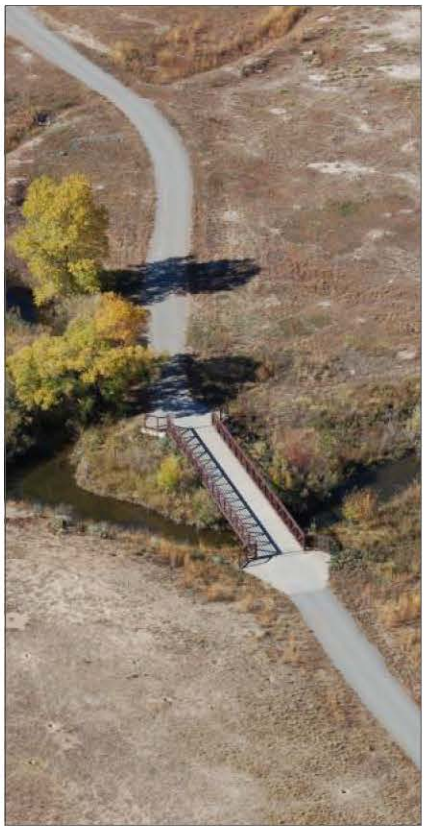


3.0 Land Use and Development

As a long range plan to *Manage Growth* and development of Westminster with a year 2040 outlook, the goal of this Plan is to support *Great Neighborhoods* and to build a sense of place in neighborhoods and commercial districts. One of the methods in this Plan for helping to achieve this goal is to focus the "land use" discussion on the creation and maintenance of recognizable places throughout the city. This chapter establishes goals and polices as well as locational considerations through the Land Use Diagram for a balanced mix of development, redevelopment, and neighborhood stabilization that anticipates future needs. These goals and policies express the intents and actions necessary to guide planning for neighborhoods of all types as the city approaches buildout.



