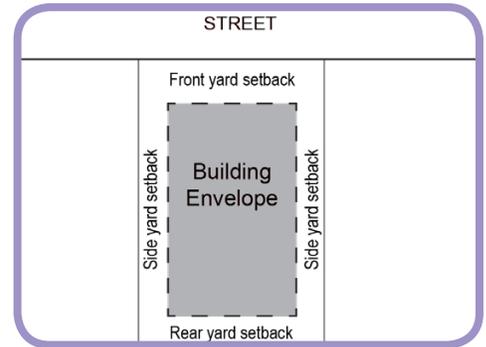
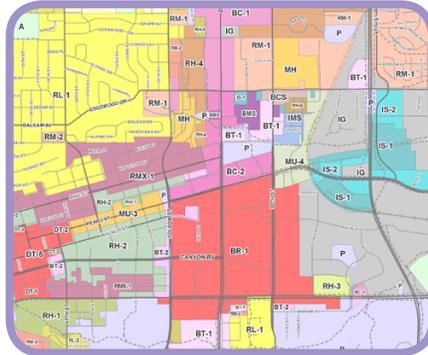


# LAND USE CODE CLARIFICATION PROJECT

- ✓ TITLE 9 - LAND USE CODE
- ▶ Chapter 1 - General Provisions
  - ▶ Chapter 2 - Review Processes
  - ▶ Chapter 3 - Overlay Districts
  - ▶ Chapter 4 - Public Notice, Decisions Appeal



## Purpose

Planning and Development Services staff are proposing updates and clarifications to the Land Use Code, that have been identified over the years through the development review process, as well as in discussions with applicants, the public and the design community.

The changes that are proposed are intended to correct inaccuracies, improve or simplify the readability of the code language, make code language clear and explicit, update outdated graphics and improve consistency with text, and correct code language that has resulted in unintended consequences.

## Project Scope (What sections of the Land Use Code may change?)

The project will consider updates to all chapters of Title 9, Land Use Code, B.R.C. 1981, including:

- ▶ Review Processes
- ▶ Use Standards
- ▶ Form and Bulk Standards
- ▶ Intensity Standards
- ▶ Development Standards
- ▶ Definitions

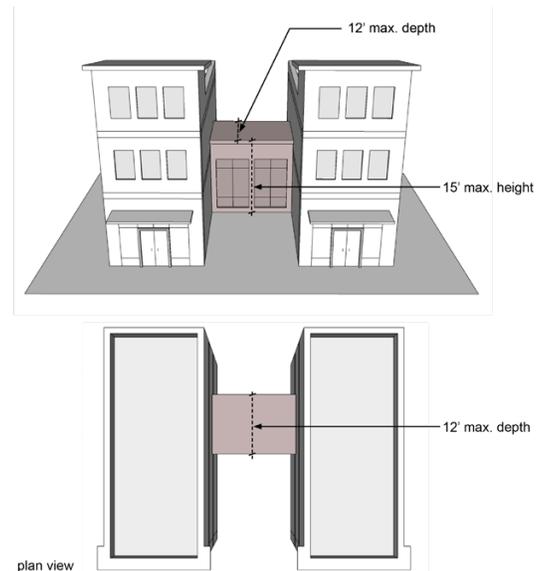
## Stay Informed

[www.bouldercolorado.gov/plan-develop/landusecode-clarification-project](http://www.bouldercolorado.gov/plan-develop/landusecode-clarification-project)

### Contacts:

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Example of proposed graphic update to the code.

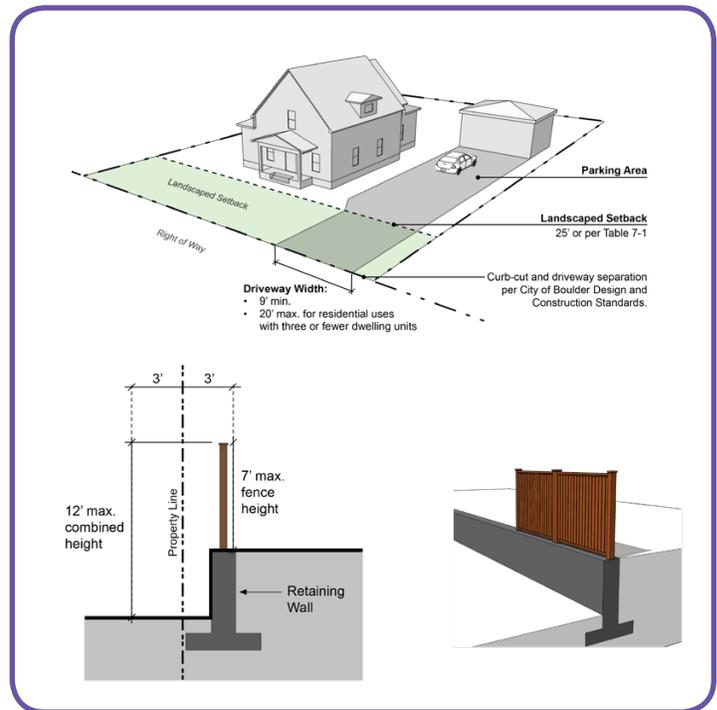
Review other Land Use Code  
Amendment Projects:  
[www.bouldercolorado.gov/plan-develop/  
code-amendment-projects](http://www.bouldercolorado.gov/plan-develop/code-amendment-projects)

## What will this project aim to do?

### The proposed updates consist of:

- ▶ **Corrections** - updates to correct inaccuracies in the code language.
- ▶ **Language Improvements** - improve or simplify the readability of code language.
- ▶ **Clarifications** - make code language clear and explicit.
- ▶ **Graphic Updates** - update outdated graphics and improve consistency with the code text.
- ▶ **Intent Alignment** - correct code language that has resulted in unintended consequences.

Example of proposed graphic updates to the code:



## What are some examples of Potential Changes?

A detailed list of proposed code change may be found online here:

[www.bouldercolorado.gov/plan-develop/code-amendment-projects](http://www.bouldercolorado.gov/plan-develop/code-amendment-projects)

- ▶ Each proposed change begins with the specific code section proposed for modification. Words to be removed are represented by strikethrough text (i.e., that required) and new wording is shown underlined (i.e., the amount specified). Following each proposed change is a "Reason for change" section that discusses the staff's rationale for changing the code.

### For Example:

Paragraph 9-2-14(I), "Minor Amendments to Approved Site Plans," B.R.C. 1981, should be amended as follows:

(D) The total open space per dwelling unit in the development is not reduced by more than ten percent of ~~that required~~ the amount specified on the approved site plan and no less than the minimum required per for the underlying zone:

**Reason for change:** This change would clarify that open space, if reduced, cannot be reduced to less than what the underlying zone requires. The current code is not explicit regarding this.

**WE ARE HERE!** 2017 to 2020: Identification of Land Use Code standards needing updates

### 2020 Quarter 2

Public feedback & Planning Board review of proposed updates

### Quarter 3

Council Consideration, Public Hearings, and Ordinance drafting

### Quarter 4

Adoption of Code Clarifications

