Title 9: Land Use Code
Chapter 14

Form-Based Code

PUBLIC REVIEW DRAFT
MAY 27, 2024

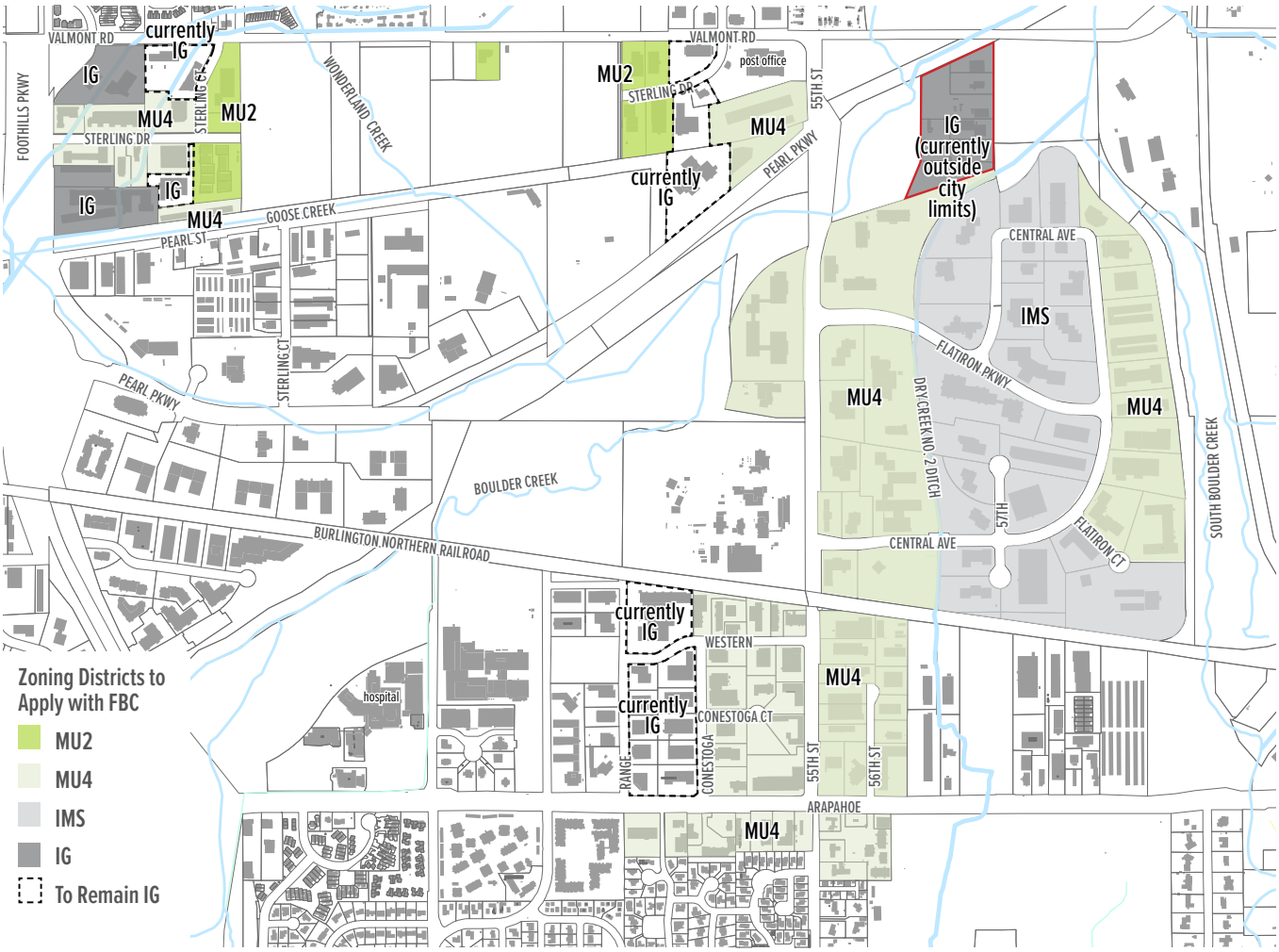
CONTENTS

TITLE 9: Land Use Code **Chapter 14: Form-Based Code**

General Provisions

General Provisions

PROPOSED UNDERLYING ZONING: PROVIDED HERE FOR REFERENCE ONLY



9-14-1. PURPOSE OF FORM-BASED CODE

The purpose of this chapter is to establish building form and design requirements for development within the areas designated in Appendix L to Title 9, "Form-Based Code Areas~~.~~," B.R.C. 1981. The requirements for these areas implement the desired development, including functional characteristics, form, design character and quality, as guided by the plans for each designated area and the Boulder Valley Comprehensive Plan.

9-14-2. FORM-BASED CODE REQUIREMENTS

No person shall occupy, use, change the use of, alter or develop any building, structure or land within the areas shown in Appendix L, "Form-Based Code Areas," B.R.C. 1981, and subject to form-based code review pursuant to Section 9-2-16, "Form-Based Code Review," B.R.C. 1981, except in conformance with the requirements of this chapter unless modified through an exception under Subsection 9-2-16(i), B.R.C. 1981.

(a) **SPECIFIC LOCATIONS.** The locations where form-based code standards apply are shown in Appendix L, "Form-Based Code Areas," B.R.C. 1981~~, and include: Boulder Junction Phase I and Alpine-Balsam Area~~.

9-14-3. DESIGN GOALS FOR THE FORM-BASED CODE AREAS

The requirements of this chapter are intended to accomplish the following objectives:

(a) **CHARACTER, CONTEXT, AND SCALE.** Preserve or enhance the character, context, and scale planned for the area while supporting a more sustainable future by accommodating future residents, reducing dependence on single occupant vehicles, increasing energy efficiency, and promoting safe transportation options for pedestrians and bicycles.

(b) **HUMAN-SCALED BUILDING DESIGN.** Design to a human scale and create a safe and vibrant pedestrian experience.

(c) **BUILDING DESIGN QUALITY AND AESTHETICS.** Design high-quality buildings that are compatible with the character of the area or the character established by adopted plans for the area through simple, proportional, and varied design, high quality and natural building materials that create a sense of permanence, and building detailing, materials and proportions.

(d) **A VARIETY OF HOUSING TYPES.** Produce a variety of housing types, such as ~~attached dwelling units, and detached single family units~~ attached dwelling units, townhouses, live-work units, and duplexes, as well as a variety of lot sizes, number of bedrooms per unit, and sizes of units within the form-based code areas.

(e) **ADAPTABLE BUILDINGS.** Build adaptable buildings with flexible designs that allow changes in uses over time.

(f) **PROVISION OF OUTDOOR SPACE.** Provide outdoor space that is accessible and close to buildings. Active and passive recreation areas will be designed to meet the needs of anticipated residents, occupants, employees, and visitors to the property.

(g) **SUPPORT OF MULTI-MODAL MOBILITY.** Provide safe and convenient multi-modal connections and promote alternatives to the single occupant vehicle. Connections shall be accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, paseos, and multi-use paths.

9-14-4. ORGANIZATION AND SCOPE

This section describes how this chapter is organized to provide the user with some guidance using this chapter and it addresses the scope of its application.

(a) **ORGANIZATION.** This chapter is organized into the following sections:

(1) **Sections 9-14-1 through 9-14-8: General Provisions.** The general provisions include a purpose statement for the form-based code, a description of where the requirements for the form-based code apply, a description of this chapter's organization and scope, the regulating plans for each form-based code area, and definitions that apply to the terms of this chapter.

(2) **Sections 9-14-9 through 9-14-13: Site Design.** These sections establish general site design and minimum outdoor space requirements, applicable to all form-based code areas, unless otherwise specified. Outdoor space types are established to guide the design of common outdoor spaces.

(3) **Sections 9-14-14 through 9-14-27: Building Types.** These sections establish a variety of building types and building form, design, location, and use requirements applicable to each building type.

The regulating plans determine which building type may be used on a particular site.

(4) **Sections 9-14-28 through 9-14-34: Building Design.** These sections establish general building design requirements that are applicable to all of the building types, unless otherwise stated.

(b) SCOPE. The requirements of this chapter supplement those imposed on the same lands by underlying zoning provisions and generally applicable development standards of this title and other ordinances of the city. If there is a conflict between the requirements of this chapter and Title 9, "Land Use Code," B.R.C. 1981, the standards of this section control. The following describes how specific requirements of this title relate to requirements of this chapter:

(1) **Chapter 9-6: Use Standards.** Chapter 9-6, "Use Standards," B.R.C. 1981, regulates uses which are permitted, conditionally permitted, prohibited, or which may be permitted through use review. Additional use standards may be established for the different building types in Sections 9-14-14 through 9-14-18 of this chapter.

(2) **Chapter 9-7: Form and Bulk Standards.** This chapter supersedes the standards in Chapter 9-7, "Form and Bulk Standards," B.R.C. 1981, with the exception of Sections 9-7-3, "Setback Encroachments," 9-7-5, "Building Heights," and 9-7-7, "Building Heights, Appurtenances," B.R.C. 1981. Building height shall be measured in accordance with the requirements of Section 9-7-5, B.R.C. 1981.

(3) **Chapter 9-8: Intensity Standards.** This chapter supersedes the standards in Chapter 9-8, "Intensity Standards," B.R.C. 1981, with the exception of Sections 9-8-5, "Occupancy of Dwelling Units," 9-8-6, "Occupancy Equivalencies for Group Residences," and 9-8-7, "Density and Occupancy of Efficiency Living Units," B.R.C. 1981.[1]

(4) **Chapter 9-9: Development Standards.** Chapter 9-9, "Development Standards," B.R.C. 1981, applies to developments that are regulated by this chapter as follows:

(A) Applicable Sections. The following sections of Chapter 9-9, "Development Standards, " B.R.C. 1981, are applicable:

(i) 9-9-1. Intent.

(ii) 9-9-2. General Provisions.

(iii) 9-9-4. Public Improvements.

(iv) 9-9-5. Site Access Control, in addition to the access location requirements in Section 9-14-11(a) "Driveways," B.R.C. 1981.

(v) 9-9-6. Parking Standards.

(vi) 9-9-7. Sight Triangles.

(vii) 9-9-8. Reservations, Dedication, and Improvement of Right of Way.

(viii) 9-9-9. Loading.

(ix) 9-9-10. Easements.

(x) 9-9-12. Landscape and Screening Standards.

(xi) 9-9-13. Steetscape Design Standards, in addition to the requirements established in Section 9-14-10, B.R.C. 1981, "Streetscape and Paseo Design Requirements."

(xii) 9-9-14. Parking Lot Landscape Standards.

(xiii) 9-9-15. Fences and Walls.

(xiv) 9-9-16. Lighting, Outdoor.

(xv) 9-9-17. Solar Access.

(xvi) 9-9-18. Trash Storage and Recycling Areas.

(xvii) 9-9-19. Swimming Pools, Spas, and Hot Tubs.

(xviii) 9-9-20. Addressing.

(xix) 9-9-21. Signs.

(xx) 9-9-22. Trip Generation Requirements for the MU-4, RH-6, and RH-7 Zoning Districts.

(B) Superseded Sections. The following sections of Chapter 9-9, "Development Standards," B.R.C. 1981, are superseded by this chapter:

(i) 9-9-3, Building Design, is superseded by this chapter.

1 Track state bill and revise reference as needed.

(ii) 9-9-11, Useable Open Space, is superseded by the requirements of this chapter.

(c) **OTHER SECTIONS AND ORDINANCES.** The Boulder Revised Code and other ordinances of the city are applicable unless expressly waived or modified in this chapter. If there is a conflict between the requirements of this chapter and other portions of the Boulder Revised Code other than Title 9, "Land Use Code," B.R.C. 1981, the most restrictive standards shall control.

9-14-5. EXISTING STRUCTURES AND USES NOT CONFORMING WITH THIS CHAPTER

(a) **PURPOSE.** Adoption of the requirements of this chapter will create buildings, structures, and uses that were legally established but do not conform to the requirements of this chapter. The purpose of this section is to allow these preexisting buildings, structure and uses to be changed and upgraded without requiring their elimination if the change would not substantially adversely affect the surrounding area and would not increase the degree of nonconformity of uses.

(b) **SCOPE.** The provisions of this section apply to buildings and uses that were legally established prior to the adoption of this chapter. This section does not apply to sites that are subject to a valid site review or planned unit development. The buildings and uses can be continued, restored, modified or changed in compliance with Chapter 9-10, " Nonconformance Standards," B.R.C. 1981. The following modifications are not permitted to buildings as provided in Chapter 9-10, B.R.C. 1981: Subsection 9-10-2 (c), "Replacement of Nonstandard Architectural Building Features" and Subsection 9-10-3 (a) ,"Nonstandard Buildings and Structures," B.R.C. 1981. For the purpose of applying the applicable standards of Chapter 9-10, B.R.C. 1981, the standards for nonstandard structures shall be applied to legally established buildings and structures that do not meet the requirements of this chapter and the standards for nonconforming uses shall be applied to legally established uses that do not meet the requirements of this chapter.

(c) **EXPANSIONS AND MODIFICATIONS TO EXISTING STRUCTURES THAT DO NOT MEET THE STANDARDS OF THIS CHAPTER.**

(1) **Expansions of ~~60~~ 40 Percent of Floor Area.** Any modification to a legally established building or structure that does not meet the standards of this chapter, ~~and~~ was not approved as part of a site review or planned unit development, and that adds more than ~~sixty~~ forty percent to the floor area existing at the time of the effective date of the ordinance first adopt~~ion~~ing form-based code standards for the area the building is located in, ~~of this chapter~~ shall meet the requirements of this chapter. For the purposes of calculating the amount of floor area being added, all floor area

added in the five years preceding the building permit application shall be included.

(2) **Facade Additions or Replacement.** Any facade being added or replaced shall meet the applicable site and building design requirements of Sections 9-14-17 through 9-14-22, B.R.C. 1981, of this chapter under any of the following circumstances:

(A) New exterior facades added as a result of the addition of any floor area;

(B) Replacement of thirty percent or more of the exterior facade material;

(C) Replacement or addition of thirty percent or more of the windows on any exterior facade;

(D) Replacement of or addition to any door or balcony located on any exterior facade.

(3) **Facade Requirements.** If the facade exists or will be constructed within the ~~build-to zone~~ frontage setback, the facade requirements, not including the cap types, of the applicable building type shall be met if any one of the following is included in the building modification or expansion:

(A) New exterior facades added as a result of the addition of any floor area.

(B) Installation or change of location of two or more additional doors.

(C) Expansion or change in location of thirty percent of window area.

(D) Replacement of thirty percent or more of facade materials with a different facade material.

(4) **Roof Renovation.** The cap type requirements of the applicable building type shall be met when the shape or style of more than sixty percent of the roof is changed and thirty percent of the façade is within the ~~build-to zone~~ frontage setback of the applicable building type.

(5) **Other Expansions and Modifications.** All expansions and modifications to existing structures that do not meet the standards of this chapter and do not meet the thresholds of this subsection (c) shall be subject to the underlying zoning and standards of Title 9, “Land Use Code,” B.R.C. 1981.

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9-14-6. REGULATING PLANS

No person shall construct, develop, use or occupy a property located in the area designated in Appendix L, "Form-Based Code Areas," except in conformance with Title 9, "Land Use Code," B.R.C. 1981, this chapter, and the regulating plan that applies to such property, except as otherwise specified in this chapter.

(a) **BOULDER JUNCTION PHASE I REGULATING PLAN.** Within the Regulating Plan: Boulder Junction Phase I, as shown on Figure 14-1, the following standards apply:

(1) **Transportation Connections.** The arrangement, type, character, extent, and location of streets, alleys, paseos, paths, and other transportation connections shall conform to the regulating plans shown in Figure 14-1 and the Transit Village Area Plan.