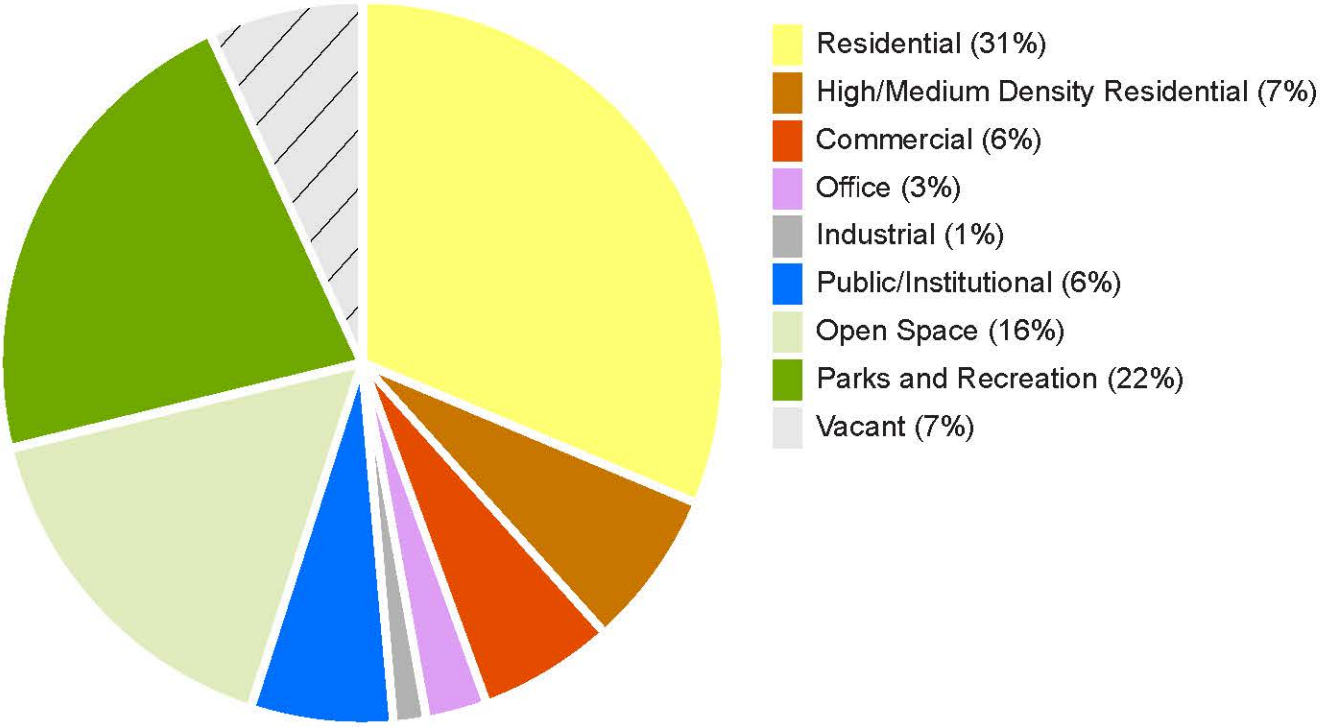
Big Dry Creek Trail

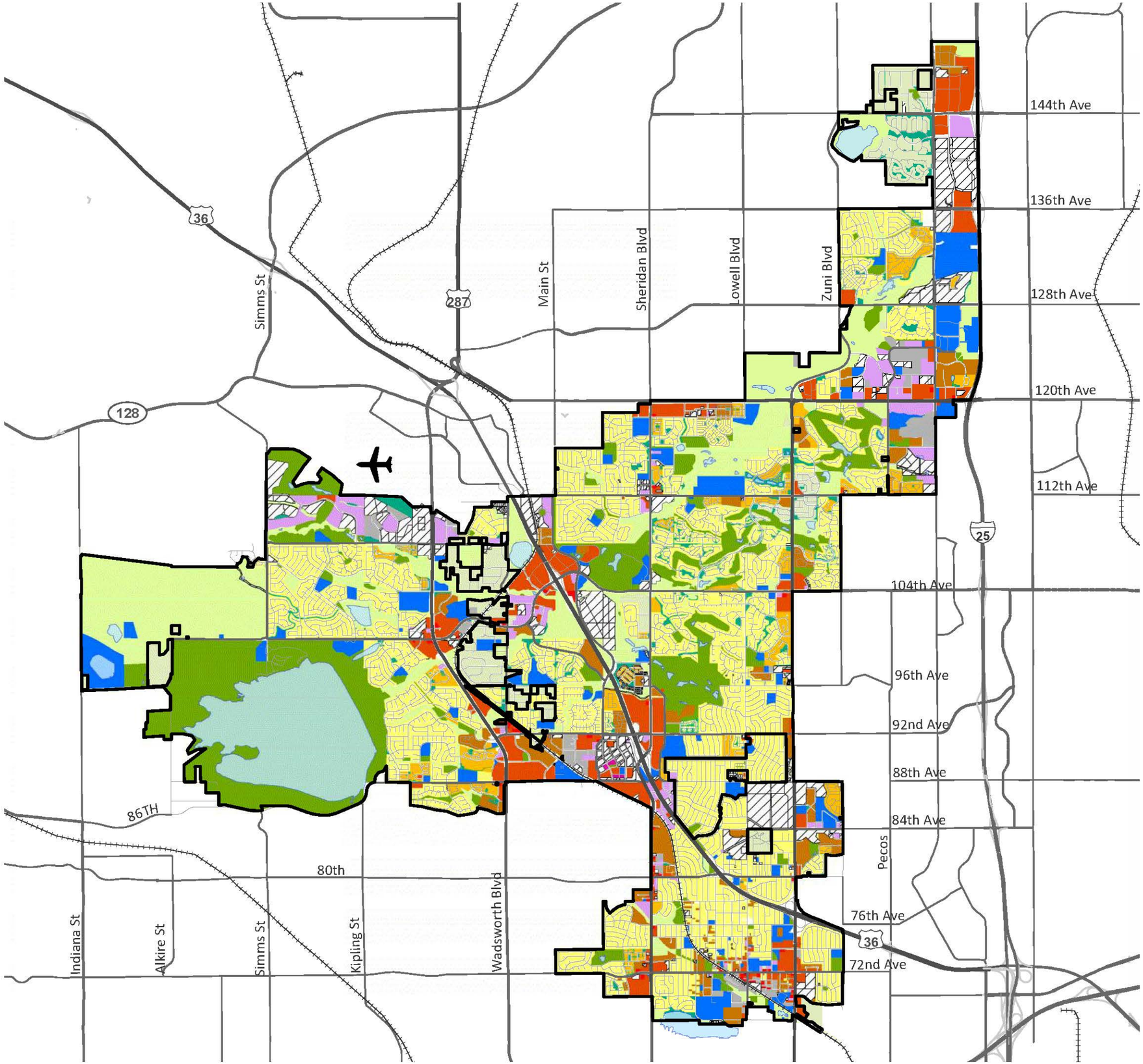
OVERVIEW

The 2040 Comprehensive Plan update builds on the planning paradigm from the 2013 Comprehensive Plan to identify strategic growth on remaining vacant land and redevelopment areas, and provides guidance on anticipated uses and building forms. Emphasis is placed on connecting residential areas with a range of employment opportunities in support of a ***Thriving City*** and convenient access to activities and services that fulfill the daily needs of a household in support of ***Healthy Places***.

Rather than focusing on individual land uses, the 2040 Comprehensive Plan focuses on the character of development in different areas. Whereas land use focuses on the type of use on a given parcel, the land use framework described in this chapter focuses on the overall look and feel of an area such as low density or high density, urban or suburban, auto-oriented or mixed-use, and illustrates this through the Land Use Diagram as a companion to the goals and policies. The overall land use framework combines concepts of land use with building form and intensity to describe the character of the area. Collectively, these elements function to guide the location and amount of development and inform programming of infrastructure, resources, and public services to support quality of life. This chapter of the Plan defines these character types envisioned for the city and illustrates their locations.

Chart 3-1. Existing Distribution of Land Uses by Area (2020)





Map 3-1. Existing Land Use Map

For future land use see Map 3-2

Legend

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use
- Office
- Retail Commercial
- Service Commercial
- Industrial
- Public / Institutional
- Open Space
- Parks and Recreation
- Private Park / Private Open Space
- Vacant
- Highway
- Major Roads
- Local Roads
- Railroad
- Water
- Westminster

N

0 0.5 1 2 Miles

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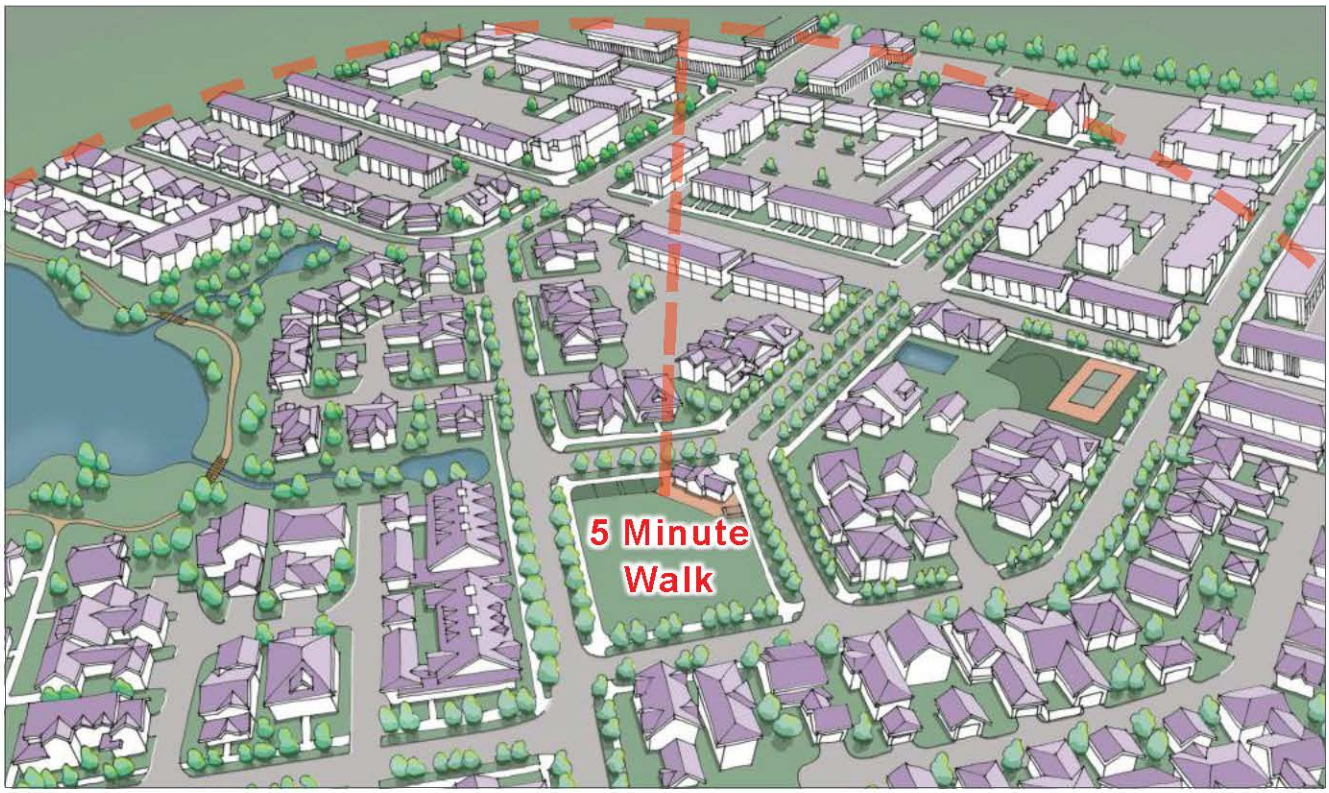
3.1 NEIGHBORHOOD UNIT

Through public engagement a preference for mixed-use development patterns was identified, but in strategic locations and composition. Diversity of housing types, supported by nearby activities such as restaurants, retail, and a park for community gathering were identified as elements of the ideal neighborhood. This included the desire to incorporate parks as social spaces and civic hubs. There was also an interest in walkable, well-connected environments with smaller, neighborhood services closer to housing. Other feedback indicated the need to address changing demographics and associated housing needs such as housing formats for varying household types and ages.

Bradburn Village

The 2040 Comprehensive Plan responds to the interest in neighborhood planning with a "Neighborhood Unit" concept. Rather than a geographical designation, the Neighborhood Unit is a framework for evaluating uses and activities in a context beyond a particular parcel or development site.

