

Protecting Critical Open Space
Encouraging Attainable Housing

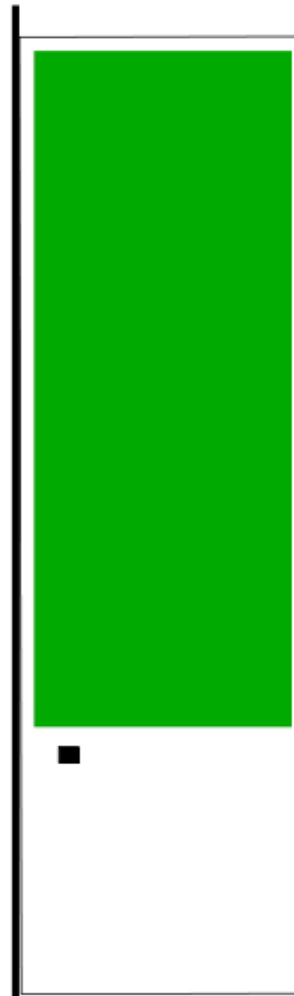
**Questions To Be Answered
Reprise & A New Question**

60 Acres, More or Less

36 A irrigated

1 existing dwelling

public road



What makes a difference in what is possible?

- Presence of one (1) dwelling – there already is one
- Irrigation of 60% of parcel
- Shape of parcel – relatively long/narrow
- Access to parcel – already a public road
- **The Rules – the zoning**
- The rules can vary by zoning district

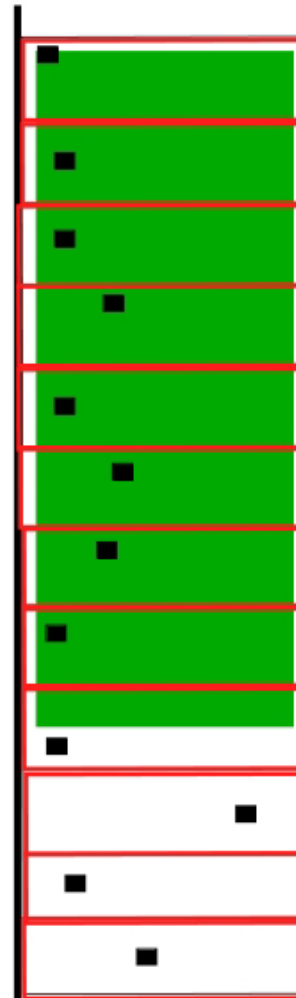
60 Acres, More or Less

36 A irrigated

Current Rules

1 existing dwelling

public road



Development Under Current Rules

- 12 driveways onto road
- 12 dwellings
 - 8 affected by high water table?
- Attainable? Nope
- Irrigated land cut into 8
- Ag Management
 - more fences?
 - more culverts?
 - more weeds?
 - productivity?

Is There a Better Way?