(2) **Required Building Types.** The building shall be of the building type shown for the property in Figure 14-1 or the civic building type meeting the requirements of Section 9-14-22, "Civic Building Type," B.R.C. 1981.

(3) **Location Based Height Limits.** No building shall exceed the maximum height and number of stories established for specific locations by Figure 14-1 and Figure 14-7. These location-based maximum height and story limitations supersede the maximum height and number of stories established in this chapter for the applicable building type.

(4) **Required Residential.** Developments that include general, main street, or row type buildings with a total combined floor area exceeding 15,000 square feet shall include a minimum of fifty percent of residential floor area.

(5) **Required Storefront.** Buildings shall have storefronts in the locations shown on Figure 14-1 and Figure 14-7.

(6) **Type A and Type B Streets.** Type A and B street designations establish design standards for how a building shall ~~must~~ address the street and regulate access to the property; all buildings shall meet the standards applicable to the types of street frontages shown for the property in Figure 14-1 and Figure 14-7. (See building type requirements and Section 9-14-14, "Requirements Applicable to All Building Types," B.R.C. 1981.)

(7) **Required Outdoor Space Locations.** Outdoor space shall be provided in the locations shown in Figure 14-1. The required outdoor space shall meet the standards of Section 9-14-12 "Outdoor Space Requirements," B.R.C. 1981.

(8) **Terminated Vistas.** When a street terminates or curves on a property as designated on Figure 14-1 or Figure 14-7, the site design or building shall include a feature to terminate the view from the street consistent with the standards in Subsection 9-14-14(i), B.R.C. 1981. ~~The project shall meet the following standards:~~

(A) ~~If the property where the vista is required to be terminated is open space, one of the outdoor space types established in Section 9-14-12, "Outdoor Space Types," B.R.C. 1981, shall be utilized, and a vertical feature shall terminate the view. Acceptable vertical features include, but are not limited to, a stand or grid of at least three large maturing trees, as defined by Chapter 3 of the City of Boulder Design and Construction Standards, a sculpture, a gazebo, or a fountain.~~

(B) ~~If the property where the vista is required to be terminated is not utilized as open space, the facade of a building shall terminate the view. The building facade shall meet the standards applicable to a Type A frontage, whether or not fronting on a Type A street, with the exception of the entrance requirements. The building shall include a feature that terminates the view, such as, a tower, cupola, bay, or courtyard.~~

(C) ~~A parking structure, surface parking lot, or side or rear facade shall not terminate a vista.~~[2]

2 Moved to "Requirements Applicable to All Building Types at the frontend of the Building Type requirements to avoid repetition in each regulating plan section.

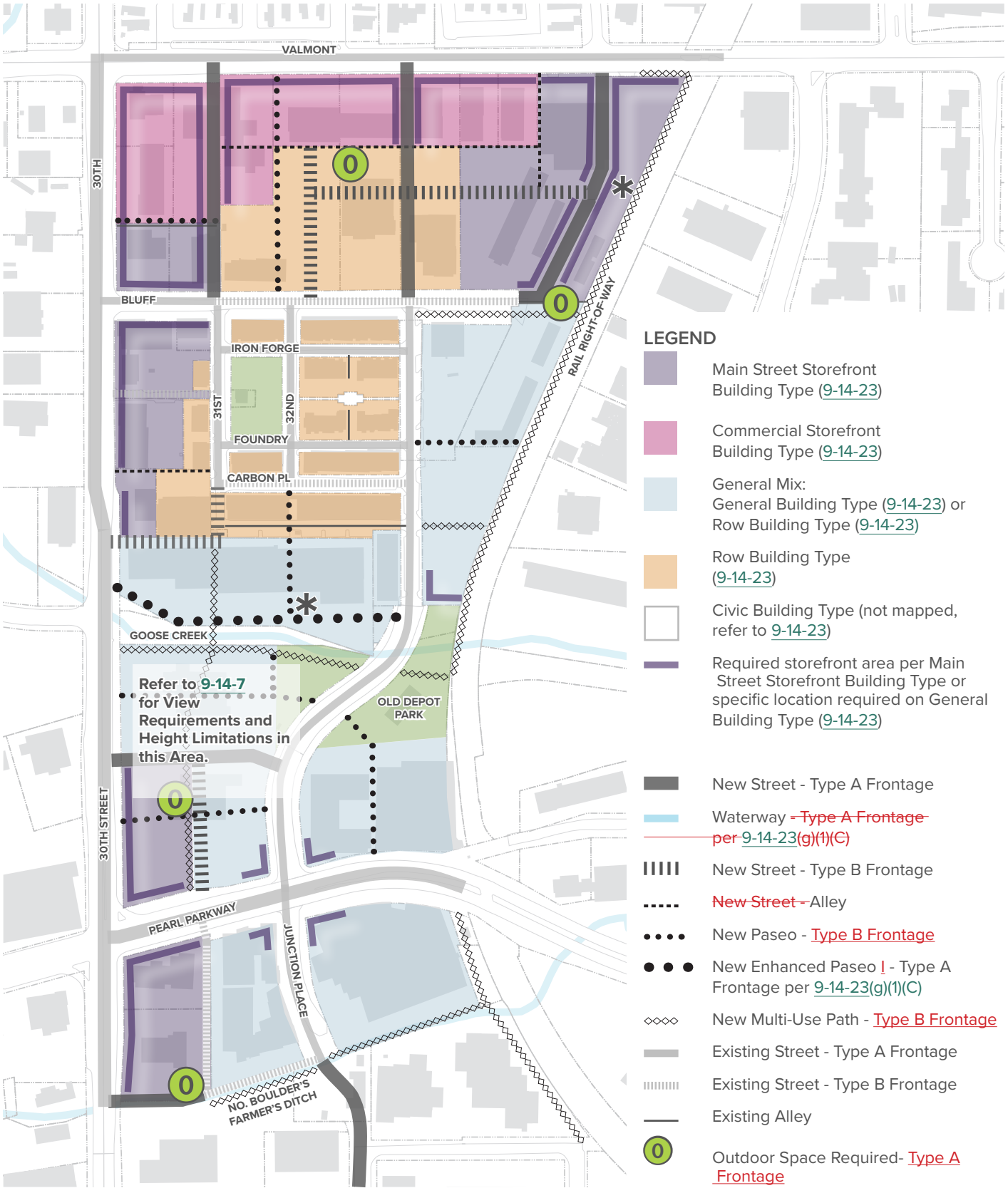


FIGURE 14-1. Regulating Plan: Boulder Junction Phase I

(b) ALPINE-BALSAM REGULATING PLAN. Within the Regulating Plan: Alpine-Balsam, as shown on Figure 14-2, the following standards apply:

(1) **Transportation Connections.** The arrangement, type, character, extent, and location of streets, alleys, paseos, multi-use paths, and other transportation connections shall conform to the regulating plans shown in Figure 14-2 and the Alpine-Balsam Area Plan.

(2) **Required Building Types.** The building shall be of the building type shown for the property in Figure 14-2.

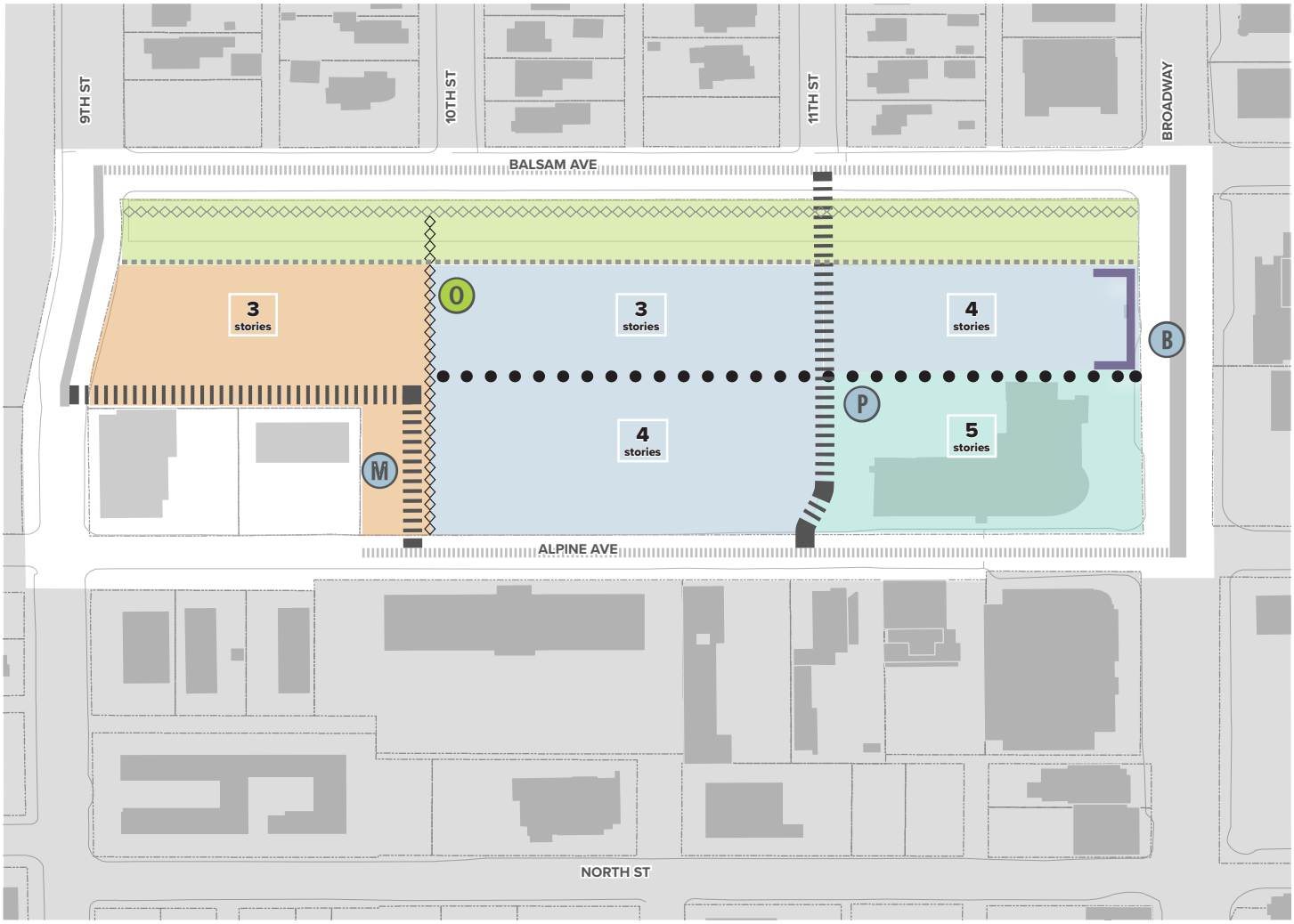
(3) **Location Based Height Limits.** No building shall exceed the maximum height and number of stories established for specific locations by Figure 14-2. These location-based maximum height and story limitations supersede the maximum height and number of stories established in this chapter for the applicable building type.

(4) **Required Residential Mix.** The General Mix 2 shall include at least 2 Row buildings and a minimum of at least 12 units in a Row building type.

(5) **Required Storefront.** Buildings shall have storefronts in the locations shown on Figure 14-2 along the Broadway frontage, turning the corners of the building and extending west a minimum of thirty feet along the paseos, per Section 9-14-14. "Requirements Applicable to All Building Types,," B.R.C. 1981.)

(6) **Type A and Type B Streets.** Type A and B street designations establish design standards for how a building shall ~~must~~ address the street and regulate access to the property; all buildings shall meet the standards applicable to the types of street frontages shown for the property in Figure 14-2. (See building type requirements and Section 9-14-14, "Requirements Applicable to All Building Types,," B.R.C. 1981.)

(7) **Required Outdoor Space Locations.** Outdoor open space type shall be provided in the locations shown in Figure 14-2 per the Alpine-Balsam Area Plan. The required outdoor space shall meet the standards of Section 9-14-12 "Outdoor Space Requirements," B.R.C. 1981. In the Alpine-Balsam area, portions of any building facade across the street Outdoor space types shall ~~must~~ be treated with Type A frontage.



LEGEND

- General Mix 1: General Building Type (9-14-23)
- Required Storefront Treatment per General Building Type (9-14-23)
- General Mix 2: General Building Type (9-14-23) and/or Row Building Type (9-14-23)
- Civic Building Type (refer to 9-14-23)
- Flood Mitigation Area and Greenway by City - Type B Frontage
- New Street - Type B Frontage with curbside management per Connections Plan - by City (Right-of-way location determined by the City)
- Sidewalk Access to Buildings per City Code
- New ~~A-B~~ Enhanced Paseo II per 9-14-10 - ~~(~~Type A Frontage ~~per M-1-6(b)(7))~~
- New Multi-Use Path in Greenway (developed by City)
- New Multi-Use Path - Type B Frontage
- Existing Street - Type A Frontage
- Existing Street - Type B Frontage
- O: Outdoor Space Type required per 9-14-12 - ~~(~~Type A Frontage ~~per M-1-6(b)(7))~~
- P: Plaza (developed by the City) - ~~(~~Type A Frontage ~~per M-1-6(b)(7))~~
- M: Mobility Hub (developed by the City)
- B: Enhanced Bus Super Stop (developed by City)
- 3 stories: Maximum building height (refer to building types)

FIGURE 14-2. Regulating Plan: Alpine-Balsam

(c) EAST BOULDER REGULATING PLANS.[3] Within the Regulating Plans for East Boulder, as shown on Figure 14-3 through Figure 14-6, the following standards apply:

(1) **Transportation Connections.** The arrangement, type, character, extent, and location of streets, alleys, paseos, multi-use paths, and other transportation connections shall conform to the regulating plans shown in Figure 14-3 through Figure 14-6 and the East Boulder Subcommunity Plan.

(2) **Mid-Block Pathway.** Developments with two opposite frontages of more than 450 feet of street, park, or trail frontage that is uninterrupted by a perpendicular street shall provide a mid-block pathway consistent with Subsection 9-14-11(f), B.R.C 1981.

(3) **Required Building Types.** The building shall be of the building type shown for the property in Figure 14-3 through Figure 14-6.

(4) **Required Residential.** Where residential uses are permitted, conditionally permitted, or may be permitted through use review per Title 9, Chapter 6, B.R.C. 1981, and any use review is granted, developments that include general, main street storefront, or row type buildings with a total combined floor area exceeding 15,000 square feet shall include a minimum of fifty percent of residential floor area.

(5) **Required Production Business Space.** Developments that include general or workshop type buildings with a total combined floor area exceeding 15,000 square feet shall include a minimum of ten percent of the ground story floor area of the general and workshop buildings for production business spaces. The production business space shall meet the following standards:

(A) The space shall meet the requirements of either the workshop base set forth in Section 9-14-25, "Workshop Base," B.R.C. 1981, or storefront base set forth in Section 9-14-23, "Storefront Base," B.R.C. 1981, and shall be located consistent with the regulating plans in Figure 14-3 through Figure 14-6.

(B) Space in a variety of sizes between 500 square feet and up to 5,000 square feet, totaling the required ten percent of ground floor area, shall be available to be separately leased or purchased.

(C) Uses in the space are limited to the following types: brewery, distillery, winery; commercial kitchen and catering; art studio or workshop; small theater or rehearsal space; research and development; media production; non-vehicular repair and rental service; greenhouse and plant nursery (indoor); and any use type in the industrial uses classification. Administrative offices and accessory sales are allowed in conjunction with any of the above uses located within the space, but do not count towards the minimum required production business space.

(6) **Location-Based Maximum Building Height.** No building shall exceed the maximum height and number of stories established for specific locations in Figure 14-3 through Figure 14-6. These location-based maximum height and story limitations supersede the maximum height and number of stories established in this chapter for allowed building types in the location.

(7) **Required Storefront.** Buildings shall use the storefront base in the locations shown on Figure 14-3 through Figure 14-6, turning the corners of the building and extending a minimum of thirty feet around the corner of the building along any street, paseo, trail, or outdoor space frontage, per Section 9-14-14. "Requirements Applicable to All Building Types,," B.R.C. 1981.

