

DRAFT -- outline of ordinance to rezone the following properties:
Anasazi State Park, Town Hall property (including fire station and post office), Town Park property, LDS chapel, Boulder Elementary School and South Central property

WHEREAS the subject properties are in the Medium Density Residential zone, excepting South Central which is in GMU;

WHEREAS the uses of the property are legal, but non-complying uses under the Boulder Zoning Ordinance;

WHEREAS the Anasazi State Park uses are educational and retail sales, both of which are open to the public;

WHEREAS the other properties are also open to the public, but focus primarily on municipal and educational goals, excepting the Boulder Post Office, which also engages in sales and services;

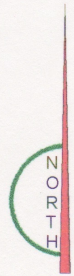
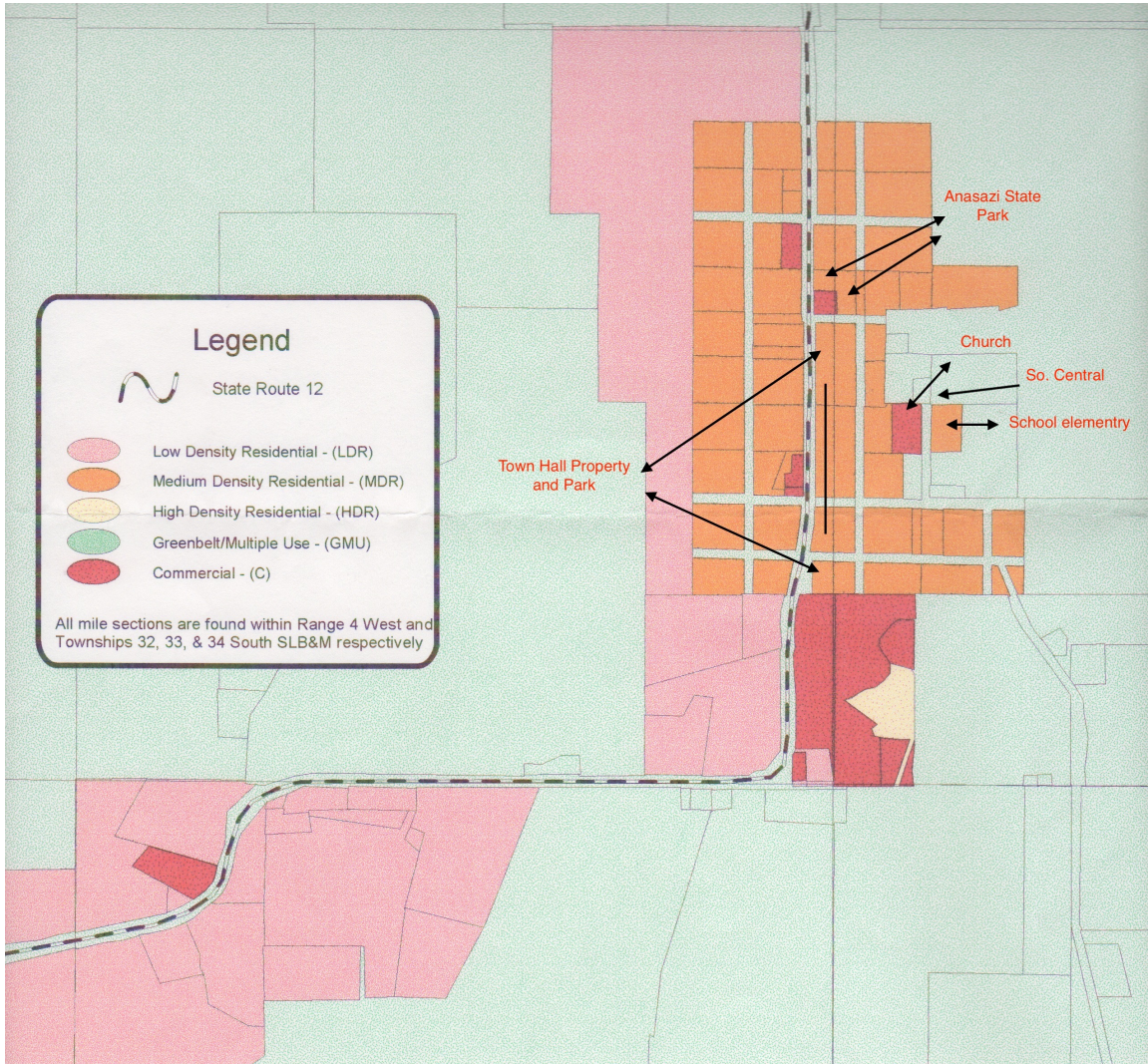
WHEREAS the properties should be rezoned to accurately reflect their uses within the community.

Public and Semi-public Zone (Public) defined and created – The intent of this district is to establish a public or semi-public area for health, religious, education, utilities and governmental institutions. The nature of these institutions require that they be located in areas with good access and also be near residential areas that they serve. The sale of goods and services in the zone is allowed (as defined in Section 602(C) of the Boulder Zoning Ordinance), but only as a secondary use to the primary mission of education, religious assembly, utility services, public safety and/or all municipal uses related to Boulder Town governance and civic functions.

The following table of uses governs the Public and Semi-public (Public) zone: **(P=permitted; C= conditional; all uses not listed are not allowed in the zone.)**

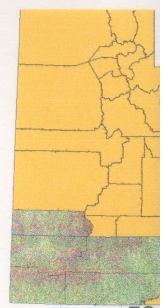
Cultural Exhibits and Libraries	P
Municipal and Governmental	P
Parks and Recreation	P
Postal Service	P
Public Safety Services	P

Religious Assembly	P
School (elementary)	P
Utilities	C



FCAOG uses information and data from many different sources, which may be of differing accuracy and which have been integrated to provide a planning context. These products should be used only for the purposes they were intended. For specific data source information, please contact FCAOG GIS.

Map created August 28, 2001
 Curt Hutchings
 Five County Association of Governments



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