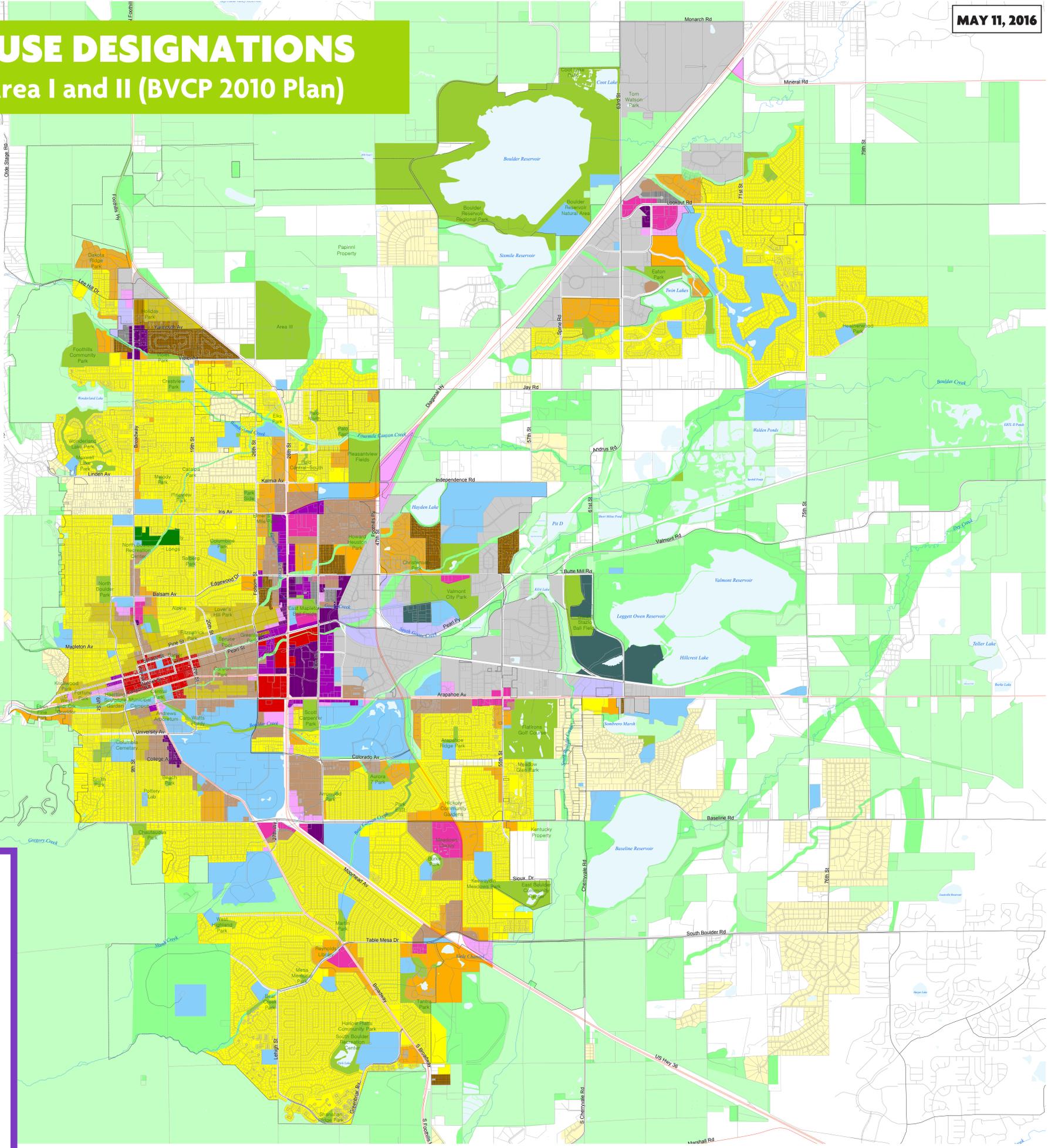


LAND USE DESIGNATIONS

Includes Area I and II (BVCP 2010 Plan)