(8) **Type A, Type B, and Type C Streets.** Type A, B, and C street designations establish design standards for how a building shall address the street and regulate access to the property; all buildings shall meet the standards applicable to the types of street frontages shown for the property in Figure 14-3 through Figure 14-6. (See building type requirements and Section 9-14-14, "Requirements Applicable to All Building Types,," B.R.C. 1981.)

(9) **Valmont City Park Frontage.** Portions of any building facade fronting on Valmont City Park shall meet the Type A frontage requirements.

(10) **Large Site Requirements.** Any development that occupies four or more contiguous acres under

3 All new.

common ownership or control shall be consistent with the standards in Section 9-14-13, B.R.C. 1981.

(11) **Terminated Vistas.** When a street terminates or curves on a property as designated on Figure 14-3 through Figure 14-6, the site design or building shall include a feature to terminate the view from the street or path consistent with Subsection 9-14-14(i), B.R.C. 1981.

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General Provisions

Regulating Plans

BUILDINGS

- General Building Type (9-14-19)
- Flex Mix: General Building Type (9-14-19) or Workshop Building Type (9-14-21)
- Required Storefront Base (9-14-23)
- 4 stories — Location-Based Maximum Building Height per Block
- * — Terminated Vista required per 9-14-14(i)

STREETS

- New Street - Type A Frontage
- Existing Street - Type A Frontage
- New Street - Type B Frontage
- Existing Street - Type B Frontage
- New Street - Type C Frontage
- Existing Street - Type C Frontage

OTHER CONNECTIONS

- New Alley
- Paseo per 9-14-10(g)(1)(C) - Type B Frontage
- New Enhanced Paseo II per 9-14-10(g)(1)(C) - Type C Frontage
- New Multi-Use Path
- B — Bus Rapid Transit Stations (in abutting right-of-way)

FIGURE 14-3. Regulating Plan: East Boulder TOD

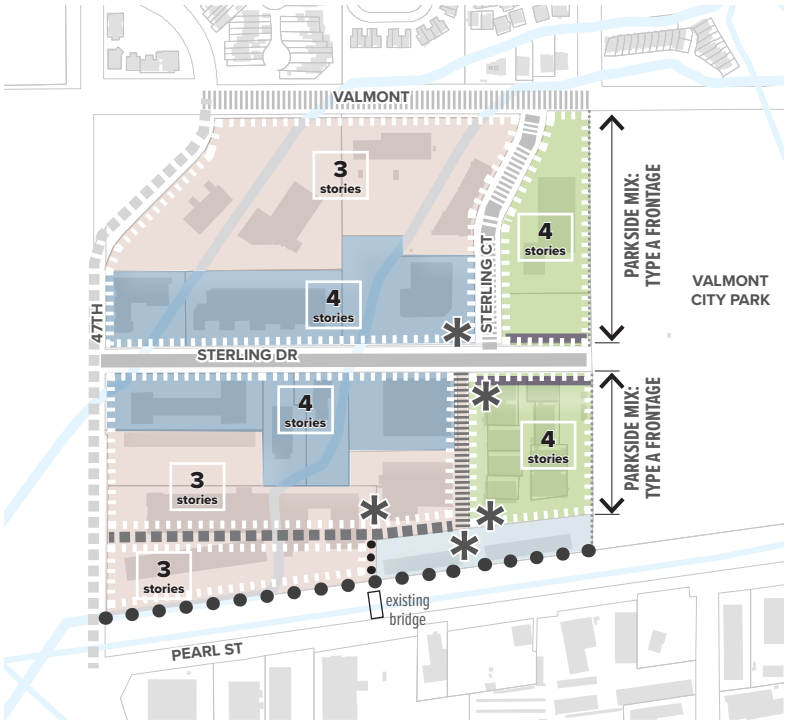


FIGURE 14-4. Regulating Plan: East Boulder - Valmont Park West

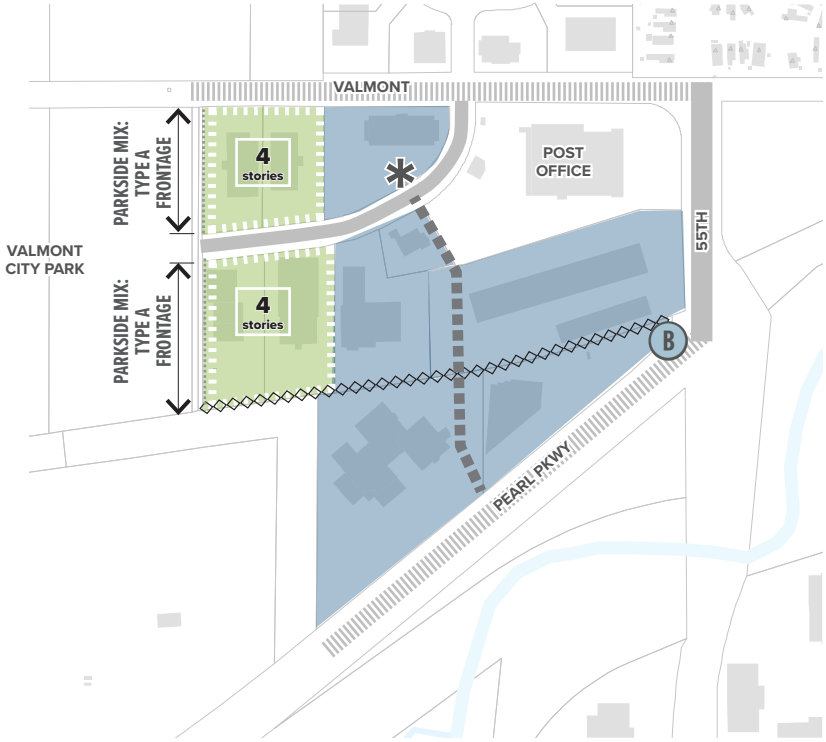


FIGURE 14-5. Regulating Plan: East Boulder - Valmont Park East

BUILDINGS

- General Building Type (9-14-19)
- Flex Mix: General Building Type (9-14-19) or Workshop Building Type (9-14-21)
- Workshop Building Type (9-14-21)
- Parkside Mix: General Building Type (9-14-19) or Row Building Type (9-14-20))
- Required storefront base (9-14-23)
- 3 stories — Location-Based Maximum Building Height per Block
- * — Terminated Vista required per 9-14-14(i)

STREETS

- New Street - Type A Frontage
- Existing Street - Type A Frontage
- New Street - Type B Frontage
- Existing Street - Type B Frontage
- New Street - Type C Frontage
- Existing Street - Type C Frontage

OTHER CONNECTIONS

- Sidewalk access to buildings per City Code
- Paseo per 9-14-10(g)(1)(C) - Type B Frontage
- New Enhanced Paseo I - Type C Frontage
- New Multi-Use Path
- B — Bus Stop

BUILDINGS

- General Building Type (9-14-19)
- Flex Mix: General Building Type (9-14-19) or Workshop Building Type (9-14-21)
- 4 stories — Location-Based Maximum Building Height per Block
- * — Terminated Vista required per 9-14-14((8).

STREETS

- Existing Street - Type A Frontage
- Existing Street - Type B Frontage
- Existing Street - Type C Frontage

OTHER CONNECTIONS

- New Enhanced Paseo I - Type B Frontage
- New Multi-Use Path
- Existing Multi-Use Path

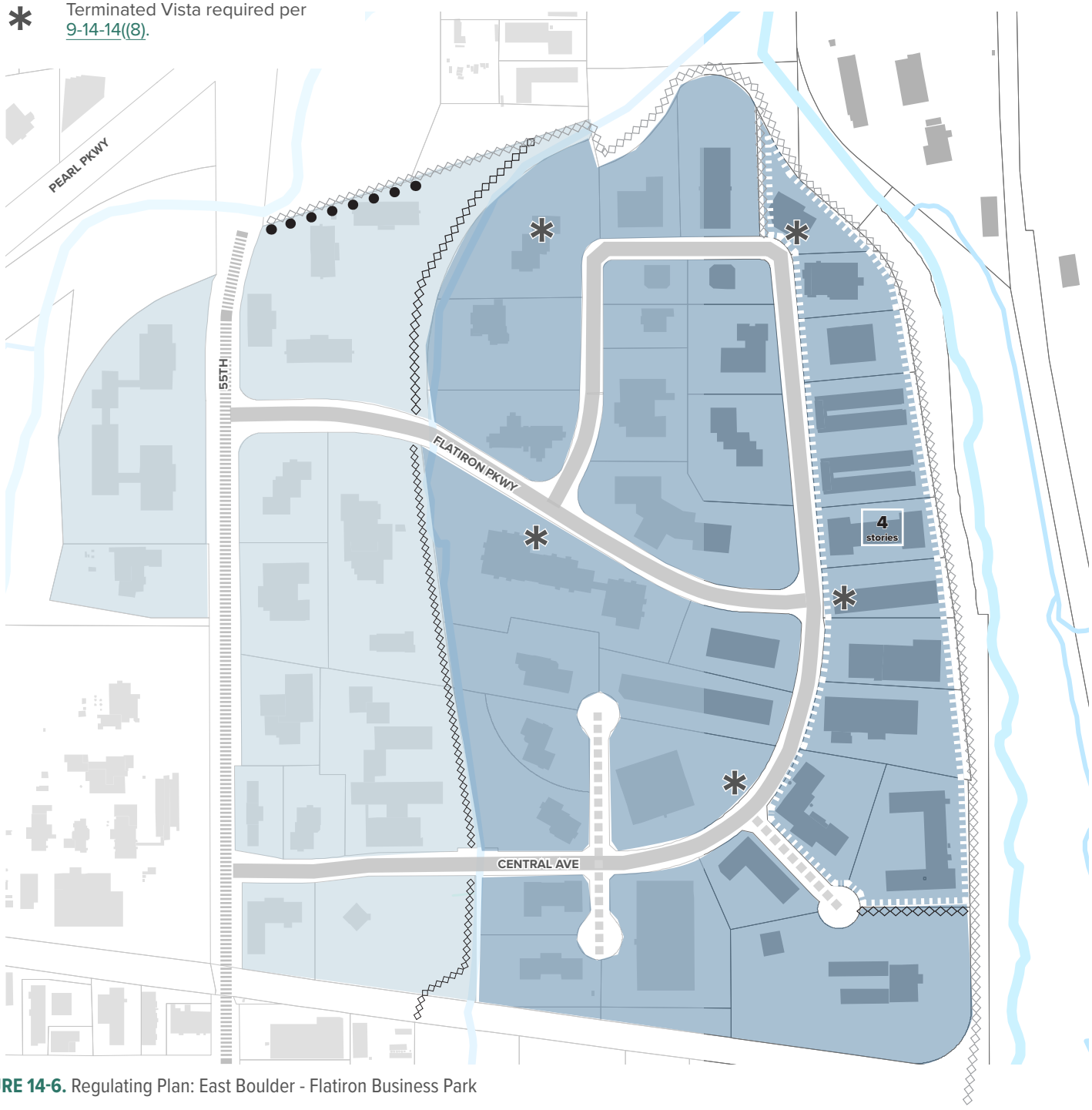


FIGURE 14-6. Regulating Plan: East Boulder - Flatiron Business Park

9-14-7. VIEW CORRIDORS

(a) **PURPOSE.** Projects should be designed to protect important public view corridors. The purpose of this section is to identify and preserve within the built environment view corridors of identified features when viewed from the public locations described in this section.

(b) **BOULDER JUNCTION PHASE I.** The view corridors identified in Figure 14-8 and Figure 14-7 shall be preserved consistent with the requirements of this section.

(1) **View Corridors.** The following views are intended to be preserved:

(A) From the southernmost point of the Depot Square bridge through the site to the Flatirons and west to tops of mountains as shown in yellow in Figure 14-8.The view corridor shall preserve the complete view of all five Flatirons when viewed from the identified location.

(B) From Junction Place north of the Depot Square bridge, south to the old Depot Building in Depot Square as shown in light blue in Figure 14-8. The view corridor shall preserve the view of the entire Depot Building when viewed from the identified location.

(C) From the north side of Goose Creek at approximately the intersection between the north-south multi-use path and the east-west enhanced paseo, to the old Depot Building in Depot Square as shown in light blue in Figure 14-8. The view corridor shall preserve the view of the entire Depot Building when viewed from the identified location.

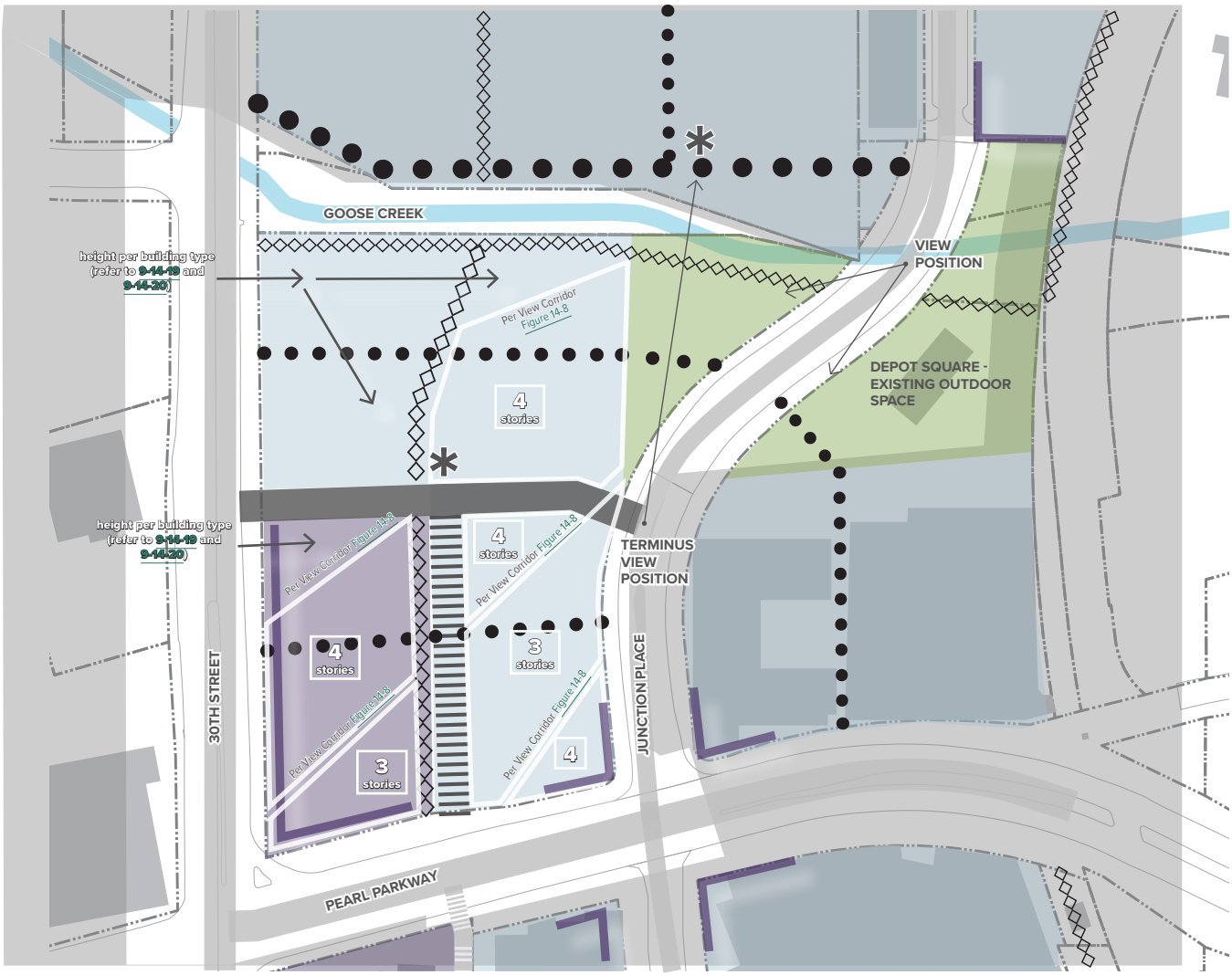
(2) **Height Limitations.** Building heights shall be limited on the sites affected by the view corridors pursuant to the following standards:

(A) The maximum number of stories shall not exceed the number of stories shown for a particular location in Figure 14-7. (Refer to the building types requirements for floor-to-floor heights requirements for stories.)

