

**VILLAGE OF THORNTON**  
**TEXT AMENDMENT APPLICATION – B-2 BUSINESS DISTRICT**  
**(RESIDENTIAL ABOVE COMMERCIAL)**

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**Applicant:** Village of Thornton

**Code Sections:** Title 11 – Zoning  
Chapter 11-10 – Amendments

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**I. DESCRIPTION OF PROPOSED AMENDMENT:**

The Village proposes a text amendment to Title 11 of the Thornton Village Code to modify the use regulations of the B-2 Business District by removing the existing permitted use allowing one single-family owner-occupied dwelling unit above the first floor and instead allowing residential dwelling units above the first floor of a building as a special use, subject to approval pursuant to Chapter 11-9 (Special Uses) of the Thornton Village Code.

Under the amendment:

1. Residential dwelling units located above the first floor of a building within the B-2 Business District may be permitted only upon approval as a special use pursuant to Chapter 11-9 of the Thornton Village Code.
2. The ground floor of the building must be devoted to permitted commercial uses within the B-2 District.
3. Multiple dwelling units may be permitted above the first floor and such dwelling units may be owner-occupied or rental units.

The amendment is intended to allow appropriate mixed-use development within commercial areas while ensuring that residential uses are integrated in a manner compatible with the commercial character of the district.

**II. PURPOSE OF AMENDMENT:**

The B-2 Business District is intended to accommodate commercial uses serving the Village and surrounding area. In certain locations, allowing residential dwelling units above commercial space can promote economic activity, increase residential density near commercial services, and support redevelopment of existing buildings.

This amendment allows residential uses above the first floor only when approved as a special use and only when the ground floor remains devoted to commercial uses. Requiring special use approval ensures that the Village retains the ability to evaluate factors such as building design, parking, compatibility with surrounding development, and overall site suitability.

**III. CONSISTENCY WITH THE THORNTON ZONING CODE:**

This amendment is proposed pursuant to Chapter 11-10 (Amendments) of the Thornton Zoning Code. The amendment is consistent with the purposes of the Thornton Zoning Code set forth in §11-1-2, including promoting the public health, safety, and general welfare of Village residents and encouraging the orderly development of land uses.

Allowing residential units above commercial uses in the B-2 Business District promotes mixed-use development while maintaining the commercial character of the district. By requiring special use approval, the Village ensures that such developments are evaluated for compatibility with surrounding uses and existing development patterns.

Submitted on behalf of the Village of Thornton.

## **EXHIBIT A**

### **PROPOSED TEXT AMENDMENT – B-2 BUSINESS DISTRICT**

#### **I. AMENDMENT TO § 11-5B-2 (PERMITTED USES)**

Amend § 11-5B-2 of Title 11 (“Zoning”) of the Thornton Village Code by deleting the following permitted use:

One single-family owner-occupied dwelling unit above the first floor, other than those located in a hotel or motel.

#### **II. AMENDMENT TO CHAPTER 11-9 (SPECIAL USES)**

Amend Chapter 11-9 of Title 11 (“Zoning”) of the Thornton Village Code by adding the following special use for property located in the B-2 Business District:

Residential dwelling units located above the first floor of a building in the B-2 Business District, including multiple dwelling units, provided that the ground floor of the building is devoted to permitted commercial uses within the B-2 Business District and subject to approval pursuant to Chapter 11-9 (Special Uses) of the Thornton Village Code.

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**VILLAGE OF THORNTON**

**BEFORE THE PLANNING AND DEVELOPMENT COMMISSION**

Text Amendment: B-2 Business District (Residential Above ) Petitioner: Village of Thornton  
Commercial) )  
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**REPORT**

**Findings of Fact:**

The required legal notice was published in a newspaper of general circulation in the Village of Thornton. On March 11, 2026, the Planning and Development Commission (the “*Plan Commission*”) conducted a public hearing regarding the above-referenced petition. The Petitioner requested a text amendment to the Zoning Ordinance related to the regulation of residential dwelling units located above the first floor of buildings within the B-2 Business District.

The proposed amendment modifies the use regulations of the B-2 Business District by removing the existing permitted use allowing one single-family owner-occupied dwelling unit above the first floor and instead allowing residential dwelling units above the first floor of a building as a special use, subject to approval pursuant to Chapter 11-9 of the Thornton Village Code. The amendment further requires that the ground floor of the building remain devoted to permitted commercial uses within the B-2 Business District and allows multiple dwelling units above the first floor, which may be owner-occupied or rental units.

Petitioner’s representative was present and provided sworn testimony before the Plan Commission, and the Commission heard sworn testimony from the Petitioner. The Petitioner explained the purpose of the proposed text amendment.

The Plan Commission invited public comment and all interested individuals were given the opportunity to address the Commission regarding the proposed text amendment.

**Text Amendment**

Following the close of testimony and public comment, the Plan Commission deliberated on the proposed text amendment. After consideration of the testimony presented, the public comments received, and the record before it, the Plan Commission voted on the petition.

**Summary and Recommendations:**

After deliberation, and by a vote of the members present, the Plan Commission recommends approval of the text amendment to the Village President and Board of Trustees of the Village of Thornton.

The Plan Commission determined that the proposed text amendment is consistent with the purposes of the Thornton Zoning Code and the amendment procedures set forth in § 11-10-6 of the Thornton Village Code.

Dated this 11<sup>th</sup> day of March, 2026.

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/s/  
Chairperson, Planning and Development Commission