



Development Plan

Urban Uses Residential

- pa1-7 Low Density 2.0 DU/GRA²
- pa20-33 Medium-Low Density 4.0 DU/GRA²
- pa40-59 Medium Density 5.0 DU/GRA²
- pa60-69 High Density 8.0-15.0 DU/GRA²

Nonresidential

- pa 70,89-91 Community Activity Center
- pa71-73 Town Center
- pa74 Corridor Activity Center
- pa75-88 Business/Industrial Park

Circulation

- Centennial Freeway (C-470)
- 2 Lane Arterial
- 4 Lane Arterial
- 6 Lane Arterial
- T Shop-N-Ride
- P Mass Transit Parking Site

Nonurban Uses

- Nonurban
- E³ Elementary School
- MS³ Middle School
- HS³ High School
- CP Community Park
- RP Regional Park
- L Library
- A Highlands Ranch Community Association Facility
- Hiking/Biking Trail

- ¹Planning Area
- ²Dwelling Unit/Gross Residential Acre
- ³Schools

This is a graphic representation of the recorded Highlands Ranch Development Plan zoning map. This map is not the official Division County zoning map. This map is not printed and should not be used to locate planning area boundaries.



0 1000' 4000'
scale in feet



HIGHLANDS RANCH

January 2005