(B) Roof top mechanical equipment, utilities, and appurtenances shall not be located within the view corridors.

(C) Roof decks are permitted on all roofs provided they do not exceed any overall building height limitations and do not inhibit the views established by the view corridors. Roof deck structures are to be included in building modeling.

(3) **Specific Location.** The specific location of the horizontal limits of the view corridors established in paragraph (1) of this subsection shall be established by the reviewing authority based on a view corridor analysis so as to preserve the views described in paragraph (b)(1) of this section.



LEGEND

- Main Street Storefront Building Type (9-14-23)
- General Mix: General Building Type (9-14-23) or Row Building Type (9-14-23))
- Civic Building Type (not mapped, refer to 9-14-23)
- Required storefront area per Main Street Storefront Building Type or specific location required on General Building Type (9-14-23)
- 3 stories — Maximum Height permitted in locations
- * — Street Terminus required per 9-14-23(a)(8).

- New Street - Type A Frontage
- Waterway - Type A Frontage
- New Street - Type B Frontage
- New Street - Alley
- New Paseo
- New Enhanced Paseo
- New Multi-Use Path
- Existing Street - Type A Frontage
- Existing Street - Type B Frontage

FIGURE 14-7. Regulating Plan Inset: SE Corner of Boulder Junction Phase I

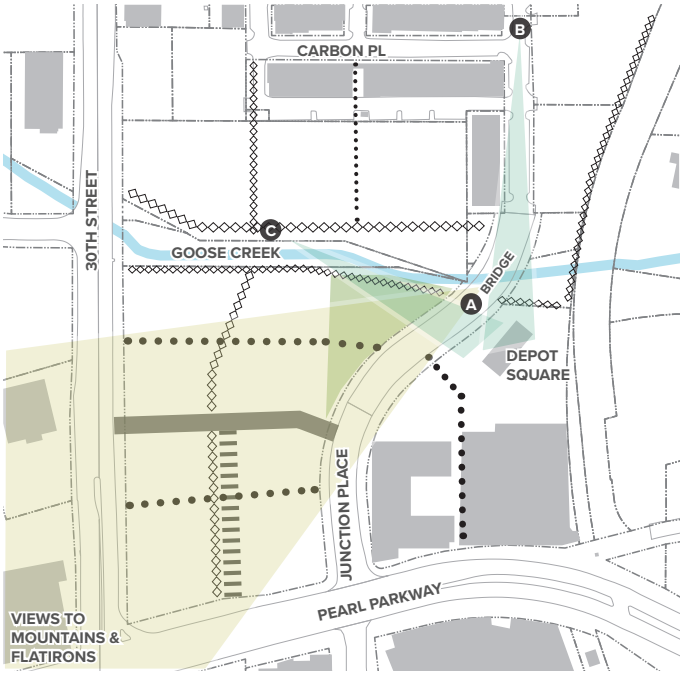


FIGURE 14-8. Boulder Junction Phase 1: View Corridors to Retain

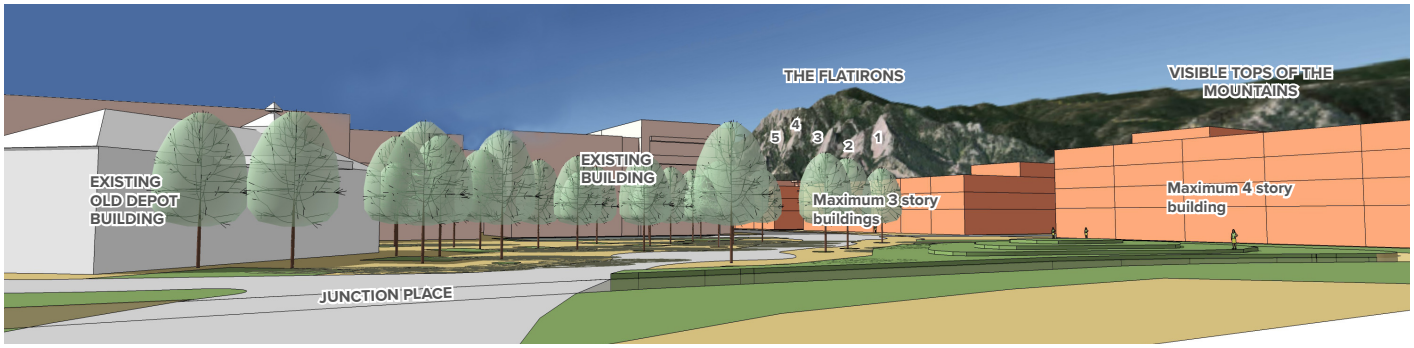


FIGURE 14-9. Example Documentation of Preserved Views from Junction Place Bridge

9-14-8. DEFINITIONS

The definitions in Chapter 1-2, "Definitions," and Chapter 9-16, "Definitions, B.R.C. 1981, apply to this chapter unless a term is defined different in this chapter or the context clearly indicates otherwise. For the purposes of this chapter, the following terms shall have the following meanings:

(a) **BALCONY.** Balcony means a platform that projects from a facade of a building above grade and is enclosed by a parapet or railing. This does not include false balconies that consist of a railing across a door with no outdoor platform.

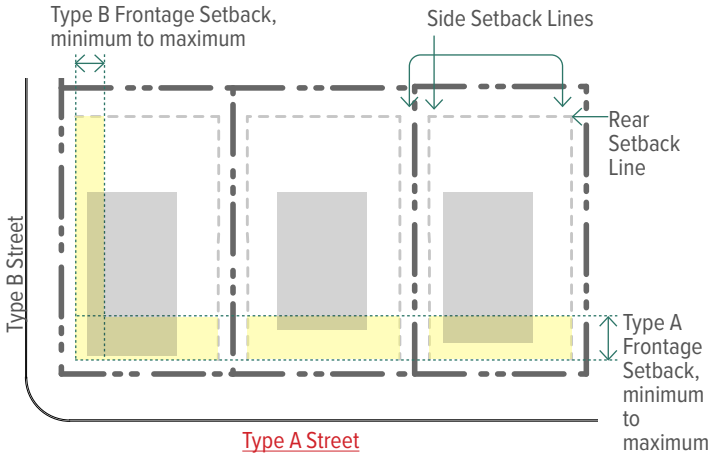
(b) **~~BUILD-TO ZONE~~ FRONTAGE SETBACK.** ~~Build-to zone~~ Frontage setback means a minimum and maximum setback and is the ~~an~~ area in which the facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 14-10. Build-to Zone Minimum-Maximum Frontage Setbacks, and Figure 14-11. Facade Definition.

(c) **COURTYARD.** A courtyard means any street-level area that is generally enclosed by a building or multiple buildings on three sides, is open to the sky, and includes landscape and sidewalk, and may include patio, terrace, or deck space. Sides may be enclosed by buildings on abutting lots or lots across a street.

(d) **EXPRESSION LINE.** Expression line means an architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or ~~indented~~ recessed at least two inches from the exterior facade of a building. Vertical elements may include a column, pilaster, or other ~~continuous~~ vertical ornamentation. Horizontal elements may include a cornice, belt course, molding, string courses, canopy, balcony, or other ~~continuous~~ horizontal ornamentation and projections. Expression lines are typically utilized to delineate the top or bottom of floors or stories of a building or divide a facade into smaller sections.

(A) Expression lines shall extend continuously the full length of the facade, except breaks in the line that are no more than two feet in length may occur and the total length of the breaks may not exceed twenty percent of the facade length.

(B) The minimum projection or indention of an expression line in brick masonry may be



~~**SETBACKS ALONG FRONTAGE LINE**~~

~~A build-to zone minimum-maximum frontage setback indicates a zone or area in which the facade of a building shall must be located. The use of a build-to zone frontage setback allows control over building placement, while the range provides some flexibility. This method provides more predictability in building placement.~~

FIGURE 14-10. ~~Build-to Zone~~ Minimum-Maximum Frontage Setbacks

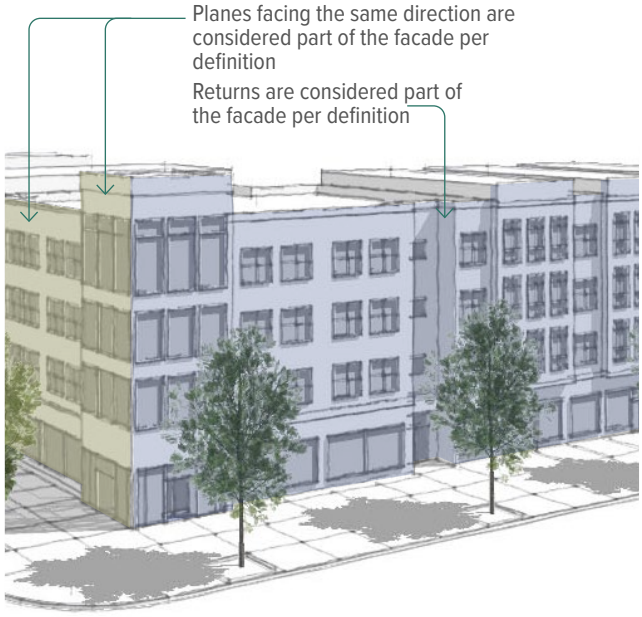


FIGURE 14-11. Facade Definition.

achieved through the use of up to three consecutively vertically stacked bricks, corbeled or racked.

(e) **FACADE.** Facade means the exterior walls of a building exposed to public view and includes walls as shown in Figure 14-11. Facade Definition.

(f) ~~**GROUND STORY TRANSPARENCY.** Ground story transparency means the measurement of the percentage of the ground story facade that has highly transparent, low reflectance windows with a minimum sixty percent transmittance factor and a reflectance factor of not greater than 0.25.~~

(g) **IMPERVIOUS SITE COVERAGE.** Impervious site coverage means the percentage of a lot or parcel developed with principal or accessory structures and other surfaces that prevent the absorption of stormwater into the ground, including without limitation, driveways, sidewalks, and patios.

(h) **MAJOR MATERIAL.** Major material means a façade material meeting the standards for major materials established in Section 9-14-29, "Façade Materials," B.R.C. 1981.

(i) **MINOR MATERIAL.** Minor material means a façade material meeting the standards for minor materials established in Section 9-14-29, "Façade Materials," B.R.C. 1981.

(j) **OCCUPIED BUILDING SPACE.** Occupied building space means interior building spaces regularly occupied by the building users. It does not include storage areas, utility space, vehicle service areas, or parking, or other uninhabitable spaces.

(k) **PARKING YARD.** Parking yard means an area extending from the rear building facade to the rear property line between the side yards or, on a corner property, between the street adjacent side and side yards. Parking yards are fully screened from Type A frontages by the building and do not extend to any side lot line or street lot line.

(l) **PASEO.** Paseo means a pathway designed for use by pedestrians, located mid-block, allowing pedestrian movement through the block from one street to another without traveling along the block's perimeter.

(m) **PERMEABLE SURFACE.** Permeable surface means a surface that allows water and air to permeate through it, e.g. soil, landscape, or a semi-pervious material.

(n) **PORCH.** Porch means a roofed, raised structure at the entrance to the building, and a transition between the interior of the building and the exterior yard or adjacent sidewalk. Refer to Figure 14-12. Example of

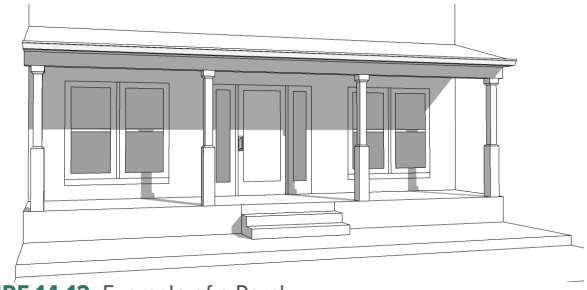


FIGURE 14-12. Example of a Porch

FIGURE 14-13. Example of a Stoop

a Porch

(o) **PUBLIC WAY.** Public way means streets, paseos, and multi-use paths, but not alleys.

(p) **SEMI-PERVIOUS SURFACE OR MATERIAL.** Semi-pervious surface or material means a material such as pervious pavers, permeable asphalt and concrete, or a green roof that allows for absorption of water into the ground or roof.

(q) **STOOP.** Stoop means an elevated or at grade platform entranceway at the door to a building, providing a transition between the interior of the building and the sidewalk outside the building. The stoop may be covered by a canopy or awning. Refer to Figure 14-13. Example of a Stoop.

(r) **STOREFRONT.**[4] ~~Storefront means a use limitation in specified areas that permits only dining and entertainment uses, personal service uses, and retail sales uses. Such uses must also meet the standards of Chapter 9-6, "Use Standards," B.R.C. 1981.~~

(s) **STORY, GROUND.** Ground story means the first floor of a building that is level to or elevated above the finished grade on the front and corner facades. The ground story excludes basements or cellars. Refer to Section 9-16-1, "General Definitions," B.R.C. 1981, for a definition for basement.

(t) **STORY, HALF.** Half story means either a story in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with windows or doors facing the street.

(u) **STORY, UPPER.** Upper story means a story located one story or more above the ground story of a building.

(v) **STREETWALL.** Streetwall means the portion of the building facade that is located generally parallel and facing the street right-of-way line. Refer to definition of facade.

(w) **STREET YARD.** Street yard means any yard located between the principal building and a street right-of-way

(x) **TRANSPARENCY.** Transparency means the measurement of the percentage of a facade that has highly transparent, low reflectance windows with:

(1) on a storefront base, a minimum sixty percent transmittance factor and a reflectance factor of not greater than 0.25; and [5]

(2) on a facade other than a storefront base, a minimum fifty percent transmittance factor and a reflectance factor of not greater than 0.25.

(y) **TYPE A FRONTAGE.** Type A frontage means a frontage along a Type A street or other feature as defined in this chapter that receives priority over other frontages in terms of locating principal entrances, prioritizing facade design elements, and incorporating design requirements associated with pedestrian orientation.

(z) **TYPE A STREET.** Type A street means a street designated on the regulating plan that receives priority over other streets in terms of setting front lot lines and locating building entrances.

(aa) **TYPE B FRONTAGE.** Type B frontage means a frontage along a Type B street or other feature as defined in this chapter that allows for a lower level of facade treatment as well as typically permits limited locations for garage and parking lot driveway entrances.

(ab) **TYPE B STREET.** Type B street means a street designated on the regulating plan that receives lower priority than Type A street in terms of building frontage and facade requirements. Refer to definition of "Type B Frontage." ~~; it allows for a lower level of facade treatment as well as permits limited locations for garage and parking lot driveways entrances.~~

(ac) **TYPE C FRONTAGE.** Type C frontage means a frontage along a Type C street or other feature as defined in this chapter that allows for a lower level of facade treatment as well as typically permits limited locations for multiple garage and parking lot driveway entrances.

(ad) **TYPE C STREET.** Type C street means a street designated on the regulating plan that receives lower priority than Type A and Type B street in terms of building frontage and facade requirements. Refer to definition of "Type C Frontage." ~~; it allows for a lower level of facade treatment as well as permits locations for multiple garage and parking lot driveways entrances~~.

(ae) **VISIBLE BASEMENT.** Visible basement means a half story partially below grade and partially exposed above.