Define Better

Continue Agriculture

Encourage Attainable Housing

As per the General Plan

60 Acres, More or Less

36 A irrigated

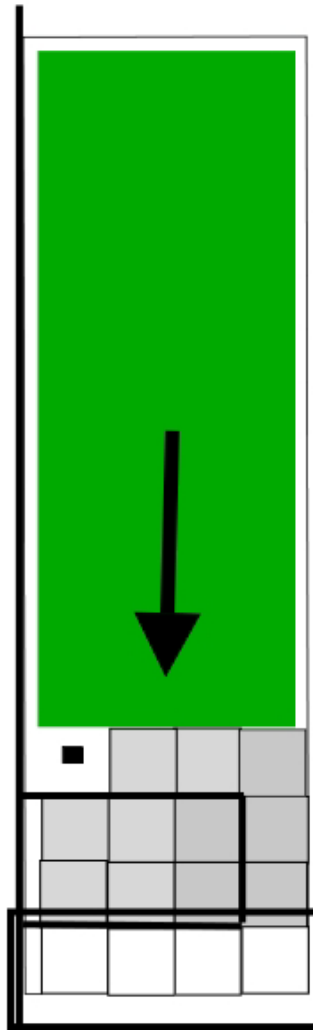
Density
Drifts

1 existing dwelling

1:5

Incentive

public road



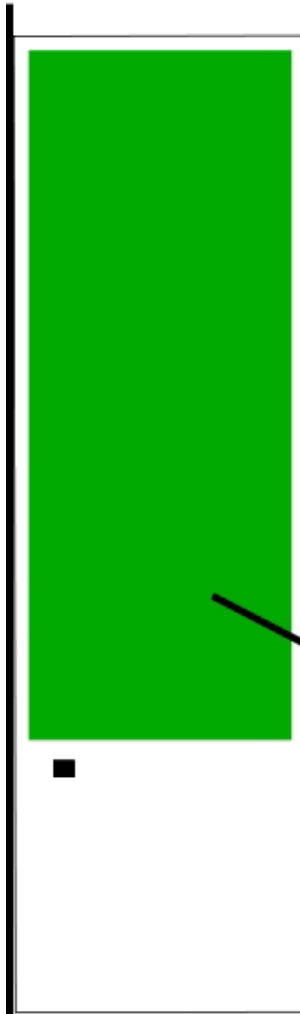
Questions PC Must Answer

- How big does the incentive have to be? Size, shape, character of parcel will determine how much of the incentive it is practical to use.
- Does developer have to protect 100% of open space to qualify for incentive? Could there be a sliding scale?
- What is the smallest acceptable minimum lot size?
- How much of incentive has to be attainable housing?

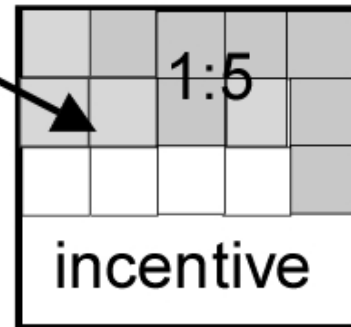
Questions

- Can density drift from one parcel to another?

60 Acres, More or Less



20 Acres,
same owner,
different site



Answers

- How big does incentive have to be?
- Old cluster provision allows 2.5 A lots (if 50% of ag protected) so start there:
- $36/2.5 = 14.4$, higher density shifted from what is protected
- $24/5 = 4.8$, present density from what is not
- Total = 19.2
- 19 instead of 12, is 58% incentive enough? How many of the 19 should be attainable?

Answers

- More incentive may be needed, so:
- $36/2 = 18$
- $24/5 = 4.8$
- Total = 22.8
- 22 instead of 12, is almost double enough? How many should be attainable?

Answers

- Each parcel different, numerous variations
- **Lot size must be treated as an average – PC has sent this on!**
- Controlling Factor: What is the smallest acceptable minimum lot size? One (1)? Whatever Health Dept allows?
- How much of incentive has to be attainable housing? 20%? More?

