

The Town of
BERTHOUD
COLORADO

Comprehensive Plan
Map 1 of 3
PREFERRED LAND USE PLAN

LEGEND

Land Use Designation

-  Low Density Rural Residential (Up to 0.5 DU/AC)
-  Low Density Suburban Residential (Up to 2 DU/AC)
-  Moderate Density Residential (2 to 6 DU/AC)
-  High Density Mixed Use Residential (6 - 14 DU/AC)
-  Commercial/Office
-  Employment
-  Berthoud Growth Management Area/Boundary
-  Town of Berthoud Area of Community Influence (ACI)
-  Natural Preserve/Open Lands (Parks, Bodies of Water, Hwy 287 Buffer, Trail Corridor Conservation Easement (CE) Irrigation Ditches)
-  View Corridor Areas that may serve to preserve views to agricultural lands, natural areas and mountains along major roadway corridors.

I-25 Sub-Area Land Use Plan

-  Mixed Use
-  General Commercial
-  Neighborhood Commercial
-  Convenience Commercial
-  Employment
-  Flex - Office/Residential
-  Low Density Residential (1 - 3 DU/AC)
-  Medium Density Residential (3 - 8 DU/AC)
-  High Density Residential (8 - 20 DU/AC)
-  Parks and Open Space
-  Little Thompson River Corridor/Tertiary Drainage Corridor
-  Transit

1. Open space illustrated on the I-25 Sub-Area Land Use Plan includes the Little Thompson River floodplain and secondary intermittent drainages. It is the intent of the Land Use Plan that permanent open space shall represent a minimum of 30 percent of the total gross land area upon buildout.
2. Road alignments and land use areas shall be in substantial compliance with this Land Use Plan. Minor deviations in road alignments and the size of Land Use category acres (ten percent minimum) may be allowed, subject to Administration approval, but shall not increase the allowable number of dwelling units or the gross floor area of the land use categories original size.

Notes to the Preferred Land Use Plan:
1. Approved final plats shall supercede preferred land uses shown herein.
2. The I-25 Sub-Area Plan adopted June 3, 2003, is incorporated into the 2014 Comprehensive Land Use Plan as adopted.

Moderate Density Residential

This land use designation is intended to support traditional residential neighborhoods primarily, but not exclusively, in single-family home development. Overall residential density in these areas may range from 2 to 6 dwelling units per gross acre. While single family residential is the primary land use, additional uses such as churches, schools, medical and dental clinics, offices and general retail are permitted.

Employment

This designation is characterized by single and multi-tenant uses and corporate campuses. Employment uses commonly include corporate headquarters, research and development facilities, laboratories, offices, and industrial. Both light and heavy industrial land uses are supported within this land use designation.

Area of Community Influence

Along the I-25 corridor, just outside of the GMA, the town has established an Area of Community Influence, where future land use activities may have an impact on land uses or infrastructure within the Town of Berthoud. These areas are where Berthoud is near or adjacent to the towns of Johnstown and Loveland and where land in the Area of Community Influence could become incorporated into the Berthoud GMA over time and eventually annex to the community.

High Density Mixed Use Residential

This designation supports higher density residential development, such as townhomes, condominiums and traditional multi-family, but also mixed uses including retail, commercial, office, service, business, workshop, and related uses. Land within this designation may grow to be a rich pedestrian oriented and mixed-use environment where shops, housing, employment and services would all be found. Residential densities are supported between 6 and 14 dwelling units per gross acre in this land use designation.

Low Density Suburban Residential

The Low Density Suburban Residential land use designation represents a transition from rural residential to higher density traditional single family neighborhoods. This designation supports a slightly higher overall density that remains single-family detached home developments on larger lots. Overall residential density in these areas could range up to 2 units per gross acre. A reduction in lot size is possible if development is clustered on the property.

Commercial/Office

This Plan designation supports small-scale downtown commercial uses such as restaurants, specialty retail, pharmacies, civic uses as well as larger regional commercial opportunities, office spaces, and technology companies.

View Corridor

Locations on or adjacent to public lands or rights-of-way that have great views of agriculture lands, natural areas and mountain areas to the west and south of Berthoud. View preservation techniques will be explored for these areas.

Low Density Rural Residential

The Low Density Rural Residential land use designation represents the most natural, least developed, most rural residential areas within the Berthoud GMA. It is intended to support rural-oriented residential development that preserves significant areas of either farmland or open space. Residential lot size in this designation would be a minimum of 2 acres, yielding a maximum density of less than 0.5 dwelling unit per gross acre. This designation is essentially intended to support existing development in either Weld or Larimer counties, as they would be annexed into Berthoud. A reduction in lot size is possible if development is clustered on the property.

Park, Civic, Natural Preserve and Open Space

This designation identifies areas of the incorporated Town as well as within the larger GMA that have been, or could be, preserved as conservation easements or for use by the public.