4 This is not necessary with the creation of the storefront base.

5 Moved from "ground story transparency" and revised to only apply to storefronts.

Site Design

9-14-9. RIGHTS-OF-WAY

The arrangement, type, character, extent, and location of all rights-of-way shall conform to the requirements of Section 9-14-6, "Regulating Plans," and Section 9-9-8, "Reservations, Dedication, and Improvement of Rights-of-Way," B.R.C. 1981, unless modified in accordance with this section.

(a) AMENDMENTS. Amendments to the location of rights-of-ways and addition to or deletion of rights-of-ways shown in the ~~Transit Village~~ connections plan of the applicable area or subcommunity plan, or the regulating plan may be approved pursuant to the process and criteria established in the ~~Transit Village Area Plan~~ applicable area or subcommunity plan for amendments to the ~~Transit Village~~ associated connections plan. A request for such an amendment may be processed in conjunction with a form-based code review under Section 9-2-16, "Form-Based Code Review," B.R.C. 1981

9-14-10. STREETSCAPE AND PASEO DESIGN REQUIREMENTS

(a) ~~GENERAL REQUIREMENTS STREETSCAPE~~. In addition to the requirements of the Boulder Revised Code and the City of Boulder Design and Construction Standards, the streetscape of all new and existing streets, and the design of all paseos, and enhanced paseos shall meet the standards of this section unless modified through approval of an exception under Section 9-2-16, "Form-Based Code Review," B.R.C. 1981.

(1) **Conformance to Plans.** The streetscape and paseos shall be designed and completed consistent with the streetscape guidelines of the connections plan of the applicable area or subcommunity plan. ~~Transit Village Connections Plan in Boulder Junction or the Connections Plan in the Alpine-Balsam area plan.~~

(2) ~~**Streetscape Area.** The streetscape of any existing or new street shall occupy the full pedestrian realm, including the pedestrian facilities area and any street buffer required for the street type or similar area of an existing street. For enhanced paseos and paseos, the streetscape occupies the entire right-of-way or easement.~~[1]

(3) **Compatible Design.** The design ~~streetscape~~, including but not limited to paving patterns, seating areas, and bulb-outs, of all street frontages and paseos within the development shall be ~~designed to be~~ compatible in character.

(4) **Additional Design Requirements.** The streetscape, and paseo design shall meet the following standards:

(A) **Bulb-outs.** To shorten pedestrian crossings, pedestrian bulb-outs shall be installed at each end of any pedestrian crossing located at an intersection except in locations where the city manager determines that the street design would not adequately accommodate the turning movements of emergency vehicles.

(B) **Sight Triangle Area.** The requirements of Section 9-9-7, "Sight Triangle," B.R.C. 1981, shall be complied with.

(1) Alternative Method of Compliance. The approving authority may approve an alternative design to the sight triangle requirements of Section 9-9-7, "Sight Triangle," B.R.C. 1981, if the applicant demonstrates that accepted engineering practice would indicate that a modified visibility distance, either greater or lesser, would be acceptable or necessary for the safety of pedestrians, motorists, and bicyclists.

(C) **Street Furnishings.** At least two benches and one trash receptacle shall be installed in each block of a street in either the streetscape or street yard.

(D) **Permeable Surface Area for Trees.** For each tree planted, permeable surface area shall be provided meeting the minimum size requirements established in Table 14-1. Permeable surface means the ground surface above the tree's critical root area that allows water and air to penetrate down to the roots.

(1) **Per Tree.** Permeable area for one tree shall not count towards that of another tree.

(2) **Suspended Pavement System.** When the required permeable surface area of a

1 Removing this as it duplicates the streetscape definition in Chapter 16. And the landscape in the paseos should not be called streetscape based on this definition.

tree extends below any non-permeable hardscape, a modular suspended pavement system (Silva Cells, Root Space, or an approved equivalent) shall be used below that hardscape to ensure root growth and access to air and water.

(b) PASEOS. Paseos shall be designed consistent with the following:

(1) **General Paseo Design Requirements.** Paseos shall be designed to meet the standards of Table 14-2. Table of Paseo Design Requirements.

(2) **Paseo Surface Design.** ~~The same~~ Comprehensively designed paving patterns and materials shall be utilized for the entire length of the paseo. Designs may include intentional changes to material, color, and pattern to distinguish different functional areas.

(3) **Maintenance.** Paseos shall be maintained by the property owner in good repair and safe and unobstructed condition. Any repairs or replacements to the paseo shall be consistent with the form-based code review approval.

(A) If the city manager finds that any portion of a paseo does not meet this standard, the manager may require that the owner of the paseo or underlying property repair or replace the non-complying portion to bring it into conformity with city standards.

(B) If the city manager determines to proceed under paragraph (A) of this section, the manager shall notify the property owner of the duty to repair or replace, that such owner has thirty days from the date of the notice to commence such repair or replacement and has sixty days from the date of the notice to complete such repair or replacement. The manager may extend the time limit if weather would impede the work. Notice under this section is sufficient if it is mailed first class to the address of the last known owner of property on the records of the Boulder County Assessor, or hand delivered to an owner.

(C) If the property owner fails to commence or complete repair or replacement as required by the notice prescribed by paragraph (B) of this section, the manager may perform the repair or replacement and charge the costs thereof, plus up to fifteen percent for administrative costs, to the property owner.

(D) If any person fails or refuses to pay when due any charge imposed under this section, including any agreed charge, the city manager may, in addition to taking other collection remedies, certify due and unpaid charges to the Boulder County Treasurer for collection as provided by Section 2-2-12, "City Manager May Certify Taxes, Charges and Assessments to County Treasurer for Collection," B.R.C. 1981.

(4) **Outdoor Lighting.** The city manager may waive lighting standards under Subsection 9-9-16(g), "Outdoor Lighting," B.R.C. 1981, to allow catenary lighting between buildings and over paseos for bulbs greater than seven watts and no greater than eleven watts.

(5) **Fire Access.** The easement and travel way may be expanded to accommodate fire truck access, where required. All other elements required shall be included in the paseo design.

(6) **Special Design Requirements.**

(A) **Narrow Paseo.**

(1) Narrow paseos shall be open to the sky. At least one of the buildings along a paseo shall be two stories or less along the paseo or the third and higher stories shall be set back a minimum of fifteen feet from the paseo.

(2) Narrow paseos shall be designed to include landscaping in decorative pots and planters where sufficient space exists

Table 14-1. **Minimum Required Permeable Surface Area**

TREE SIZE	ESTIMATED MATURE CANOPY SIZE	MINIMUM REQUIRED PERMEABLE SURFACE AREA
Small	300 sq. ft.	120 sq. ft. (e.g. 4 ft. x 30 ft.)
Medium	700 sq. ft.	240 sq. ft. (e.g. 8 ft. x 30 ft.)
Large	1,000 sq. ft.	400 sq. ft. (e.g. 8 ft. x 50 ft.)

between the pedestrian travel path and the buildings.

(B) **Wide Paseo.**

(1) Wide paseos shall be open to the sky with the exception of canopies and trellises.

(2) Wide Paseos shall be designed to include art, such as a sculpture or mural.

(3) Wide paseos shall include a mix of hardscaping and landscaping; no less than twenty-five percent of the paseo shall be landscaped, evenly distributed for the length of the paseo. Planters shall be at least six feet and no more than eleven feet wide and at least six feet, but no more than twenty feet long. Planters may be longer than twenty feet where not adjacent to a patio. Planting over underground parking structures shall be accommodated in recessed, extensive green roof planters and or full depth vaults and shall not project above the grade of the adjacent paseo. Ornamental or columnar trees adapted to the low light conditions of the paseo shall be planted where possible, at a distribution of no less than one per every fifty linear feet.

(C) **Enhanced Paseo.**

(1) Where a transitioning of grades occurs in an enhanced paseo, the grades shall transition with terraced retaining walls of a height not to exceed thirty-six inches; if the walls are intended for seating, their height shall not exceed twenty-four inches.

(2) In East Boulder, the width of the enhanced paseo I along the Goose Creek frontage shall be measured from the outer northern edge of the ditch easement. The approving authority may approve a different configuration if the applicant is able to obtain ditch company approvals for the incorporation of the North Boulder Farmer's Ditch and associated easement area into the paseo design.

(3) In East Boulder, the enhanced paseo along the Goose Creek frontage is designated as Type C, allowing the workshop base consistent with Section 9-14-25, B.R.C. 1981. As motor vehicle access is prohibited on the enhanced paseo, garage access is limited to non-motorized vehicles.

9-14-11. SITE DESIGN REQUIREMENTS

(a) DRIVEWAYS. Driveway locations ~~are permitted consistent with~~ shall meet the requirements of Section 9-9-5, "Site Access Control," B.R.C. 1981, except as modified below: ~~follows:~~

(1) For the purposes of this ~~appendix~~ chapter and determining site access, Type C frontages are lower category streets than Type B frontages, and Type B frontages are lower category streets than Type A frontages.

(2) Multiple access points will be allowed on a lot or parcel to serve a builidng with a workshop base, provided the requirements of Section 9-14-25, "Workshop Base," B.R.C. 1981, and the City of Boulder Design and Construction Standards are met.

(3) **Driveways.** Driveways may not be located in any ~~build-to zone and~~ street yard or setback~~s~~ unless consistent with Section 9-9-5, "Site Access Control," B.R.C. 1981, ~~or with paragraph (b)(2) of this section~~ to cross perpendicularly through the setback to access or connect to an adjacent parking lot per (e) of this subsection. ~~When allowed, driveways shall may cross perpendicularly through build-to zones and setbacks.~~

(4) **Trash and Recycling Areas.** One mountable, rolled curb section[2] is allowed at a Type B or C street per development, maximum ten feet in width, in order to roll receptacles out to the street.

(b) STREET YARD DESIGN. Street yards, including courtyards and streetscape plazas consistent with Subsection 9-14-14(n), "Required Streetwall Variation," B.R.C. 1981, shall be designed consistent with the following:

(1) **Coordinated Design.** The combined streetscape and street yard area from building facade to the back of curb shall be coordinated and comprehensibly designed with a combination of hardscape and landscape areas, although

2 Can this be rolled curb or does it need to be a curb cut?

Table 14-2. Table of Paseo Design Requirements

DESIGN STANDARDS	NARROW PASEO	WIDE PASEO	BOULDER JUNCTION ENHANCED PASEO I	ALPINE-BALSAM ENHANCED PASEO II
Minimum Width of Paseo	9 feet	20 feet	25 feet	~~12~~ 35 feet
Minimum Width of Easement and Pedestrian Travel Way	6 feet	6 feet	25 feet minimum width of easement; 10 feet minimum width of pedestrian travel way	~~6~~ 20 feet
Elements within public access easement	All elements in the public access easement must receive approval ~~be approved~~ as part of a revocable permit or lease as applicable. Doors shall ~~must~~ be recessed and shall not open into the public access easement.			
Surface Treatment of Pedestrian Travel Way	Permeable interlocking concrete pavers or brick. See Figure 14-14. Images of Paseo Surface Treatment	Buff or gray concrete with decorative scoring pattern and a border on each side that is composed of contrasting and colored concrete, brick, or pavers	Combination of buff or gray concrete in a decorative scoring pattern, patterned brick and permeable pavers. Brick and pavers shall constitute at least 30% of the surface treatment of the pedestrian travel way and 100% of adjacent seating areas.	
Minimum distance between Pedestrian Travel Way and Adjacent Buildings	18 inches	18 inches	18 inches	18 inches
Minimum Slope between Pedestrian Travel Way and Adjacent Buildings	2%	2%	2%	2%
Minimum dimensions for adjacent outdoor seating areas	6 feet by 6 feet	6 feet by 6 feet	5 feet by 10 feet	5 feet by 10 feet
Outdoor Lighting	Pedestrian scaled wall mounted lighting at intervals of no less than 15 feet on center; catenary lighting, in the paseo between buildings or above outdoor seating areas and building entries.	Catenary lighting, in the paseo between buildings or above outdoor seating areas and building entries	Pedestrian scaled pole mounted lighting	Pedestrian scaled pole mounted lighting
Special Design Requirements	See Paragraph 9-14-10(b)(6), B.R.C. 1981, for special design requirements for each paseo.			


Permeable Interlocking Concrete Pavers


Brick Pavers


Decoratively Scored Concrete


Brick Pavers in Seating Area

FIGURE 14-14. Images of Paseo Surface Treatment

Illustrative Examples of Paseos[1]

1 Lots of construction when I was there last. Does anyone have any photos of 30 Pearl or newer paseos to drop in here? These look very similar.