Whatever Your Answers, They Are Established
& Managed by Zoning District

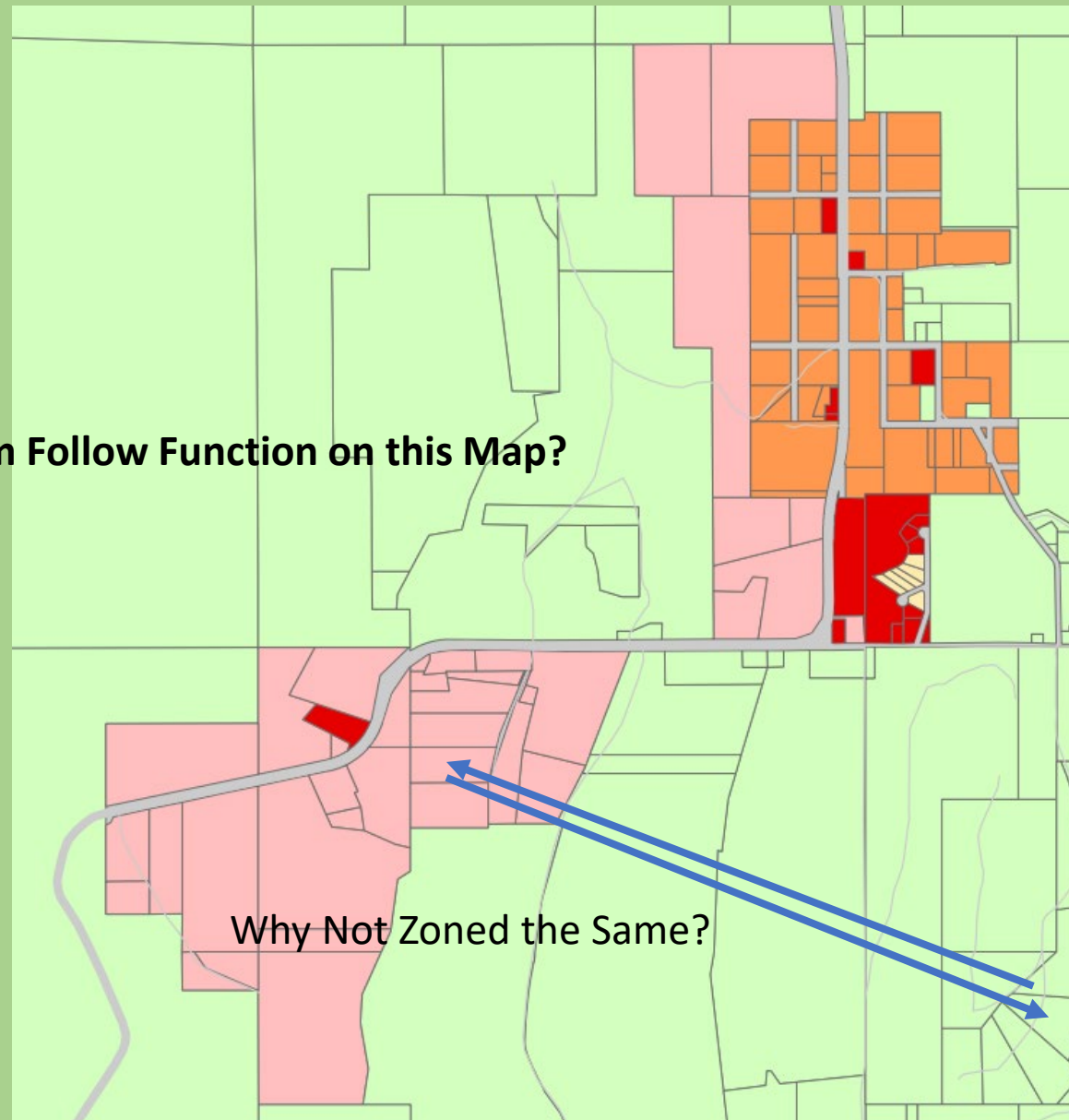
- But first, a question:

Does using zoning districts copied from
some suburb make sense in Boulder?

