

## Chapter 5

# LAND USE & DEVELOPMENT

Windsor includes a diverse range of land uses that accommodate residential, commercial, and industrial users. The Town's residential neighborhoods are comprised of historic homes near Downtown as well as a large number of newer subdivisions, many of which anchor golf courses and large open spaces and have been built in the last 20 years. The Town's commercial and retail areas are anchored by the Main Street (SH 392) corridor and Downtown Windsor, while I-25 and emerging east-west corridors like Harmony Road and Crossroads Boulevard play an increasingly important role in the area's growth.

Additionally, the Great Western Industrial Park includes large scale sites and heavy manufacturing uses, which play an important role in defining the eastern parts of Windsor and carries implications for land use and economic planning across the community. The **Land Use & Development Plan** serves to guide future growth and development by providing a framework for Town policy and development review decision-making. The **Land Use & Development Plan** considers existing land uses, environmental features, market influences, and the vision of the Windsor community to create a land use pattern that contributes to a vibrant economy and high quality of life.

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*Windsor, Colorado was founded as a small 19th Century agricultural and railroad town, but in the last 25 years has tripled in size while establishing itself as one of the most desirable communities in Colorado. This recent growth likely represents just the initial phase of rapid expansion, as Windsor is poised to continue to substantially increase in size in future decades.*

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