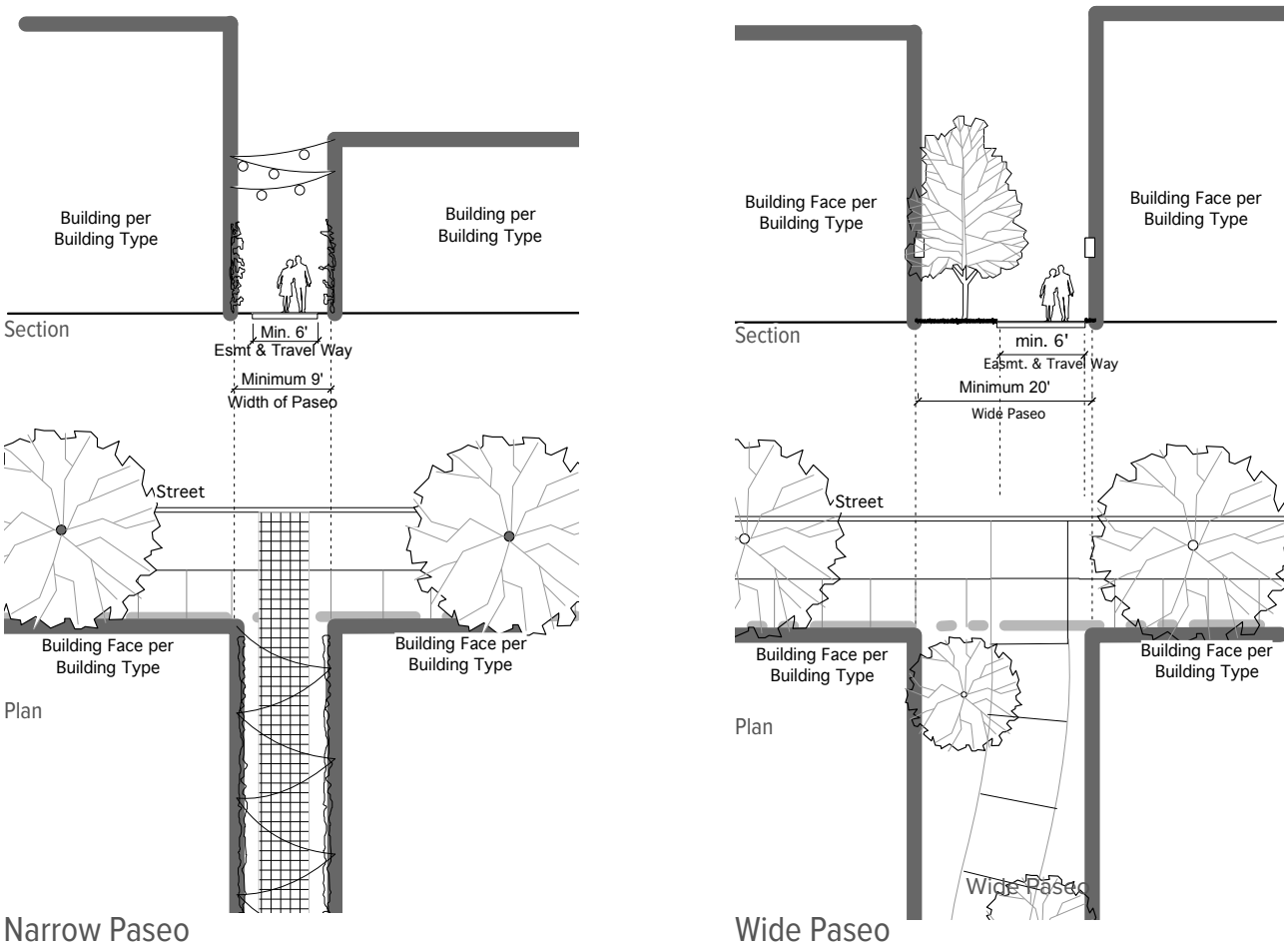
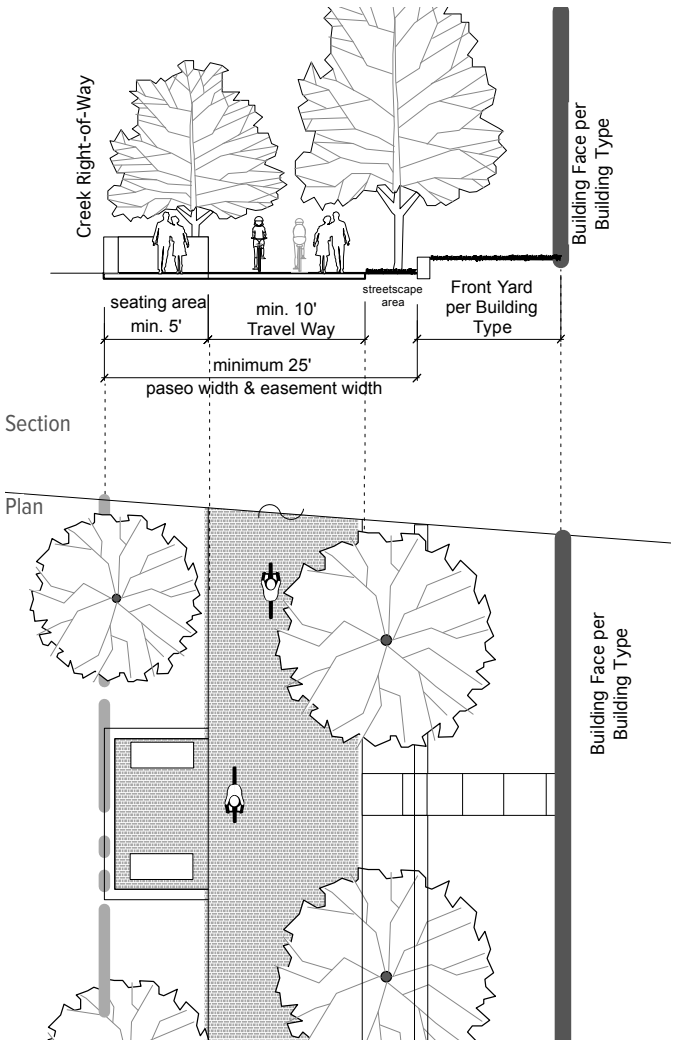
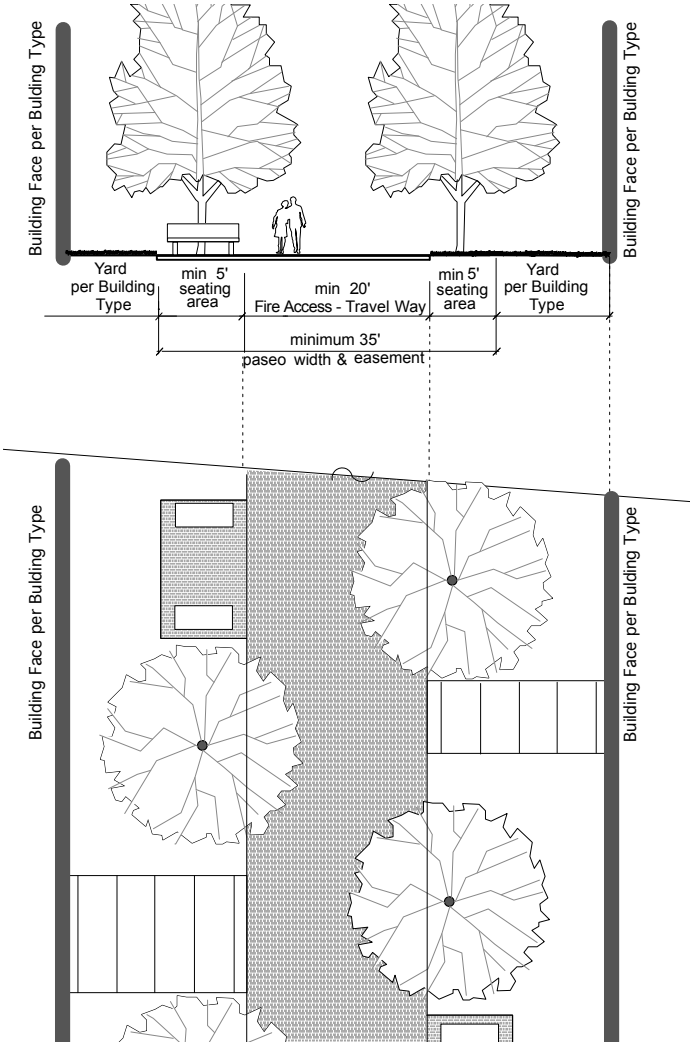


FIGURE 14-15. Paseo Illustrations



~~Boulder Junction & East Boulder:~~ Enhanced Paseo I



~~Alpine-Balsam:~~ Enhanced Paseo II

differences in materials and functional areas may exist.

(2) **Storefront Streetscape.** Where the storefront base is required, hardscape shall be located within 24 inches or less of the storefront windows and that hardscape shall be connected to the path between the public sidewalk and the building entrances.

(3) **Trees.** At least one tree shall be planted for every 1,000 square feet of any street yard, courtyard, or streetscape plaza area, located in planting areas or tree wells. Street yard trees shall meet the minimum permeable area requirements in Paragraph 9-14-10(a)(4)(D), B.R.C. 1981.

(4) **Hardscape.** Hardscape areas shall be paved with unit pavers, such as bricks or quarry tiles, or porous pavers, or poured-in-place materials. If poured-in-place materials are selected, they shall be of decorative color or textures.

(5) **Landscape Beds.** A minimum of twenty-five percent of the street yard areas, including courtyards and streetscape plazas required per Subsection 9-14-14(n), B.R.C. 1981, shall include landscape beds with shrubs, perennials, grasses, and/or annual plants.

(6) **Seating and Amenities.** Seating and amenities shall be provided in courtyards and streetscape plazas required per Subsection 9-14-14(n), B.R.C. 1981, consistent with the following:

(A) Temporary or permanent seating shall be provided. Temporary seating shall be available or in place between March 15 and November 15.

(B) In addition to seating, at least one other amenity shall be provided, including a pergola, multiple trellises, catenary or string overhead lighting, a fountain, or artwork (sculpture or mural).

(c) ~~TREATMENT OF BUILD-TO ZONES,YARDS AND SETBACKS.~~ ~~All build-to zone, where not occupied by a building, all setbacks, and all yards shall be designed consistent with the following standards:~~

(d) YARDS AND SETBACKS. ~~Site Open Space~~. ~~Build-to zones, s~~Setbacks, and yards, with the exception of street yards, courtyards, street yard plazas, parking areas, driveways, loading zones, mechanical equipment areas, and ~~refuse~~ trash and recycling areas, shall meet the following standards: ~~meet the design standards for useable open space established in Subsection 9-9-11(e), "Types of Useable Open Space," B.R.C. 1981~~.

(1) **Trees.** To the extent practical and achievable, trees shall be planted at a minimum of one per 1,500[3] square feet, located in planting areas or tree wells.

(2) **Landscape Areas.** Yards and setbacks shall be designed for a mix of paved and landscaped areas, consistent with the maximum impervious and semi-pervious areas allowed per the building type.

(3) [4]~~**Prohibited Uses.** Surface parking spaces, mechanical equipment areas, refuse trash and recycling areas, and loading areas shall not be located within any frontage setbacks build-to zone or minimum setback, unless otherwise allowed in this chapter.~~

(4) [5]~~**Driveways.** Driveways may not be located in any build-to zone and setbacks unless consistent with Section 9-9-5, "Site Access Control," B.R.C. 1981, or with paragraph (b)(2) of this section to connect to an adjacent parking lot. When allowed, driveways may cross perpendicularly through build-to zones and setbacks.~~

(e) INTER-LOT DRIVES. Adjacent parking lots in a development shall be connected with a shared drive that perpendicularly crosses any side and /or rear setback.

(f) MID-BLOCK PATHWAYS. In East Boulder, mid-block pathways are required on longer blocks consistent with the following:

(1) **Pathway Location.** Mid-block pathways shall continuously connect the two opposite frontages specified in Paragraph 9-14-6(c)(2), B.R.C. 1981, and be located within 50 feet of the midpoint of the frontage.

(2) **Pathway Width.** The minimum width of the pathway area between building facades shall be

3 This allows for more of a mix of shady and sunny spaces to occur.
4 This is redundant with other sections of the code. Parking is in the building types; trash and loading is in the "applicable to all building types" section; and mechanical equipment is in the building design section.
5 Moved to (a) Driveways

ten feet with a minimum pathway of five feet. The unpaved areas shall be landscaped

(3) **Path Construction Standards.** The pathway shall be constructed to accommodate pedestrians and other non-motorized vehicles, and shall meet the construction standards of a concrete walk and multi-use paths in the City of Design and Constructions Standards.

(4) **Open-Air.** Mid-block pathways shall be open to the sky, except buildings may bridge over the pathways for distances along the pathway of no more than thirty feet and covering no more than thirty percent of the length of the mid-block pathway. The clear opening under the bridge shall be at least fifteen feet in height.

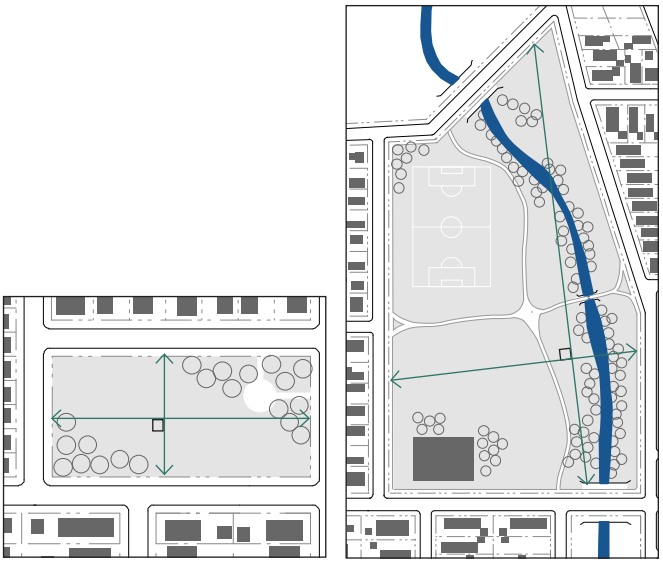


FIGURE 14-16. Outdoor Space: Measuring Minimum Dimensions

9-14-12. OUTDOOR SPACE REQUIREMENTS

(a) INTENT. The intent of the outdoor space requirements is the provision of common outdoor spaces for gathering and socializing between neighbors as well as to provide breaks in the urban fabric of the area buildings.

(b) APPLICABILITY. Outdoor space shall be designed and constructed or improved consistent with the requirements of this section.

(c) OUTDOOR SPACE REQUIRED BY LOCATION. Outdoor space shall be provided in the following locations:

(1) **Specific Locations.** Outdoor space shall be provided within 150 feet of the locations shown in Figure 14-17. Boulder Junction: Required Locations for Outdoor Space and Figure 14-18. Alpine Balsam: Required Locations for Outdoor Space.

(2) **Underpass Outdoor Space.** Outdoor space shall be provided in any location where Figure 14-17 shows a future underpass. The minimum size of such outdoor space shall be determined by the city manager. The space shall be not less than 200 feet in length and 35 feet in width and shall ~~must~~ be long enough to provide for transition grades and wide enough to allow for landscaping and paving area.

(d) OUTDOOR SPACE ON SITE OR WITHIN 1/8 MILE. At least ~~O~~one outdoor space shall be provided on the project site~~. or to which the anticipated residentslocated within no more than 1/8 of a mile of all public entrances to the buildings of the development, except as follows.~~

(1) ~~unless one outdoor space that is a~~ A public outdoor space outside of the development ~~or to which the anticipated residents, tenants, employees, customers, and visitors to the development have a right of access and use~~ is located within 1/8 of a mile of all public entrances to buildings in the development can meet this requirement provided the space is accessible for use by to which the anticipated residents, tenants, employees, customers, and visitors to the development have a right of access and use.

(2) A courtyard in the development meeting the requirements of Subsections 9-14-14(m) or (n), B.R.C, 1981, can meet this requirement.

(e) PLAYGROUND SPACE. In all East Boulder form-based code areas per Section 9-14-6, "Regulating Plans," B.R.C. 1981, playground space shall be provided consistent with the following:

(1) One playground space is required per every 200 units of housing.

(2) The playground space shall be incorporated into an outdoor space type or a courtyard and shall occupy a minimum of 1,000 square feet, including equipment, play surfaces, and abutting seating areas.

(3) The playground space shall be separated by walls, seating areas, or allowed fences to provide enclosure and protection from streets and public ways.

(f) SMALL PROJECTS[6]. The approving authority shall reduce the minimum size requirement of an outdoor space type to a size of fifteen percent of the project size if the applicant demonstrates the following:

(1) The outdoor space requirements cannot be met through an off-site outdoor space within 1/8 of a mile of all public entrances to the buildings of the development that is a public outdoor space or a space to which the anticipated residents, tenants, employees, customers, and visitors to the development have a right of access and use; and

(2) The project site is smaller than 0.7 acres in size. All contiguous lots or parcels under common ownership or control shall be considered the project site for purposes of determining the project size under this subparagraph. Contiguity shall not be affected by the existence of a platted street or alley or any other public or private right-of-way.

(g) OUTDOOR SPACE TYPES. All required outdoor space shall comply with one of the outdoor space types defined in Subsections 9-14-10 (q) through (u) of this section and the specifications applicable to the type used.

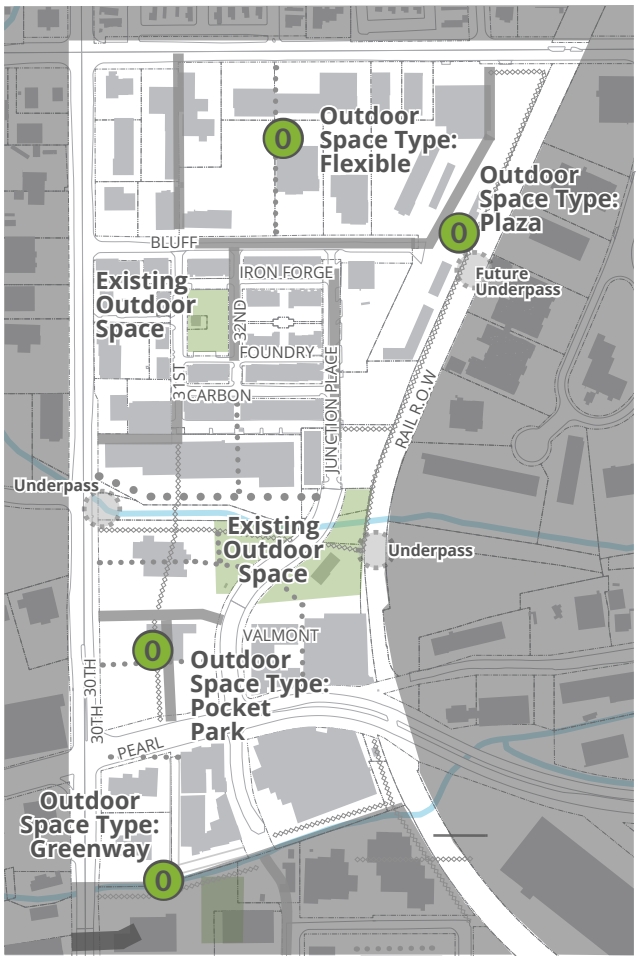


FIGURE 14-17. Boulder Junction: Required Locations for Outdoor Space

(1) **Specified Type.** If a type of outdoor space is specified in Figure 14-17 or Figure 14-18 for the project site, such type shall ~~must~~ be utilized.