Boulder Town Zoning Districts

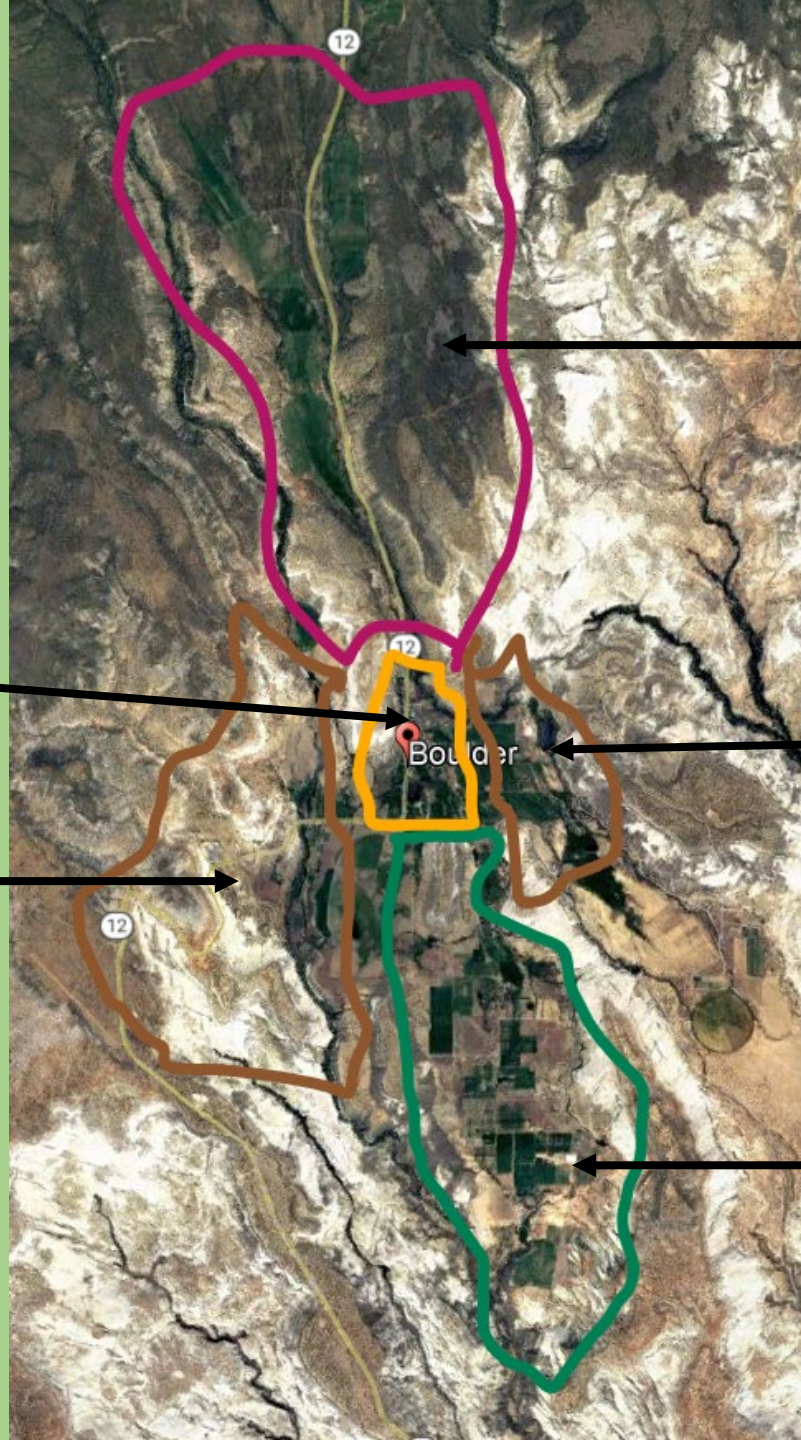
- C = Commercial – some existing, superseded by performance approach to commercial
- HDR – one spot
- MDR – Village Center – includes lots of uses besides residential, nonconforming lots
- LDR – Not used much
- GMU – 90% plus, incorporates very different landscapes

Does Form Follow Function on this Map?



Why Not Zoned the Same?

Functional Boulder



more visual screening, ag,
highway access

mixed uses, activity centers,
smaller parcels, highway access

mixed parcel sizes, near center

mixed parcel sizes, some ag,
highway access

wide open views, ag,
limited access

Use Present Zoning Districts

- C = Commercial – superseded by performance approach, existing remain
- HDR – leave it, don't use in future, no transfers
- MDR – transfers in, not out – small lots - could expand into LDR – incentivize attainable housing (duplexes)
- LDR – will be used more! transfers in, not out – allow averaging, small lots – incentivize attainable housing
- GMU – 1:40 A with averaging, future residential development by map amendment OR performance standards – either will work, legal wrinkles

Wrinkles?

- Zoning map amendment is fully discretionary, but cannot be conditional
- Application of performance standards would be to a specific site and can be conditional
- Either constitutes permission to subdivide

Landscape-Based Boulder Zoning Districts

- C = Commercial – superseded by performance approach to commercial - existing remain
- HDR – leave it, don't use in future
- Village Center – mixed use - small lots - transfers in, not out - duplexes (or more?)
- Highway Edge – mixed use - smaller lots - transfers in, probably not out - maybe duplexes?
- East Edge – smaller lots - transfers in - maybe duplexes?

Landscape-Based Boulder Zoning Districts, cont.