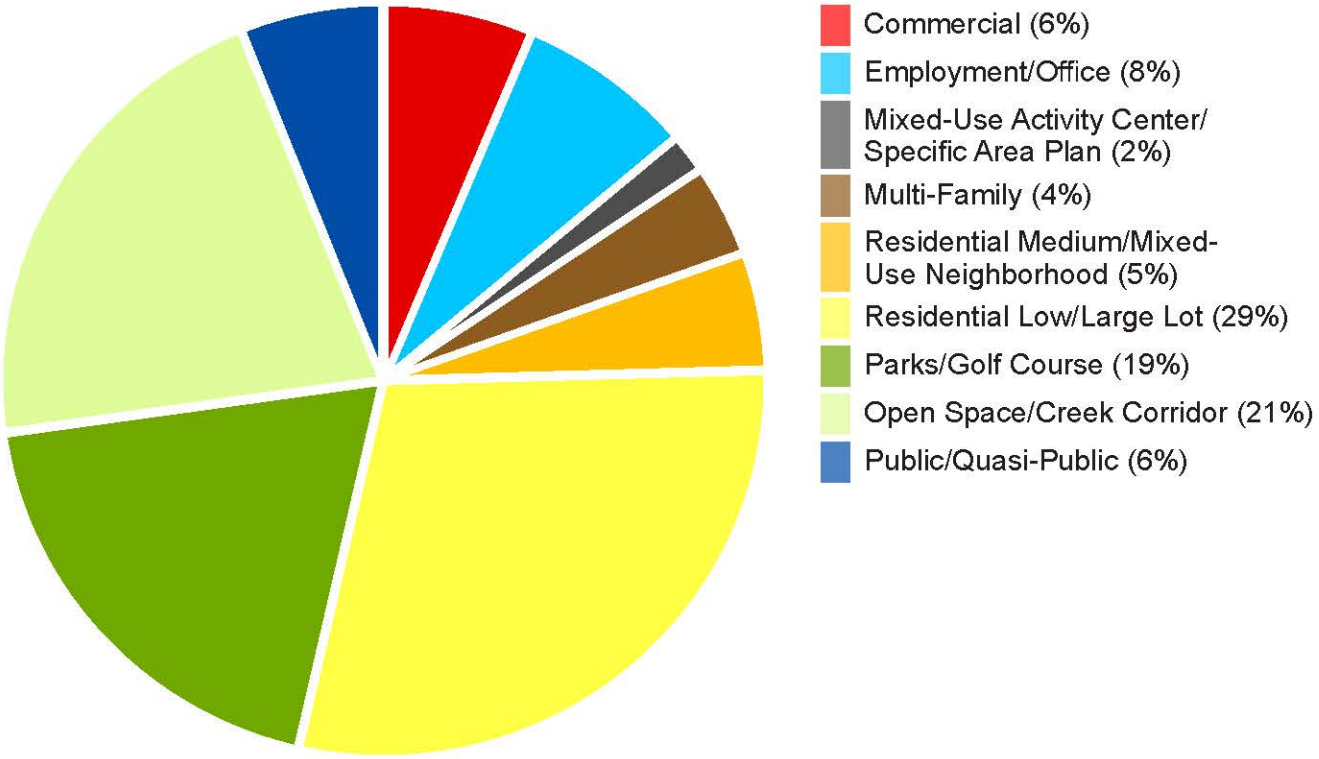
Neighborhood Units are generally defined by a quarter-mile or five minute walk, though in very low density areas this may extend up to one mile. A neighborhood unit may extend beyond a particular subdivision or development boundary to incorporate uses and activities to fulfill daily needs of residents. While primarily



composed of low density housing, Neighborhood Units may feature mixed-use areas along the edges or at key access points where transportation hubs support higher densities and commercial uses. An interconnected street pattern minimizes distances for pedestrians, cyclists, seniors, children, and those with disabilities to access amenities and services in and around the neighborhood. Access to parks, open spaces, and other areas to gather and play are key attributes, typically with a focal point located near the center of the Neighborhood Unit. Pedestrian and bicycle infrastructure and access to outdoors also promote public health in support of the Health & Wellness element (Chapter 5) of the Comprehensive Plan.

The components within a Neighborhood Unit may be developed on different timelines, therefore the Neighborhood Unit concept may be used to evaluate future development and the degree to which development proposals complement the area with missing services, commerce, amenities or housing types in support of the ***Thriving City*** and ***Great Neighborhoods*** plan cornerstones. The Neighborhood Unit concept will provide a lens for evaluating future development proposals as further detailed in Chapter 9, Plan Administration.

Chart 3-2. Distribution of Future Land Uses by Area



3.2 LAND USE FRAMEWORK

The land use framework embodies the community's vision of how Westminster should evolve over the next 20 years and support the city's financial resiliency. The intent of the framework is to establish the direction and tools with which to realize this vision. Key elements of the framework include character patterns to support existing neighborhoods with locations for new housing and centers with complementary non-residential uses. The location and description of different land use character types is based on existing uses and development patterns, community discussions, data analysis, and coordination with other city planning efforts. Generally, the most intensive types of land uses occur in clusters or nodes, adjacent to supporting transportation infrastructure.

LAND USE DIAGRAM

The Comprehensive Plan Land Use Diagram (Map 3-2) identifies where retention of existing uses is desired, where existing neighborhoods are identified for stabilization, and locations of opportunities for new types of uses in the future. The diagram does this through designation of the location, type and distribution of land uses throughout the city. Land use character types —shown as colors and graphic patterns on the diagram—allow for a range of activities within each type. The diagram is a graphic representation of policies contained in this Comprehensive Plan and is to be used and interpreted in conjunction with goals and policies throughout the Plan. Focus and Transition Areas identified in Chapter 8, Community Places, each feature a framework graphic to further guide development in these locations beyond the more general designation on the Land Use Diagram.

FINANCIAL SUSTAINABILITY

A key consideration with the 2040 Comprehensive Plan is the interrelationship of land use and the city's financial sustainability. Because land uses have different impacts on municipal finances, a balanced mix of land use types is needed to ensure future resiliency. An analysis of the Land Use Diagram was conducted to model net revenues or deficits resulting from build out. This analysis identified a positive revenue position for the city. The model separately considered a "stress test" scenario with only residential development occurring with no new commercial development; this scenario was roughly neutral with neither a positive nor negative fiscal outcome. For this reason, the Land Use Diagram balances both residential and commercial character types in support of greater future resiliency.

DENSITY AND FLOOR AREA RATIOS (FAR)

Calculation

Calculation of both density (expressed as dwelling units per gross acre) and FAR (expressed as gross building square footage to land square footage) is based on the gross site. See graphic on next page.

The calculation of FAR only includes gross building area; basements and parking structures area are excluded. FAR may be calculated using the total of all lots within the development of a PDP or ODP.

Minimums

A development plan must demonstrate compliance with the minimum FAR throughout all phases, as applicable.

Maximums

The maximum density or FAR may not be achievable on all sites due to site constraints such as topography or site area.

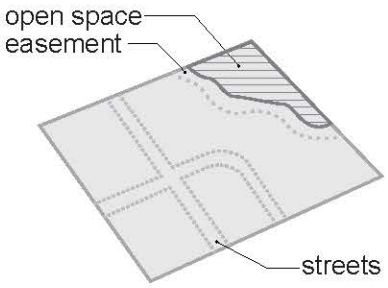
DENSITY AND INTENSITY

The Comprehensive Plan establishes density and intensity expectations for each land use character type. Residential densities are expressed as dwelling units (DU) per gross acre (DU/AC), including land for public streets, storm drainage, and other rights of way or dedications. This does not include land located within a designated 100-year floodplain. It is noted that while consideration has been given to general known constraints in the Land Use Diagram, the particular uses and densities on a site may be limited due to specific site constraints such as topography, drainage patterns, floodplains, required rights-of-way, water supply, sewer impact, the city's adopted design standards, public land dedication, or other public improvements.

To address the city's varied housing needs, three avenues are provided that modify provisions of the land use character types.

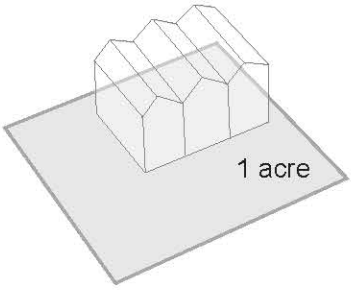
1. Accessory dwelling units (ADU) may be permitted on single-family lots, subject to applicable provisions of the Development Code and PUD for a given location. The ADU shall be considered accessory to the primary dwelling unit and, therefore, will not add to the number of units tabulated for purposes of maximum density.
2. Special needs or congregate senior housing facilities with beds rather than individual housekeeping units with kitchens may calculate density at a ratio of 2.5 beds per one dwelling unit. For example a 4-acre site with a character type that allows 18.0 units per acre could be allowed a congregate care facility with 180 beds or 72 individual housekeeping units.
3. Employment land uses may include an internally housed caretaker unit when subordinate to the primary employment use.

A maximum permitted floor area ratio (FAR) is specified for mixed-use and non-residential uses. FAR expresses the ratio of total building square footage to land square footage. For example, an FAR of 2.0 means that for every square foot of land, a developer may build two square feet of building space. Where an FAR is specified for mixed-use classifications, the FAR applies to both residential and non-residential building space, excluding basements, structured or surface parking. Similar to residential densities, maximum FARs may not be achievable due to site constraints. Basement level space is not included in FAR calculations.