(2) **No Specified Type.** If no type is specified in Figure 14-17 or the type is designated as flexible, any one of the outdoor space types defined in Subsections 9-14-10 (q) through (u) of this section shall be utilized provided that the type utilized will result in a mix of outdoor spaces in the vicinity of the development.

(h) GENERAL DESIGN STANDARDS. All outdoor space shall be designed and maintained to meet the following standards:

(1) **Landscaped Areas.** Landscaped areas shall ~~must~~ meet the requirements of Section 9-9-12,

6 Moved from the end as it seemsd to be lost and makes more sense to be closer to the other locational requirements.

"Landscaping and Screening Standards, " B.R.C. 1981;

(2) **Exterior Paved Areas.** Exterior paved areas shall meet the standards of Subparagraphs 9-9-11 (e)(5)(A) and (B), B.R.C. 1981; and

(3) **Recreational Amenities.** Seating and other elements encouraging use and occupation of the space and spatially defining the space shall be included in the design so as to make the space attractive and an integral part of the circulation pattern of the development. Such elements may include benches, tables, ornamental lighting, sculptures, landscape planters or movable containers, trees, tree grates, water features, or other recreational amenities.

(i) ACCESS. All required outdoor spaces shall be accessible from a pedestrian route associated with a vehicular right-of-way and/or adjacent building entrances or exits.

(j) FENCING. Outdoor space types may incorporate fencing provided that the following requirements are met:

(1) **Height.** No fence shall exceed forty-eight inches in height. This maximum fence height may be modified by the approving authority to ensure functionality and safety of the users of the outdoor space, for example, in proximity to railroad right-of-way and around swimming pools, ball fields, and ballcourts.

(2) **Level of Opacity.** Fence opacity shall not exceed sixty percent.

(3) **Type.** Chain-link fencing is prohibited along any street frontage. The approving authority may modify this standard around sports field or courts

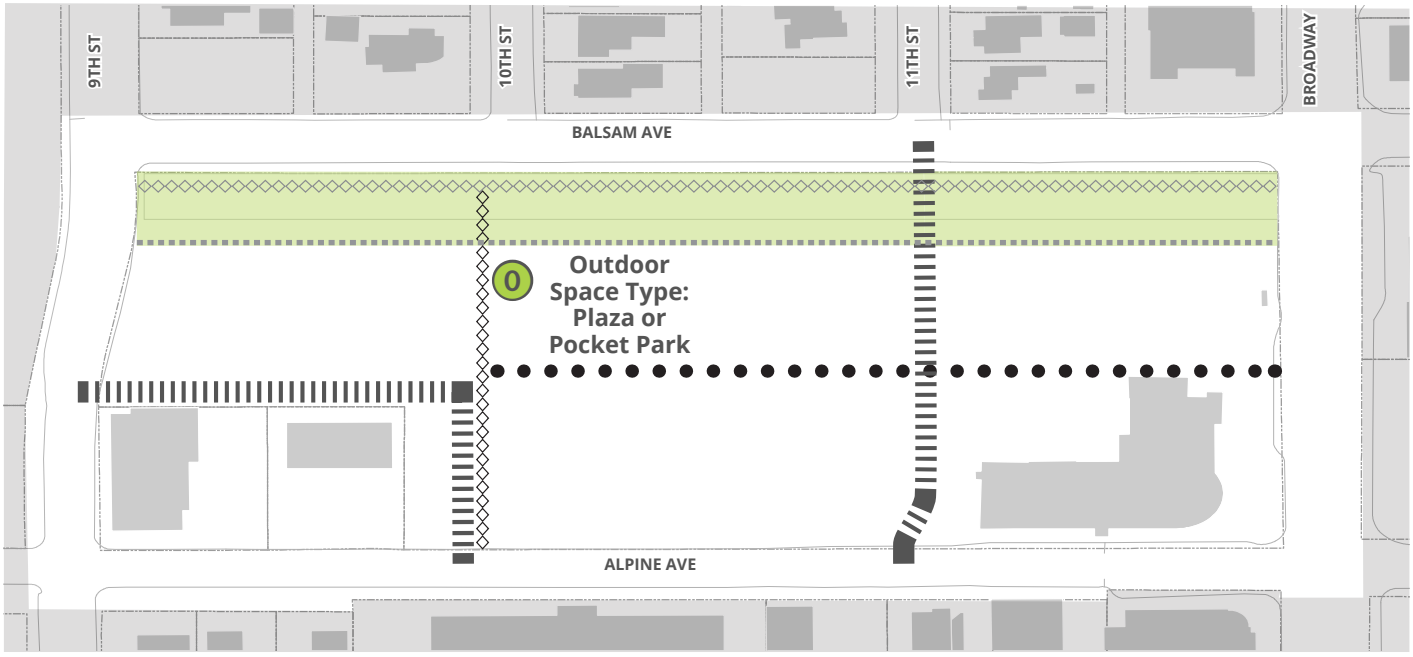


FIGURE 14-18. Alpine-Balsam: Required Locations for Outdoor Space

to ensure the safety of the users and visitors to the property and functionality of the outdoor space use.

(4) **Openings.** Openings or operable, unlocked gates shall be provided on every street frontage at a minimum of one per every 100 feet of frontage.

(k) OPEN WATER BODY. All open water bodies, such as lakes, ponds, pools, creeks, and streams, within an outdoor space type shall be located at least twenty feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.

(l) PARKING REQUIREMENTS. Parking shall not be required for any outdoor space type, unless a use other than open space is determined by the city manager.

(m) CONTINUITY. New outdoor space shall connect to abutting or proximate existing or planned public way or open space.

(n) MEASURING SIZE. When determining whether dimensions requirements of this section are met, the following standards apply:

(1) **Size.** The size of the outdoor space is measured to include all landscape and hardscape areas associated directly with the outdoor space.

(2) **Minimum Dimension.** The minimum length or width of the outdoor space type shall be measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot consistent with Figure 14-16. Outdoor Space: Measuring Minimum Dimensions B.R.C. 1981.

(3) **Minimum Percentage of Street Frontage Required.** A minimum percentage of the outdoor space perimeter, as measured along the outer edge of the space, shall be located directly adjacent to a street.

(o) IMPROVEMENTS. When determining the specific improvement standards applicable to each outdoor space type, the following shall apply:

(1) **Designated Sports Fields.** Designated sports field shall mean sports fields or ball courts designated for one or more particular sports, including but not limited to baseball fields, softball fields, soccer fields, basketball courts, football fields, and tennis courts.

(2) **Playgrounds.** Playgrounds shall mean a defined area with play structures and equipment typically designed for children under twelve years of age, such as slides, swings, climbing structures, and skate parks. ~~Where a playground is required, it shall include soft surfacing and structures and shall be a minimum of 1,800 square feet in total area.~~[7]

(3) **Mobility Hub.** Mobility hubs may be incorporated into an outdoor space, where noted in the outdoor space type tables. Mobility hubs may range from pick-up locations for taxis or ride-share services to stations for bike-share systems, and may range in size. To be incorporated into an outdoor space type, a mobility hub shall have a designated space and include paving, seating, and landscape.

(4) **Fully Enclosed Structures.** Where permitted, fully enclosed structures may include such uses as small cafes, kiosks, community centers, and restrooms. For some outdoor space types, fully enclosed structures are subject to a maximum building coverage limitation, limiting the building coverage to a percentage of the outdoor space area.

(5) **Semi-Enclosed Structures.** Semi-enclosed structure shall mean open-air structure, such as a gazebo. Semi-enclosed structures are permitted in all outdoor space types.

(6) **Maximum Impervious and Semi-Pervious Surface.** Limitations on impervious and semi-pervious surfaces are provided separately for each open space type to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, sidewalks, paths, and structures as permitted.

(7) **Maximum Percentage of Open Water Body.** Maximum percentage of open water body shall mean the maximum amount of area within the outdoor space that may be covered by an open water body, including but not limited to ponds, lakes, and pools.

(p) STORMWATER IN OUTDOOR SPACE TYPES. Stormwater management practices, such as storage and retention facilities, may be integrated into any of the

7 Moved to playground requirement in (e).

outdoor space types and utilized to meet stormwater requirements for surrounding parcels subject to the following standards:

(1) **Stormwater Features.** Stormwater features in outdoor space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, pond, or pool, as part of the landscape design.

(2) **Fencing.** Stormwater features shall not be fenced and shall not impede public use of the space.

(3) **Walls.** Retaining walls over 2.5 feet in height are not permitted in any outdoor space accommodating stormwater. Exposed concrete is prohibited; all concrete shall be faced with stone or brick.

(4) **Structures.** All inlets, pipes, overflows, outfalls, and other structures required for the stormwater facility shall be incorporated into a landscape design and designed as unobtrusively as feasible. Exposed concrete is prohibited; all concrete shall be faced with stone or brick.

(5) **Qualified Professional.** A qualified landscape architect shall be utilized to design the space for use by people, incorporating the stormwater features into the design.

FIGURE 14-19. Example of Plaza

(q) PLAZA.

The intent of the plaza is to provide a formal outdoor space of medium scale that may serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other type of outdoor space regulated in this section. Special features, such as fountains and public art installations, are encouraged. Plazas shall be designed to meet the standards of Table 14-3. See Figure 14-19. Example of Plaza.

Table 14-3. Plaza Requirements

Dimensions	
Minimum Size	0.10 acres
Maximum Size	1 acres
Minimum Dimension	80 feet
Minimum Percentage of Street or Public Way Frontage Required	25%
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Not permitted
Mobility Hub	Permitted
Fully Enclosed Structures	Permitted; may cover maximum 5% of plaza area
Maximum Impervious Surface + Semi-Pervious Surface	60%+ 20%
Maximum Percentage of Open Water	30%

FIGURE 14-20. Example of Green

FIGURE 14-21. Example of Commons

(r) GREEN.

The intent of the green is to provide an informal outdoor space of medium scale for active or passive recreation located within walking distance for building occupants and visitors. The green is intended to be fronted mainly by streets. Greens shall be designed to meet the standards of Table 14-3. See Figure 14-19. Example of Plaza.

(s) COMMONS.

The intent of the commons is to provide an informal, small to medium scale outdoor space for active or passive recreation. Commons are typically internal to a block and tend to serve adjacent building occupants. Commons shall be designed to meet the standards of Table 14-5. See Figure 14-21. Example of Commons.

Table 14-4. Green Requirements

Dimensions	
Minimum Size	0.25 acres
Maximum Size	2 acres
Minimum Dimension	45 feet
Minimum Percentage of Street or Public Way Frontage Required	100% for greens less than 1.25 acres; 50% for greens 1.25 or more acres in size
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Permitted
Mobility Hub	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	20% + 15%
Maximum Percentage of Open Water	30%

Table 14-5. Commons Requirements

Dimensions	
Minimum Size	0.25 acres
Maximum Size	1.5 acres
Minimum Dimension	45 feet
Minimum Percentage of Street or Public Way Frontage Required	0%; requires a minimum of two access points (minimum 20 feet wide)
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Permitted
Mobility Hub	Not permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	30% + 10%
Maximum Percentage of Open Water	30%

FIGURE 14-22. Example of Pocket Park

FIGURE 14-23. Example of Park/Greenway

(t) POCKET PARK.

The intent of the pocket park is to provide a small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance. Pocket Parks shall be designed to meet the standards of Table 14-6. See Figure 14-22. Example of Pocket Park.

(u) PARK/GREENWAY.

The intent of the park/greenway is to provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees. Parks/Greenways shall be designed to meet the standards of Table 14-7. See Figure 14-23. Example of Park/Greenway.

Table 14-6. Pocket Park Requirements

Dimensions	
Minimum Size	0.10 acres
Maximum Size	1 acre
Minimum Dimension	25 feet
Minimum Percentage of Street or Public Way Frontage Required	30%
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Required
Mobility Hub	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	30% + 10%
Maximum Percentage of Open Water	30%

Table 14-7. Park/Greenway Requirements

Dimensions	
Minimum Size	2 acres
Maximum Size	None
Minimum Dimension	30 feet; minimum average width of 60 feet
Minimum Percentage of Street or Public Way Frontage Required	30% for parks less than 5 acres; 20% for parks 5 or more acres in size
Improvements	
Designated Sports Fields	Permitted
Playgrounds	Permitted
Mobility Hub	Permitted
Fully Enclosed Structures	Permitted in parks 5 acres or larger in size
Maximum Impervious Surface + Semi-Pervious Surface	20% + 10%
Maximum Percentage of Open Water	30%

9-14-13. LARGE SITE DEVELOPMENT STANDARDS

(a) APPLICABILITY. A development four acres in size or larger shall meet the requirements of this section.

(b) STREETS & BLOCK LAYOUT. The development shall provide safe and convenient vehicular and pedestrian transportation between and through lots and parcels to adequately serve the new development. To accomplish this, the approving authority may require connections in addition to those required under the regulating plan and any approved connections plan for the area consistent with the following considerations and requirements:

(1) **Block Length.** Block lengths is approximately 400 feet or less.

(2) **Block Perimeter.** Block perimeter is approximately with a maximum block perimeter of 1,600 feet.

(3) **Cul-de-Sac and Dead-End Streets.** Cul-de-sac and dead-end streets are not allowed except due to site constraints or natural features.

(4) **Configuration.** Additional connections shsall be consistent with the standards of Section 9-9-8, "Reservation, Dedication, and Improvement of Rights of Way," B.R.C. 1981, and other required connections.

(A) **On-Street Parking.** Parking lanes shall be provided on both sides of the street.

(5) **Paseos.** Paseos shall meet the standards in Section 9-14-10, B.R.C. 1981.

(6) Any additions or other amendments to a connections plan for the area shall be reviewed pursuant to the process and criteria established therefor in the applicable plan and in conjunction with the form-based code review of the application.

(c) TYPE A, B, OR C FRONTAGE DESIGNATION. Frontages along new connections shall be designated as Type A, B, or C frontages consistent with the standards in Section 9-14-15, "Type A, B, and C Frontages," B.R.C. 1981, and the following:

(1) Frontage designation shall be consistent with the intent of the area or subcommunity plan.

(2) A minimum of 25% of frontages of new and existing streets in and abutting the development shall be designated as Type A frontage.

(d) TERMINATED VISTAS. Views down streets that terminate at parcels, including where streets angle at less than 90 degrees, shall meet the terminated vista requirements in Subsection 9-14-14(i), B.R.C. 1981.

Building Types

9-14-14. REQUIREMENTS APPLICABLE TO ALL BUILDING TYPES[1]

(a) **PURPOSE.** The purpose of the building types requirements is to establish standards for building design, building form, siting of buildings, and specific uses based on the building type that may be utilized on a property pursuant to the applicable regulating plan or as otherwise authorized.

(b) **BUILDING TYPES REQUIREMENTS.** No person shall develop, use, or occupy any building or other property located within the area designated in Appendix L, "Form-Based Code Areas," B.R.C. 1981, except in conformance with the building type standards of Sections 9-14-17 through 9-14-22 of this ~~appendix~~ chapter unless modified through an exception under Subsection 9-1-16(i), B.R.C. 1981. The following generally describes the building types:

(1) [2]**Main Street Storefront Description.** The main street storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all Type A streets with only personal service, retail, dining, and entertainment uses to provide activity. Upper story uses are flexible. Parking is in the rear or off-site. Refer to Section 9-14-17, B.R.C. 1981, for requirements.

