Draft 062724

**Suggested Approach for Addressing Lot Size Averaging**

**Repeal 153.119 (and make additional changes to 153.118 to be discussed later)**

Add the following language to the new Subdivision Code under development:

**Add 152.022 Open Space - Lot Size Averaging**

Subdivision applications may propose the division of a lot or parcel in ways that will result in smaller, more affordable lots while preserving open space and agricultural land. Lots created with this approach may be smaller than Minimum Lot Sizes defined under Boulder Town Zoning Code and shown in Section §153.118, the Table of Development Standards.

1. The averaging calculation established below will be based on the lot or parcel boundary in place when the Preliminary Subdivision Application is filed.
2. The lot size averaging calculation shall be made as follows:
	1. The maximum number of building lots allowed on a lot or parcel shall be based on the total acreage of the lot or parcel as it exists at the time of the Preliminary Application divided by the Minimum Lot Size allowed in that zone as shown in the Table of Development Standards (§153.118) and rounded down to a whole number.
	2. The minimum building lot size allowed shall be determined by the Table of Development Standards (§153.118). Building lots created may vary in size, but all must be larger than 1 acre.
	3. A Subdivision may be proposed on a subarea of the parcel, with the lots within the Subdivision counting towards the maximum number of building lots on the original parcel.
3. All lots on the parcel do not have to be created at the same time. Phased development of a parcel is allowed. Building lots created initially and in any subsequent subdivision application will in total not exceed the maximum calculated in §152.022 (2) (a) above.
4. Areas indicated separately on the plat as rights-of-way, common areas, agricultural areas or open space and clearly demarked and recorded as such and as non-buildable on the plat, do not count towards the total number of building lots allowed on the parcel.
5. When a entire lot or parcel is developed as a subdivision using the lot size averaging option, plats recorded in the subdivision shall note that "The lot size averaging provisions of the Boulder Town Subdivision and Zoning Codes as of (insert date of record) were applied in creating the (insert name) Subdivision. Further subdivision is not allowed.
6. When a subdivision occurs on part of a parcel, with a possibility of future subdivision on that same parcel, the lot(s) remaining outside of the initial subdivision shall require the recording of notes on the plat indicating the maximum number of lots that may be developed on the remaining lot/parcel based on the initial lot size averaging calculation defined in §152.022 (2) (a) above.