

Question: How is the lot averaging tracked over time?

Answer:

The intention of the wording is that the maximum number of lots that can ever be created is based on the size of the parcel as it exists today divided by the 5-acre average density.

Subdivision plats are retained indefinitely by the county surveyor's office so the it will always be possible to determine how many lots have been created on a parcel that exists today.

§153.119 LOT SIZE AVERAGING.

Current Wording

2 (C) The basis for the lot size average calculation shall be the total area of the parcel or lot being divided on the date this section, §153.119, was adopted into the Boulder Town Code of Ordinances and the proposed number of building lots, not including areas separately demarked for common use or open space protection or rights-of-way, public or private.

Alternative Wording Amendment

2 (C) The basis for the lot size average calculation shall be the total area of the parcel or lot being divided **as of January 4, 2024** and the **cumulative number of existing and proposed building lots on that original parcel**, not including areas separately demarked for common use or open space protection or rights-of-way, public or private.

Example: An existing 20-acres is divided into a 1-acre lot and a 19-acre pasture. Subsequently the pasture owner creates two more 1-acre lots leaving a 17-acre pasture. No further subdivision would be allowed because the original 20 acres has been divided into a total of 4 lots (20 acres / 5 acre average = 4 lots)