Gross Site Acreage/Area

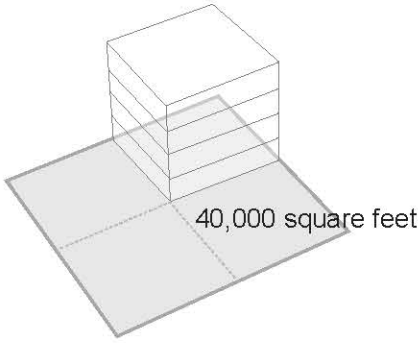
The gross site acreage (or area) encompasses the entire site, including area dedicated for open space, streets, and public easements, as illustrated above. The full acreage of the site (gray area above) is used in the calculation of density or FAR.



Density

$$\frac{\text{Dwelling Units}}{\text{Total Site Acres}} = \frac{3\ \text{DU}}{1\ \text{acre}}$$

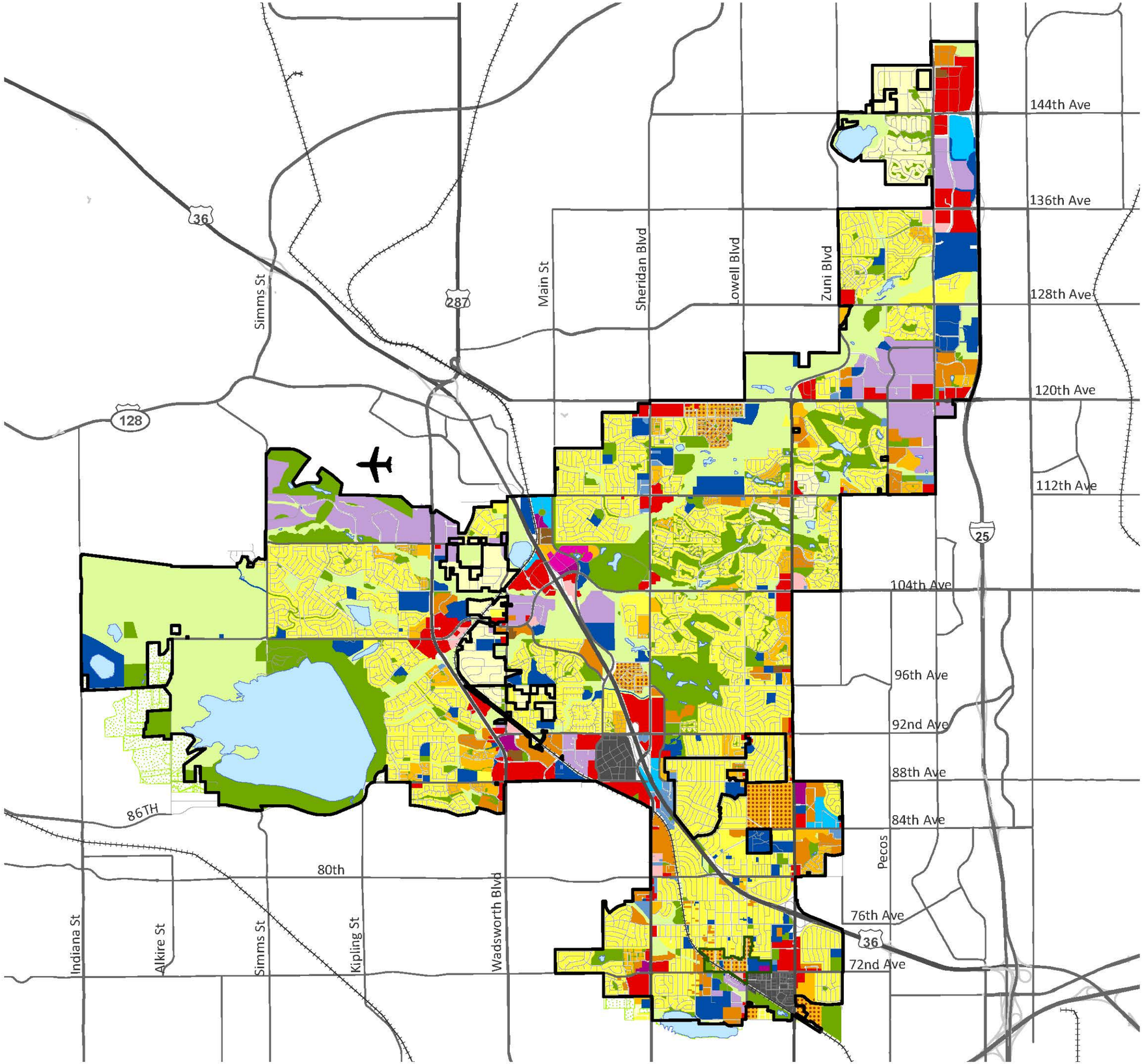
Shown above, 3.0 DU/AC, where 3 dwelling units (DU) sit on one acre of gross site acreage.



Floor Area Ratio (FAR)

$$\frac{\text{Total Building Area}}{\text{Total Site Area}} = \frac{40{,}000\ \text{square feet}}{40{,}000\ \text{square feet}}$$

Shown above, an FAR of 1.0 where a building with 4 floors of 10,000 square feet each (40,000 square feet total) sits on a parcel of 40,000 square feet gross site area.



Map 3-2. Land Use Diagram

Legend

- Residential Large Lot
- Residential Low Density
- Residential Medium Density
- Suburban Multi-Family
- Urban Multi-Family
- Mixed-Use Neighborhood
- Specific Area Plan
- Employment-Flex
- Neighborhood Office
- Employment-Office/Institutional Campus
- Public/Quasi Public
- Commercial
- Service Commercial
- Commercial Mixed-Use
- Mixed-Use Activity Center
- Parks/Golf Courses
- Open Space/Creek Corridor
- Agricultural/Conservation Area
- Harris Park Community Vision Plan
- Highway
- Major Roads
- Local Roads
- Railroad
- Water
- Westminster

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0 0.5 1 2 Miles

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LAND USE CHARACTER TYPES

Land use character types are the tools used to define the city's vision and intent for development citywide. They provide overarching direction for land use on a specific site. For the majority of the city's established development, more specific uses are delineated on a property's approved Planned Unit Development (PUD), which must be consistent with the property's Comprehensive Plan land use designation. For properties that are conventionally zoned (such as Commercial C-1, Business B-1, etc.), the Westminster Municipal Code provides greater detail on specific uses permitted within each zoning district.

This section describes each of the land use character types shown in Map 3-2: Land Use Diagram. Each type is described by representative images and text, with a "Development Standards" table that addresses land use and development characteristics. Within the table, land uses are listed as:

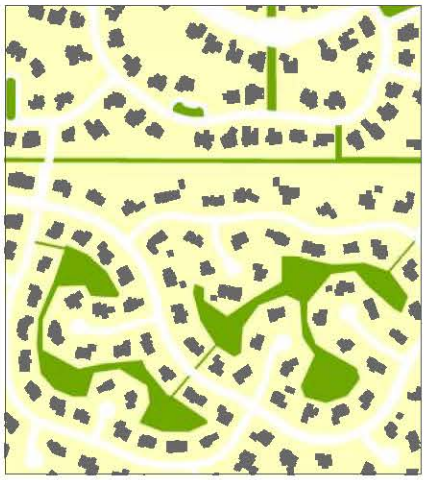
- **Primary.** Primary Uses are intended to be predominant and reflect either existing or anticipated land uses. These uses define the character of an area and support fiscal resilience as the city nears buildout. In residential character types, a listing of housing product types is provided to assist in interpretation of the classification. These product types are based on typical building patterns within Westminster relative to format and scale but do not distinguish housing tenure.
- **Secondary.** Upon substantial establishment of primary uses within a given character type, secondary uses may be considered. Secondary Uses are not intended to be dominant within a character type and are evaluated on a case by case basis to determine appropriateness. These uses may be limited based on the location and compatibility with adjacent land uses. Limitations may include building area or proportion of a project, recommended format or placement on a property. In general, secondary uses shall not exceed 25% of the land area of the character type. Secondary Uses may not be viable or appropriate on a given property but rather considered within the intent of the land use character type as it is applied across the city, the degree to which they will strengthen the viability of primary uses in the immediate area, and not overwhelm any one location with a preponderance of secondary uses.