- Lower Boulder – emphasize ag - don't add traffic - keep 5-acres with lot size averaging - transfers out, not in - don't incentivize attainable here
- Upper Boulder – emphasize ag - keep 5-acres with lot size averaging - but allow a density bonus for housing effectively screened by the terrain and/or attainable, allow transfers out

Landscape-Based Zoning Districts

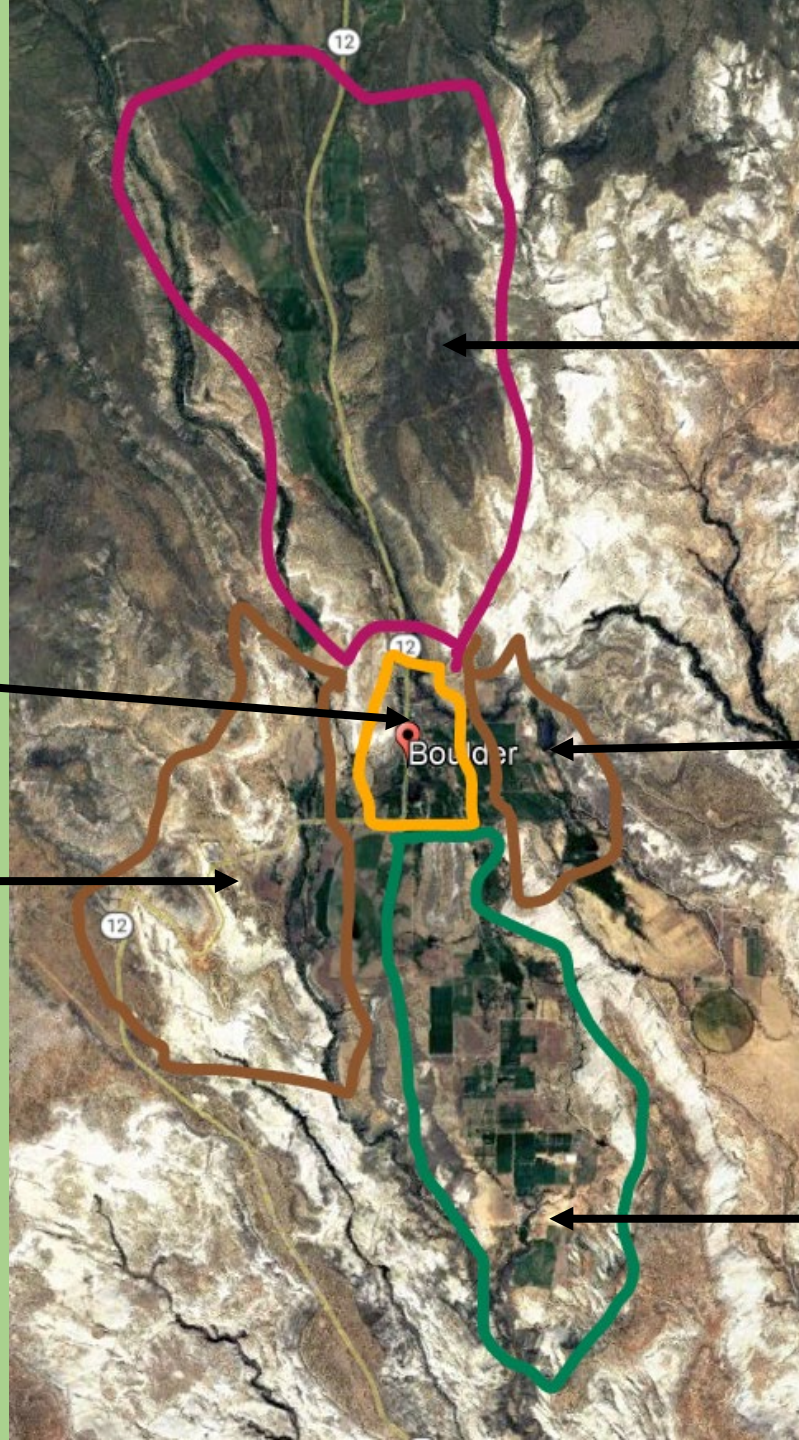
Village Center ZD: mixed use activity center, commercial by right, (in compliance with the standards), small parcels, attainable housing

Highway Edge ZD: mixed parcel sizes, encourage highway access

Upper Boulder ZD: more visual screening, highway access

East Edge ZD: mixed parcel sizes, near center

Lower Boulder ZD: wide open views, ag, limited access



the world is full of this lesson right now:

**The fear of change leads to
radical change!**

Discussion?