- BVCP Land Use**
- Residential**
- Very Low Density Residential (VLR)
 - Low Density Residential (LR)
 - Manufactured Housing (MH)
 - Medium Density Residential (MR)
 - Mixed Density Residential (MXR)
 - High Density Residential (HR)
- Business**
- Community Business (CB)
 - General Business (GB)
 - Service Commercial (SC)
 - Transitional Business (TB)
 - Regional Business (RB)
- Industrial**
- Community Industrial (CI)
 - General Industrial (GI)
 - Light Industrial (LI)
- Mixed Use**
- Mixed Use Business (MUB)
 - Mixed Use Industrial (MUI)
 - Mixed Use Residential (MUR)
- Open Space and Mountain Parks**
- Open Space, Acquired (OS-A)
 - Open Space, Development Rights (OS-DR)
 - Open Space, Other (OS-O)
- Other**
- Agricultural (AG)
 - Park, Urban and Other (PK-U/O)
 - Public (PUB)
 - Environmental Preservation (EP)



LAND USE vs. ZONING:

What's the difference?

The BVCP land use map provides policy direction and definition for future land uses and is implemented through zoning.

The zoning map guides development and current or intended use and is regulatory.



RESIDENTIAL

<p>VLR Very Low Density Residential (2 dwelling units per ac. or less)</p> <p>Very low density areas in the rural section of the city consist predominantly of single-family detached structures.</p>	<p>LR Low Density Residential (2 - 6 dwelling units per ac.)</p> <p>Low density areas in the older section of the city consist predominantly of single-family detached structures.</p>	<p>MH Manufactured Housing</p> <p>The manufactured housing design is applied to existing mobile home parks.</p>	<p>MR Medium Density Residential (6 - 14 dwelling units per ac.)</p> <p>Medium density areas are generally situated near community shopping areas or along some of the major arterials of the city.</p>
<p>MXR Mixed Density Residential (Older areas = 6 - 14 dwelling units per ac.) (For new areas = 6 - 18 dwelling units per ac.)</p> <p>Mixed density areas surround the downtown and are located in some areas planned for new development.</p>	<p>HR High Density Residential (More than 14 dwelling units per ac.)</p> <p>High density areas are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment.</p>	<p>MUR Mixed-Use Residential</p> <p>In Mixed-Use-Residential areas, residential character will predominate, although neighborhood scale retail and personal service uses will be allowed.</p>	

OPEN SPACE AND MOUNTAIN PARKS

- OS-A** Open Space, Acquired
Land already acquired by the city or Boulder County for open space purposes.
- OS-DR** Open Space, Development Rights
Privately owned land with conservation easements or other development restrictions.
- OS-O** Open Space, Other
Other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions.

BUSINESS

<p>CB Community Business</p> <p>A Community Business area is the focal point for commercial activity serving a subcommunity or a collection of neighborhoods.</p>	<p>GB General Business</p> <p>The General Business areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist.</p>	<p>SC Service Commercial</p> <p>Service commercial areas provide a wide range of community and regional retail and service uses generally not accommodated in core commercial areas and which generally require automotive access for customer convenience and the servicing of vehicles.</p>
<p>TB Transitional Business</p> <p>The Transitional Business designation is usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas.</p>	<p>RB Regional Business</p> <p>The Regional Business areas provide major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and neighboring communities.</p>	<p>MUB Mixed-Use Business</p> <p>Mixed-Use-Business development may be deemed appropriate and will be encouraged in some business areas where business or residential character will predominate.</p>

INDUSTRIAL

<p>CI Community Industrial</p> <p>The Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses include smaller scale auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses.</p>	<p>GI General Industrial</p> <p>The General Industrial classification is shown where the more intensive and heavy industries are located or planned.</p>
<p>LI Light Industrial</p> <p>Light Industrial areas are primarily research and development, light manufacturing, large scale printing and publishing electronics or other intensive employment uses.</p>	<p>MUI Mixed-Use Industrial</p> <p>Mixed-Use-Industrial development may be deemed appropriate and will be encouraged in some industrial areas where industrial character will predominate.</p>

OTHER

- AG** Agricultural
An Agriculture land use designation identifies land in the Service Area that is planned to remain in agricultural use. Uses that are auxiliary to agriculture, such as a home, a barn and outbuildings and the incidental sales of farm or horticultural products are expected on land with this designation.
- PK-U/O** Park, Urban and Other
Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes.
- PUB** Public
Public/Semi-public land use designations encompass a wide range of public and private non-profit uses that provide a community service.
- EP** Environmental Preservation
The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezoning, acquisitions, and density transfers.