Development characteristics in the table include maximum and minimum densities and/or floor area ratios (FARs), minimum lot size (for residential uses), and distribution of uses.

In addition to the uses described in each character type to follow, public/quasi-public uses—including government offices, police and fire stations, public and state-chartered schools, non-commercial agriculture, and places of worship—are permitted in all land use types except for park and open space classifications, subject to the development review process. Private schools and child care facilities are permitted in all residential land use types. Individual land uses may also be subject to additional review or permitting processes as required by the Westminster Municipal Code.

Potentially Prohibited Uses

A number of uses that rarely occur in Westminster are identified as potentially prohibited within any land use character type because such uses may have negative economic, social or physical impacts on existing and planned neighborhoods or community gathering locations. These uses include pawn shops, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, massage parlors, used merchandise sales, day labor services, billiard/pool halls, gun shops, adult businesses, check cashing facilities, payday lending, dollar stores, and day labor services. These businesses generally are not permitted, but may be considered on commercial and mixed-use sites in select circumstances. Size of the proposed use, visibility of the use, and its proximity to economic growth areas (identified in Chapter 8), residential uses, parks and open spaces, and public or quasi-public uses are key considerations for such uses.



RESIDENTIAL LARGE LOT

This character type provides for single-family detached residences developed at densities lower than typically found in urban areas Residential Large Lot is generally appropriate in areas distant from activity centers where development characteristics feature large lots. This designation may serve as a transition between rural and more urban areas. The prevailing lot size on adjacent lots shall inform the allowable density on a given site.

Examples: Lexington, Quail Hill, Wadsworth Estates

Table 3-1. Residential Large Lot Development Standards

Land Use	
Primary Uses	Single-Family Detached Residences; Non-Commercial Agriculture
Secondary Uses	Non-Commercial Recreational Uses; Child Care Facilities; Group Homes
Development Characteristics	
Form and Guidelines	Buildings 1 to 2 stories (not including basements); Large setbacks; Large block pattern
Density	Typically 1.0 DU/AC but allowed up to 2.5 DU/AC where the adjacent established prevailing lot sizes are compatible.
Minimum Lot Size	17,500 square feet; may be reduced to 10,000 square feet where the adjacent prevailing lot pattern is compatible.

RESIDENTIAL LOW DENSITY

This character type provides primarily for single-family detached residences and paired homes. Residential Low Density is generally appropriate in locations outside of activity centers in areas where development characteristics are suburban. The prevailing lot size and densities on adjacent lots shall inform the allowable density on a given site.

Examples: Countryside, Harmony Park, Sheridan Green

Table 3-2. Residential Low Density Development Standards

Land Use	
Primary Uses	Single-Family Detached Residences; Paired Homes
Secondary Uses	Duplexes; Patio Homes; Townhomes; Group Homes; Non-Commercial Recreational Uses; Child Care Facilities; Senior Housing
Development Characteristics	
Form and Guidelines	Buildings 1 to 2 stories (not including basements); Front and rear setbacks sufficient to provide recreation/leisure space; Access to community parks, trails and/open space; Interconnected street system with alleys
Density	Typically up to 3.5 DU/AC; allowed up to 5.0 DU/AC upon City Council approval where the adjacent established prevailing lot sizes and densities are greater than 3.5 per gross acre.

RESIDENTIAL MEDIUM DENSITY

This character type accommodates a mix of housing types from single-family residences (attached and detached) and duplexes to townhomes. This designation is appropriate for bypassed parcels surrounded by existing development within one half-mile of activity centers and transit. Single-family homes are expected to be in alley-loaded format. This designation may be used as a transitional buffer between lower density residential uses and nonresidential uses, major roadways, or parks and open spaces. Sites 10 acres or greater are expected to incorporate a mix of different product types and reflect the spirit of a Mixed-Use Neighborhood. The prevailing lot size on adjacent lots as well as access to transit, employment and services shall inform the allowable density on a given site.

Examples: Connections, Gallery at the Ranch, Legacy Ridge Patio Villas

Table 3-3. Residential Medium Density Development Standards

Land Use	
Primary Uses	Single-Family Detached; Single-Family Attached; Paired Homes; Duplexes; Triplexes; Fourplexes; Patio Homes; Townhomes
Secondary Uses	Non-Commercial Recreational Uses; Child Care Facilities; Congregate Care Facilities; Senior Housing
Development Characteristics	
Form and Guidelines	Buildings 1 to 2 stories (not including basements), but allowed up to 3 stories where the existing established context is supportive; Setbacks sufficient for a degree of private open space on each lot, or for townhomes aggregated into a neighborhood scale park; Interconnected street system with alleys
Density	Typically up to 8.0 DU/AC; upon City Council approval allowed up to 12.0 DU/AC: (1) where located within a Focus Area identified in Chapter 8; or (2) within one-half mile of a transit station shown in Map 7-1; or (3) where the existing adjacent residential land uses are greater than 8.0 DU/AC. The analysis of compatibility for increased density shall include, but is not limited to the following factors: the presence of residential densities in the surrounding area greater than 8.0 DU/AC, the presence of commercial or mixed-use areas, or access to parks, trails, and open space.

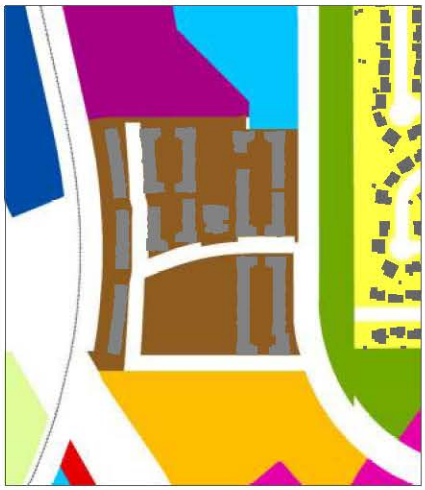
SUBURBAN MULTI-FAMILY

This character type accommodates a mix of moderate density housing types including townhomes and multi-family housing. Suburban Multi-Family shall be located along arterial streets, adjacent to transit, and within or near activity centers with a mix of supportive uses. Suburban Multi-Family may function as an edge treatment around Focus Areas to provide a transition to lower density development. Suburban Multi-Family shall incorporate pedestrian and bicycle infrastructure with connectivity to adjacent commercial services, parks, open spaces, and trail systems.

Examples: Arbor Square, Keystone Place, Westcliff Apartments

Table 3-4. Suburban Multi-Family Development Standards

Land Use	
Primary Uses	Multi-Family; Townhomes; Single-Family Attached
Secondary Uses	Non-Commercial Recreational Uses; Child Care Facilities; Congregate Care Facilities; Senior Housing
Development Characteristics	
Form and Guidelines	Buildings 1 to 3 stories but allowed higher along arterial streets or within Focus Areas; Access to community parks, trails and/open space; Engaged street orientation; Network of connected streets
Density	Maximum 18.0 DU/AC
Minimum Lot Size	2.5 gross acres for multi-family uses



URBAN MULTI-FAMILY

This character type accommodates a range of higher density housing types from townhomes to apartments, condominiums and similar higher density typologies. Urban Multi-Family shall be located along arterial streets, adjacent to high capacity transit (commuter rail, express bus), and activity centers, where supportive neighborhood-serving uses and employment opportunities are available. Parking areas should primarily be contained in structured parking or located underneath housing. Urban Multi-Family shall be located with pedestrian and bicycle infrastructure with connectivity to adjacent commercial services, parks, open spaces, and trail system.

Examples: Curate Orchard Town Center, MAA Promenade, Westglenn

Table 3-5. Urban Multi-Family Development Standards

Land Use	
Primary Uses	Multi-Family; Townhomes; Senior Housing
Secondary Uses	Non-Commercial Recreational Uses; Child Care Facilities; Group Homes; Live/Work Units
Development Characteristics	
Form and Guidelines	Buildings 1 to 4 stories but allowed higher along arterial streets or within Focus Areas and, in all cases, lower heights on edge locations abutting lower density residential uses; Access to community parks, trails and/open space; Gridded street system; Engaged street orientation; Structured or tuck-under parking, with some on-street or surface parking
Density	Maximum 36.0 DU/AC
Minimum Lot Size	5.0 gross acres for multi-family

MIXED-USE NEIGHBORHOOD

This character type is intended for inclusive neighborhoods with a mix of residential and supportive non-residential uses in a walkable, pedestrian-oriented, village development pattern. Housing types range from medium and small-lot single-family homes to multi-family housing. Mixed or non-residential uses shall be blended with residential development to include offices, personal/business services, retail, and live/work development. An interconnected grid of streets, pedestrian connections and public parks is emphasized. Mixed-Use Neighborhoods incorporate high quality architecture and design elements such as enhanced streetscapes, parks and plaza spaces, and buildings featuring a street orientation. Single-family homes are expected to be in alley-loaded format. The maximum density and intensity for this designation may be applied to an entire master planned development on contiguous parcels with the Mixed-Use Neighborhood designation as opposed to specific sites.

Examples: Bradburn Village, Hyland Village

Table 3-6. Mixed-Use Neighborhood Development Standards

Land Use	
Primary Uses	Single-Family Detached; Single-Family Attached; Townhomes; Professional Offices; Personal Services; Retail Commercial; Live/Work Units
Secondary Uses	Multi-Family; Non-Commercial Recreational Uses; Senior Housing; Child Care Facilities; Live Entertainment; Assembly Uses
Development Characteristics	
Form and Guidelines	Predominantly 1 to 2 stories but up to 4 stories at key edge locations where higher density is compatible; Civic, park and recreation spaces located throughout the neighborhood; Limited use of boundary walls, and internal fencing is predominantly open; Engaged street orientation, including at entrances; Alley-loaded format within a gridded street network; Blocks feature a mix of housing types
Density	Maximum 18.0 DU/AC

MIXED-USE ACTIVITY CENTER

This character type establishes future activity centers in the city with access to transit and amenities. Uses may include a mix of residential, retail, office and hotel uses. Along pedestrian-oriented street frontages, ground floor uses should be active, such as retail stores, restaurants, and cafes. A vertical mix of uses is encouraged with retail at the ground level and office, hotel and/or residential on upper floors. Parking is typically structured or below grade, with minimal surface parking and which should be located away from public view. Auto-oriented uses and new standalone uses with drive-throughs are not permitted.

Examples: Downtown Westminster, The Promenade

Table 3-7. Mixed-Use Activity Center Development Standards

Land Use	
Primary Uses[1]	Multi-Family; Townhomes; Professional Offices; Personal Services; Retail Commercial; Live/Work Units; Eating Establishments; Hotels
Secondary Uses	Senior Housing; Medical Facilities; Child Care Facilities; Microbreweries; Live Entertainment
Development Characteristics	
Form and Guidelines	Buildings 1 to 4 stories where abutting lower density residential, but allowed higher along arterial streets, adjacent to major transit centers, or within Focus Areas; Parking at rear, below grade or in structures; Direct linkages between residential and commercial uses; Gridded street network; Engaged street orientation
Density	Maximum 36.0 DU/AC[2]
Floor Area Ratio	Minimum 0.75 FAR Residential and Commercial; Maximum 2.5 FAR Residential and Commercial[3]

[1] Auto-oriented uses and stand-alone uses with vehicle drive-throughs are prohibited, however, formerly established drive-through uses may be permitted within a larger new development where buildings engage the street and the drive-through use is screened from view.

[2] Greater density may be allowed pursuant to adoption of a Specific Plan, see Chapter 9, Section 9.6.

[3] Greater maximum FAR may be permitted if otherwise determined by Specific Plan.

COMMERCIAL

This character type serves a variety of neighborhood and regional commercial needs and can be comprised of retail stores, eating establishments, banks, supermarkets, and business and professional offices. This character type is primarily intended for retail commercial uses, however, two sub-types of Commercial exist: Service Commercial and Commercial Mixed-use, which are further described below. This section describes the predominant Commercial character type.

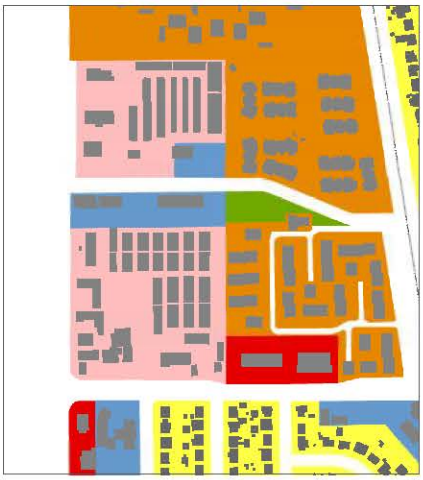
Retail uses shall be located within walking distances of residential neighborhoods or in areas where retail uses are already established. Smaller-scale neighborhood commercial development is allowed on collector streets.

Auto service stations, convenience stores, drive-through facilities, and other similar uses may be permitted when incorporated into a larger commercial development but may be limited in quantity and scale and may be prohibited in locations that directly abut residential uses, public/quasi-public or institutional uses, or parks and open spaces if their impacts cannot be sufficiently mitigated. Where allowed, such facilities shall use contextual architectural design and be compatible with surrounding uses. Additionally, the site design shall orient outdoor activities such as gas pumps, lighting, outdoor menu boards and speakers, and vacuums away from residences. Such uses shall incorporate provisions on-site for changing vehicle technologies.

Examples: Country Club Village, Walnut Creek, Westminster Plaza

Table 3-8. Commercial Development Standards

Land Use	
Primary Uses	Retail Stores; Eating Establishments; Banks; Supermarkets; Professional Offices
Secondary Uses	Auto-Oriented Uses; Stand-alone uses with vehicle drive-throughs; Hotels; Child Care Facilities; Microbreweries; Live Entertainment; Medical Facilities
Development Characteristics	
Form and Guidelines	Buildings 1 to 3 stories depending on context, however, certain secondary uses may allow greater height; Parking preferred at rear, though some parking in front is typical; Direct linkages between residential and commercial uses; Employee and customer amenity spaces
Floor Area Ratio	Maximum 0.45 FAR



SERVICE COMMERCIAL

Locations identified for Service Commercial on the Land Use Diagram, allow the Commercial character type uses but also accommodate stand-alone auto-oriented and general commercial uses including auto sales and service, self-storage, nurseries, and wholesale establishments with a lesser degree of limitations as compared to the Commercial character type. High standards for architecture apply to such uses to ensure compatibility with other types of development. Development is generally limited to arterial streets away from gateway locations and major intersections.

Examples: Church Ranch Crossing, Quail Crossing

Table 3-9. Service Commercial Development Standards

Land Use	
Primary Uses	Auto-oriented uses including sales and services; Convenience Stores; Wholesale; Nurseries; Retail Stores; Eating Establishments; Banks
Secondary Uses	Rental Car Facilities; Automotive paint/body repair facilities; Self-Storage; Child Care Facilities; Live Entertainment
Development Characteristics	
Form and Guidelines	Buildings 1 to 2 stories, however, certain secondary uses may allow greater height; Loading, service or storage areas screened from view; Employee and customer amenity spaces
Floor Area Ratio	Maximum 0.35 FAR

COMMERCIAL MIXED-USE

This is a commercial character type, however, the Land Use Diagram has designated locations where a commercial property may support the concepts of the 2040 Comprehensive Plan by adding residential uses to activate commercial areas and contribute to revitalization of commercial corridors. Stand-alone commercial use or a combination of residential with commercial use is permitted. Where residential development is proposed, a mix of uses is required to achieve the maximum allowed density with a minimum 0.10 FAR of commercial use (retail, offices or personal/ business services). Vertical mixed-use is preferred; however, where not feasible, residential development may be horizontally integrated with commercial uses up to 24 units per acre within an ODP. Parking should be located behind buildings, below grade or in structures to ensure active uses face onto public streets. New auto-oriented uses and drive-throughs are not permitted when a mixed-use project includes residential uses.

Examples: Orchard Town Center, Shoenberg Farm

Table 3-10. Commercial Mixed-Use Development Standards

Land Use	
Primary Uses	Multi-Family; Townhomes; Single-Family Attached; Professional Offices; Personal Services; Retail Commercial; Live/Work Units; Eating Establishments
Secondary Uses	Hotels; Senior Housing; Medical Facilities; Auto-Oriented Uses[1]; Child Care Facilities; Microbreweries; Live Entertainment
Development Characteristics	
Form and Guidelines	Buildings 1 to 3 story depending on context where abutting lower density residential but allowed higher along arterial streets or in Focus Areas; Parking at rear, below grade or in structures; Direct linkages between residential and commercial uses; Engaged street orientation; Employee and customer amenity spaces
Density	Maximum 24.0 DU/AC (horizontal mixed-use); 36.0 DU/AC (vertical mixed-use)
Floor Area Ratio	Minimum 0.10 FAR Commercial with Residential Maximum 2.0 FAR

[1] *New auto-oriented uses are not permitted as part of a mixed-use project that includes residential uses.*

NEIGHBORHOOD OFFICE

This character type accommodates offices for medical, legal, banking, insurance, and similar professional office uses. This designation is intended to be compatible with abutting residential and other sensitive uses. A limited amount of retail uses integrated into the office building is permitted as a portion of the project gross floor area, or GFA.

Examples: Sheridan Park, Westpark Center

Table 3-11. Neighborhood Office Development Standards

Land Use	
Primary Uses	Professional Offices
Secondary Uses[1]	Support Commercial (eating establishments; pharmacies, personal and business services, office supply); Medical Facilities
Development Characteristics	
Form and Guidelines	Buildings 1 to 3 story however certain primary uses may be allowed greater height; Maximum 15% of GFA support commercial uses or 10,000 square feet, whichever is less; Employee and customer amenity spaces
Floor Area Ratio	Maximum 0.35 FAR

[1] May be allowed through the city's development review process when developed in conjunction with, and accessory to, office buildings.

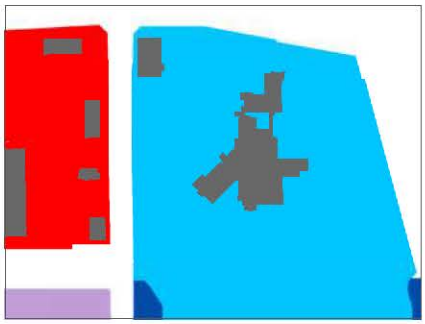
EMPLOYMENT - FLEX

This character type provides and protects land for flexible employment uses including offices, research and development facilities, and supportive uses. In general, office uses predominate this category. Light industrial uses (including warehouses, distribution, and wholesalers) may be allowed when located away from residential areas and adequately buffered from sensitive land uses, as shown in Map 3-2, or Flex/Light Industrial designated locations in the prior Comprehensive Plan. Manufacturing and assembly space is permitted when inclusive of storefront/showroom space for offices, sales or customer service. Uses that create objectionable levels of noise, vibration, odor, glare or hazards are not permitted. Outdoor storage must be screened from view. Hotel uses that support employment uses may be permitted through a master planned development. Support commercial uses integrated into employment buildings are permitted up to 10% of GFA. The city may impose stricter design standards for more intense uses.

Examples: Church Ranch Corporate Center, Park Centre, Westmoor

Table 3-12. Employment - Flex Development Standards

Land Use	
Primary Uses	Professional Offices; Research and Development Labs; Flex Office; Incubator Space
Secondary Uses	Manufacturing; Warehousing; Fabrication; Repair Shops; Wholesale Distributors; Production; Medical Facilities; Hotels; Support Commercial (eating establishments, pharmacies, business services, office supply)
Development Characteristics	
Form and Guidelines	Buildings 1 to 4 stories but may be allowed higher in Focus or Transition Areas or where adjacent to expressways; Employee and customer amenity spaces; Loading, service or storage areas screened from view; Architectural detailing for elevations within public view; Maximum 10% of GFA for support commercial or 15,000 square feet, whichever is less
Floor Area Ratio	Maximum 1.0 FAR (primary uses) Maximum 0.5 FAR (standalone secondary uses)



EMPLOYMENT - OFFICE/INSTITUTIONAL CAMPUS

This character type identifies areas where destination employment and institutional uses are appropriate. These areas are located along major transportation corridors with high visibility and accessibility. Employment uses are emphasized, including high-rise or campus-like office developments, medical centers, and supportive research and development uses. Accessory or small-scale supporting retail or personal/business service uses integrated into office buildings are permitted up to 10% of GFA. Hotel uses that support employment uses may be permitted through a master planned development. Strategically located assisted living/long term care facilities may be permitted through a master planned development where a full-service community hospital is established, subject to resource and infrastructure availability, and such residential uses may be limited in consideration of the composition of the employment area and sensitivity of adjacent uses. The desired type of development is multistory buildings served by a mix of structured and surface parking.

Examples: Circle Point, St. Anthony North

Table 3-13. Employment - Office/Institutional Campus Development Standards

Land Use	
Primary Uses	Professional Offices; Research and Development Labs; Hospitals; Medical Facilities
Secondary Uses	Hotel; Manufacturing[1]; Warehouse[1]; Production[1]; Support Commercial (eating establishments, pharmacies, business services, office supply); Overnight Stays; Rehabilitation Facilities; Hospice; Long-Term Nursing/Care Facilities (up to 18.0 DU/AC)
Development Characteristics	
Form and Guidelines	Buildings 2 to 6 stories but may be allowed higher in Focus Areas or adjacent to expressways; Maximum 10% of GFA for support commercial or 15,000 square feet whichever is less; Buildings arranged to create a walkable environment; Limited surface parking; Employee and customer amenity spaces; Loading, service or storage areas screened from view
Floor Area Ratio	Minimum 0.3 FAR Maximum 2.0 FAR

[1] *Max 10% of GFA for manufacturing, warehouse, and/or production uses unless otherwise authorized by City Council*

OPEN SPACE/MAJOR CREEK CORRIDOR

This character type identifies publicly-owned and managed areas preserved for passive recreational use and protection of natural habitat. Passive public use includes hiking, biking, nature study, and photography. Open spaces may include scenic vistas, floodplains, trail corridors, farmlands, and highly visible natural areas. These lands are preserved and managed in a natural condition. Major Creek Corridors are locations within the 100-year floodplain located on private land. Flood corridor areas remain undeveloped to protect property from flood damage, and to preserve the riparian habitat and wildlife associated with the area.

PARKS/GOLF COURSES

This character type applies to public or private parks, golf courses or greenbelts. These lands serve both active and passive recreation needs of the community with play areas, fields, trails and natural features, and amenities.

PUBLIC/QUASI-PUBLIC

This character type is intended for uses related to general community services, such as public safety facilities, schools and institutions of higher learning, child care facilities, places of worship, community centers, hospitals, municipal facilities, and cemeteries. Future public and quasi-public uses such as private schools, places of worship and recreation facilities, although not shown specifically on the Land Use Diagram, are generally allowed in all residential character types subject to city review and approval.

AGRICULTURE/CONSERVATION AREA

This character type is identified only in locations outside of municipal boundaries to inform consideration of future annexation requests. These areas provide for preservation of crop agriculture, ranching and related agri-business practices. Where residential uses are permitted, densities should be sufficiently low to allow continuation of agricultural uses. Limited commercial uses directly serving agricultural uses such as farmers markets, feed stores, nurseries, and agri-tourism facilities may be permitted.

3.3 GOALS & POLICIES

The following goals and policies provide direction for all aspects of physical planning. Goals are defined as desired ideals and a value to be sought. Policies articulate a course of action that guides governmental decision making to meet the goal. To further define how policies can be implemented in the short- and long-term, specific strategies can be found in the Implementation Action Plan. They are not inclusive of all actions and options.

RELEVANT PLANS

The following plans are incorporated by reference and are not repeated in detail:

- Transportation & Mobility Plan
- Sustainability Plan
- Specific Area Plans

See complete list of plans and policy documents in Ch. 9.

CROSS-CUTTING TOPICS

- Education
- Equity, Diversity, and Inclusion
- Health
- Resilience
- Safety
- Climate

BALANCED LAND USES

Goal LU-1 Achieve a balance of uses in the city, including employment, residential, cultural, destination attractions, and retail, as well as a full range of amenities necessary to support a vibrant and resilient community.

1.1 Ensure land uses and zoning districts are consistent with the Land Use Diagram in Map 3-2 and land use character types in Section 3.2.

1.2 Evaluate the impact of new development to the city's future water supply and infrastructure system, considering land use, intensity, and proposed conservation measures.

Goal LU-2 Support a broad range of employment, service, and office land uses to strengthen the city's economic base and opportunities for economic growth.

2.1 Continue to diversify commercial, light industrial, and institutional uses in the city to insulate the city's fiscal base from downturns in individual markets.

2.2 Promote the development of employment uses in areas with convenient access to commercial and business services, employee housing opportunities, transit, and mixed-use-activity centers with an emphasis on Focus Areas and employment-oriented Transition Areas.

2.3 Provide opportunities for greater use of flex employment spaces through appropriately mapped land use character types.

2.4 Support options for home-based work activities including accessory dwelling units and live/work units through updates to codes and design standards.

Goal LU-3 Foster a sustainable mix of commercial and institutional uses accessible to neighborhoods and business districts.

3.1 Establish and support community and neighborhood activity centers that provide access to commercial and professional services, dining and shopping options, and an identifiable center (public space, intensification or focus of activity within a defined area).

3.2 Attract experiential retail uses to the city that draw additional businesses, development investment, employers, and visitors.

3.3 Support the Neighborhood Unit concept through characteristics of a 20-minute neighborhood, where residents have access to retail services, schools, and other services.

FOCUS AREAS AND ACTIVITY CENTERS

Goal LU-4 Create and foster unique districts and internally cohesive employment and activity areas throughout the city.

4.1 Ensure that commercial and business centers have a distinct identity and character, and are generally compatible through cohesive site planning, landscaping, and architectural design.

4.2 Encourage local, unique shopping and dining options, particularly in Focus and Transition Areas and smaller, mixed-use neighborhood centers like those in Bradburn Village.

4.3 Encourage the establishment and intensification of activity centers that provide a mix of uses, transit, and attractive, walkable environments.

Goal LU-5 Cultivate activity centers that create a sense of place and concentrated nodes to support transit per the Transportation and Mobility Plan.

5.1 Integrate a range of housing types, supportive commercial uses, and ample public amenities and spaces to create and reinforce neighborhood units.

5.2 Encourage a mix of uses in the heart of activity centers. Providing an active frontage along major pedestrian connections and corridors should be a priority.

5.3 Create a sense of place both through placement of active uses and through the design of frontages, plazas and the public realm.

20-MINUTE NEIGHBORHOOD

20-minute neighborhoods are places where residents have easy, convenient access to many of the places and services they use daily including grocery stores, restaurants, schools, and parks. They are characterized by an accessible mix of commercial, recreational, civic, and residential uses that are generally within a one-mile walking distance.

LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN)

"LEED" is a rating system that integrates the principles of smart growth, urbanism, and green building into a national system for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high levels of environmentally responsible, sustainable development.

SUSTAINABLE DESIGN

Goal LU-6 Encourage sustainable design practices and construction in all aspects of physical planning in the city, with a focus on site, landscape, and building design. (Also see conservation and sustainability goals in Ch. 2: Utilities and Resources)

6.1 Promote development that is walkable, accessible to transit, and supportive of the locational concepts of LEED-ND (Neighborhood Development) through the Neighborhood Unit concept and 20-minute communities.

6.2 Encourage a resilient, equitable, and reliable energy future powered by renewable energy as described in the Westminster Sustainability Plan.

6.3 Perpetuate the legacy of Westminster's natural resources by conserving and maintaining thriving natural systems and enhancing city infrastructure.

6.4 Integrate and implement sustainable design principles throughout the Westminster Municipal Code, Sustainability Plan, and future planning efforts to include waste management, building safety, energy efficiency, universal design, and access for pedestrians and bicyclists.

6.5 Encourage green building practices to the extent practicable and financially feasible, including elements such as green infrastructure, energy efficiency, solar access, and construction techniques to ensure resistance to moisture, wind, and fire damage.

Goal LU-7 Develop a built environment that is integrated with open spaces and allows for the preservation of natural areas and creek corridors.

7.1 Pursue development patterns that can preserve open space lands and natural areas.

7.2 Limit impact to water quality and natural habitat through land acquisition, watershed protection, and annexations adjacent to Standley Lake and other water resources.

7.3 Integrate the parks, open space, and trails network into new development, infill, and redevelopment areas to encourage walkable neighborhoods with access to parks and trails.

DEVELOPMENT STANDARDS

Goal LU-8 Support a consistent and predictable development process with a high level of clarity in standards, combined with innovative development practices.

8.1 Maintain land development regulations and processes that result in quality development and address needs and concerns of the community.

8.2 Increase transparency to the greater community through opportunities to learn about new development at an early stage and codify design standards in an accessible format.

8.3 Incorporate concern for long-term costs of maintenance for owners and/or tenants in the development of new standards relative to sustainability, resiliency, and energy.

Goal LU-9 Maintain the city's high-quality design and development character.

9.1 Promote excellence in site planning, architecture, and the design of landscaping, lighting and signage in all types of development by means of design standards for each type of use.

9.2 Use development standards and guidelines to promote development of neighborhood units with access to amenities and services, and ensure high quality of design.

9.3 Encourage development that maintains the enhanced public realm and architectural character of the community while considering limited natural resources and issues of diversity, equity, and inclusivity.

9.4 Provide pedestrian-oriented and accessible amenities and design in new development, such as outdoor seating, plazas, public art, ground-floor retail, shade facilities, and enhanced transit shelters and amenities.

REGIONAL COLLABORATION

Goal LU-10 Coordinate planning efforts with surrounding communities, counties, regional agencies, and special districts to support regional needs.

10.1 Ensure new development and land uses are consistent with applicable area and regional plans and regulations.

10.2 Work with Jefferson County to ensure existing development and proposed development is compatible with Rocky Mountain Metropolitan Airport operations.

10.3 Continue to work with partnering communities in the Denver Regional Council of Governments Mile High Compact to plan for the long-term growth vision established by the Metro Vision 2040.

10.4 Consider strategic annexations on a case-by-case basis, taking into consideration alignment with city objectives, fiscal impacts, viability of municipal services within accepted standards, availability of infrastructure and utilities to serve the area, connectivity between new developments, economic diversity, and compatibility of land uses with contiguous development. See Appendix A Annexation Analysis.

10.5 Actively participate in regional efforts to address issues of housing affordability and homelessness through initiatives that integrate land use and transportation planning, as well as access to employment, education, and health services in a comprehensive manner.

10.6 Work with Adams County and/or Hyland Hills Parks and Recreation District to identify potential park and recreation sites for areas south of 92nd Avenue.