(2) **Commercial Storefront Description.** The commercial storefront building type permits single use buildings and more parking locations, but still addresses pedestrian orientation with buildings built up to the sidewalk and storefront glass requirements. This building type allows a broader variety of commercial, retail, and industrial uses on the ground story, including vehicle-related uses. Refer to Section 9-14-18, B.R.C. 1981, for requirements.

(3) **General Building Description.** The general building type is a basic building that serves as urban fabric, built along the sidewalk connecting the more commercial spaces with open spaces. This building can accommodate a wide range of uses. It differs from the storefront by its lower requirement for ground story glass and allowance for an above-sidewalk level ground story elevation. Refer to Section 9-14-19, B.R.C. 1981, for requirements.

(4) **Row Building Description.** The row building type is similar to the general building, but is smaller in scale. The ground story is required to be divided into different units, each with separate entrances. Townhouses, rowhouses, live-work units, incubator space, or small width industrial or craftsman spaces fit well into this building type. Refer to Section 9-14-20, B.R.C. 1981, for requirements.

(5) **Workshop Building Description.** The workshop building type is similar to the general building, but allows for garage door access. The ground story is also typically taller to allow for production uses. Refer to Section 9-14-21, B.R.C. 1981, for requirements.

(6) **Civic Building Description.** The civic building type is the most flexible building, meant to allow for more iconic designs within the urban fabric of the area. This building type is limited to specific public and institutional uses, such as governmental facilities, religious assemblies, schools, colleges, and universities, as well as parks and recreation uses, museums, and live theaters. Refer to Section 9-14-22, B.R.C. 1981, for requirements.

(c) **USES IN BUILDING TYPES.** All uses of a property shall meet the requirements of Chapter 9-6, "Use Standards," B.R.C. 1981. Where use requirementss are imposed by this ~~appendix~~ chapter based on the building type, the use of the property shall also be consistent with those standards.

(d) **GENERAL BUILDING DESIGN REQUIREMENTS.** All buildings shall comply with the building design requirements of Sections 9-14-28 through 9-14-34, B.R.C. 1981, of this chapter.

(e) **MULTIPLE PRINCIPAL STRUCTURES.** Multiple structures may be constructed on a lot or parcel. All structures shall meet the applicable building type requirements, including the ~~build-to zone~~ frontage setback requirements.

1 Revised to remove "general" requirements, sometimes confused with the "General" building.

2 Moving these here as the descriptions intro was already repeated here. Avoiding duplication.

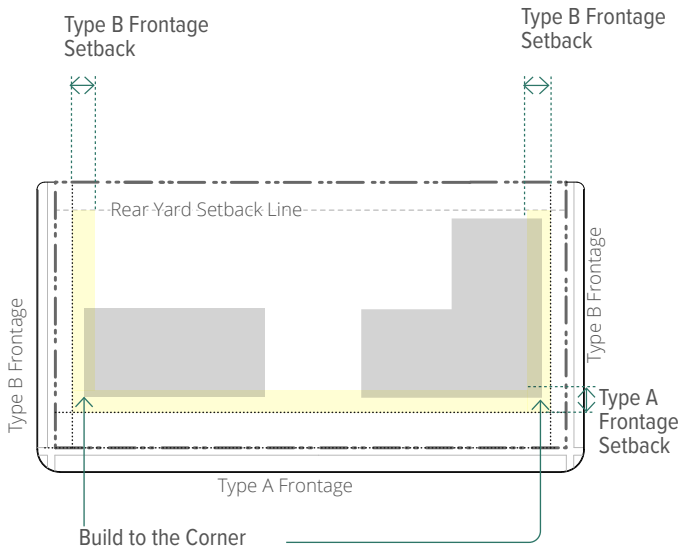


FIGURE 14-24. Build to the Corner and Frontage Setbacks

(f) **BUILD TO THE CORNER.** On corners, a building or structure shall be located at the intersection of the two ~~build-to zones~~ frontage setbacks, as shown in Figure 14-24. The standards of Paragraph 9-14-10(a)(4)(B), "Sight Triangle Area," B.R.C. 1981, shall ~~must~~ also be met.

(g) [3]**~~BUILD-TO ZONES~~ FRONTAGE SETBACKS.** ~~Build-to zones~~ Minimum and maximum frontage setbacks are measured from the outside edge of any required easement or the right-of-way, if no easement is required. Easements may include a public access easement for a sidewalk, or a flood or drainage easement, where the frontage is along a flood or drainage area. Refer to Subsection 9-14-27(b), B.R.C. 1981, for additional information.

(h) **YARD DEFINITION.** Yard is defined in Section 9-16-1, "General Definitions," B.R.C. 1981. For the purposes of this chapter, the following standards shall supplement and, where inconsistent, supersede the definition of Section 9-16-1, B.R.C. 1981:

(1) **Side and Rear Yards Abutting Other Lots, an Alley, or a Rail Right-of-Way.** On a property located in an area designated in Appendix L, "Form-Based Code Areas," only yards abutting a lot, an alley, or a rail right-of-way at the lot line, and not a street, waterway or other Type A, ~~or~~ B, or C frontage, are considered side or rear yards.

(2) **Front Yards, Side Adjacent Street Yards, and Side Equals Front Yards.** Front yards, side adjacent street yards, and side equals front yards are regulated through the designation of Type A, ~~and~~ Type B, and Type C frontages.

(3) **Parking Yard.** Parking yard shall have the meaning defined in Section 9-14-8, "Definitions," B.R.C. 1981.

(i) **TERMINATED VISTAS.** When a street terminates or curves on or adjacent to a property as designated on the regulating plan, the site ~~design~~ or building design shall include a feature to terminate the view from the street or path. The project shall meet the following standards:

(1) **Open Space.** If the property where the vista is required to be terminated is open space, one of the outdoor space types established in Section 9-14-12, "Outdoor Space Types," B.R.C. 1981, shall be utilized, and a vertical feature shall terminate the view. Acceptable vertical features include, but are not limited to, a stand or grid of at least three large maturing trees, as defined by Chapter 3 of the City of Boulder Design and Construction Standards, a sculpture, a gazebo, or a fountain.

(2) **Building.** If the property where the vista is required to be terminated is not utilized as open space, the facade of a building shall terminate the view. At the termination point designated on the regulating plan, a minimum of sixty feet of ~~T~~the building facade shall meet the standards applicable to a Type A frontage, whether or not fronting on a Type A street, with the exception of the entrance requirements. The building shall include a feature that terminates the view, such as, a tower, cupola, bay, ~~or~~ courtyard, or a streetscape plaza consistent with the streetwall variation requirements in Section 9-14-14, B.R.C. 1981.

(3) **Parking or Other Facades.** A parking structure, surface parking lot, or side or rear facade shall not terminate a vista.

3 Moved from building type tables

(j) **TRASH & RECYCLING AREAS.**[4] Unless otherwise defined by the building type, all trash, recycling, and other waste areas shall be located inside the building or in the parking yard consistent with the following requirements:

(1) **Interior of the Building.** Refuse, recycling, and other waste areas located inside the building shall meet the following requirements:

(A) Access doors to the area shall be located on the rear or interior side facade.

(B) If no rear or interior side facade exists, access doors may be located off a Type B or C street facade.

(C) Access doors or gates on a street facade shall have a minimum opacity of 80 percent.

(D) Access gates shall be set back a minimum of five feet from any street facade.

(2) **Other Locations.** When no parking yard exists, the parking or rear yard is less than ten feet in depth, and an interior building location is not available, trash, recycling, and other waste areas may be located in the rear yard, interior side yard or in a Type B or C street yard.

(k) **GARAGE ENTRANCES.**[5] Except on the workshop base, garage doors may be located only on a Type B frontage, Type C frontage, rear or interior yard, or along an interior side facade.

(A) Garage doors on Type B frontages shall be set back from the majority of the frontage facade a minimum of five feet.

(B) Garage doors on Type B frontages shall meet minimum facade transparency requirements unless art is incorporated into the door.[6]

(l) **LOADING LOCATIONS.**[7] All on-site loading areas shall be located in the rear or interior yard for all building types, except as otherwise allowed in the workshop base in Section 9-14-25, B.R.C. 1981.

(m) **STREETWALL COURTYARDS.**[8] Where minimum streetwall is required and streetwall variation is not required, courtyards meeting the requirements of Paragraph 9-14-14(n)(1), B.R.C. 1981, are allowed provided they do not exceed thirty-five percent of the streetwall. The courtyard may be counted towards the required minimum streetwall percentage.

(n) **REQUIRED STREETWALL VARIATION.**[9] Where streetwall variation is required, a courtyard or streetscape plaza meeting the following requirements shall be provided for every 120-foot wide section of building streetwall:

(1) **Courtyard.** Courtyards shall meet the following requirements:

(A) The courtyard shall be at least thirty feet in width and thirty feet in depth.

(B) The courtyard may count towards the streetwall percentage, when abutting the frontage setback.

(C) Motor vehicle parking is not allowed in courtyards.

(D) Courtyard facades shall be treated with the frontage type of the adjacent street frontage per facade requirements for the building type and building design requirements in Sections 9-14-28 through 9-14-34, B.R.C. 1981.

(E) The courtyard design shall include the following:

(i) A maximum of sixty-five percent of the area may be paved and the hardscape shall include special paving materials and patterns.

(ii) Landscape beds and trees consistent with Subsection 9-14-10(b), "Street Yard Design," B.R.C. 1981.

(iii) Seating and amenities consistent with Subsection 9-14-10(b), "Street Yard Design," B.R.C. 1981.

(2) **Streetscape Plaza.** Streetscape plazas shall meet the following requirements:

(A) The streetscape plaza shall be located within the maximum setback.

(B) At least thirty-five percent of the streetwall shall front one or more streetwall plazas extending from the right-of-way to the maximum setback.

4 Moved to this general section to free up space in the building type tables.

5 Moved to this general section to free up space in the tables.

6 Should (A) and (B) be an either/or?

7 Moved to this general section to free up space in the tables.

8 This is new. Marked allowed on BJ1 (and A-B) for future use.

9 This is new. Marked allowed on BJ1 (and A-B) for future use.

(C) Minimum width of each streetscape plaza along the frontage shall be 20 feet.

(D) The streetscape plaza shall be designed to integrate with the street yard and streetscape design and shall include the following:

(i) Hardscape in the plaza shall include special paving materials and patterns.

(ii) Landscape beds and trees consistent with Subsection 9-14-11(b), "Street Yard Design," B.R.C. 1981.

(iii) Seating and amenities consistent with Subsection 9-14-11(b), "Street Yard Design," B.R.C. 1981.

(o) MODIFICATIONS. The approving authority may approve the following modifications if the approving authority finds the proposed design substantially meets the intent of the requirement being modified:

(1) **Building Location.** The location of the building within up to one foot from any minimum or maximum frontage setback ~~or build-to zone width~~ or location requirement.

(2) **Impervious Coverage.** Up to a ten percent increase in total impervious coverage, not to exceed the total amount of allowed impervious plus semi-pervious coverage.

(3) **Type A Frontage Lot Line Coverage.** For the commercial storefront building only, up to ten percent decrease in Type A frontage lot line coverage requirements.

(4) **Story Height.** An additional height of any floor-to-floor story height up to two feet, provided the overall building height does not exceed the maximum permitted height.

(5) **Transparency.** Up to two percent reduction of the required transparency on a non-Type A frontage facade; and up to four square feet increase of the blank wall area limitation of Paragraph 9-14-27(g)(2), B.R.C. 1981, on a non-Type A frontage facade.

(6) **Garage Entrances.** If none of the allowed options exists, a garage entrance on a Type A frontage, provided the requirements for Type B frontages in Subsection 9-14-14(k), B.R.C. 1981, are also met.

(7) **Entrance Space.** Up to five additional feet in spacing of the required entrances in either the general or workshop base.

(8) **Streetwall Variation.** An alternative to the amenities listed for courtyards or streetyard plazas in Section 9-14-14, B.R.C. 1981, provided the amenity is similar in characteristics of those listed.

9-14-15. TYPE A, B, AND C FRONTAGES

A hierarchy of frontages is established for properties located within the area shown on Appendix L, "Form-

Based Code Areas." Frontages are designated on the regulating plans pursuant to the standards of this section. ~~include streets, paths, waterways, and other public ways.~~

(a) TYPE A FRONTAGE ~~DESCRIPTION~~. ~~A Type A frontage designation establishes the fronts of lots and buildings and where to locate the principal entrance to the building. A Type A frontage designation requires the highest level of facade treatment and restricts locations for parking, driveways, and garage entrances.~~[10] Type A frontages shall ~~must~~ be provided as follows:

(1) **Regulating Plan.** Type A frontage requirements shall ~~must~~ be met ~~along~~ in those locations where a Type A frontage is designated on the regulating plan.

(2) **Outdoor Space Types.** Where a lot or parcel contains or abuts a required outdoor space, the frontage of a building abutting the outdoor space shall meet Type A frontage requirements, unless otherwise defined on the regulating plan.

(3) **Building Type Requirements.** Type A frontages shall meet the Type A frontage requirements established for the applicable building type in Sections 9-14-17 through 9-14-22, B.R.C. 1981.

(4) ~~**Specific Type A Frontages.** Type A frontage requirements also shall be met along the following ways:~~

(A) ~~Boulder Junction Phase I. Goose Creek, the North Boulder Farmer's Ditch, and all enhanced paseos.~~

(B) ~~Alpine-Balsam. Balsam Flood Mitigation Area and Greenway, outdoor open space types, and City-developed plazas, not including the Mobility Hub.~~

(C) ~~East Boulder. Valmont City Park.~~

(5) **Corners.** ~~At corners of buildings on public ways,~~ Where a Type A frontage facade is located perpendicular to a Type B or C frontage, or a rail corridor facade, the Type A frontage treatment shall be continued around the corner along the ~~public way~~ perpendicular facades for a minimum of thirty feet.

(6) **Multiple Type A Frontages and No Type B Frontage.** If multiple Type A frontages and no Type B or C frontages exist on a site, one Type A frontage may be treated as a Type B frontage for the building type requirements if the approving authority finds that one of the following standards is met with regard to such frontage:

(A) Configuration of other parcels along the street, including fronts of buildings and locations of vehicular access, are more consistent with Type B requirements.

(B) The classification of the street is more focused on traffic movement than pedestrian orientation.

(C) The area plan prioritizes the street lower than other Type A frontages.

(7) **No Type A Frontage.** If no Type A frontage is designated for a parcel, a Type B frontage shall be treated as a Type A frontage for the building type requirements. If no Type A or B frontage is designated for a parcel, a Type C frontage shall be treated as a Type A frontage for the building type requirements.

(b) TYPE B FRONTAGES DESCRIPTION. ~~A Type B frontage designation allows for a lower level of facade treatment and allows garage and parking lot driveway entrances on the frontage.~~ Type B frontages shall be provided as follows:

(1) **Regulating Plan.** Type B frontage requirements shall be met in those locations where a Type B frontage is designated on the regulating plan.

(2) **Building Type Requirements.** Type B frontages shall meet the Type B frontage requirements established for the applicable building type in Sections 9-14-17 through 9-14-22, B.R.C. 1981.

(3) **Alternate Treatment.** A designated Type B frontage may alternatively be treated as a Type A frontage.

(A) ~~Other Ways. All ways other than streets or alleys, including but not limited to paseos, multi-use paths, waterways, busways, and rail lines, shall be treated as Type B frontages unless otherwise required in this chapter; however, vehicular access and recycling,~~

10 Removing as Type A frontage is already in the definitions. Type B is revised similarly.

refuse, and loading access is not permitted off these ways.

(c) **TYPE C FRONTAGES.** Type C frontages shall be provided as follows:

(1) **Regulating Plan.** Type C frontage requirements shall be met only in those locations where a Type C frontage is designated on the regulating plan.

(2) **Building Type Requirements.** Type C frontages shall meet the Type C frontage requirements established for the applicable building type in Sections 9-14-17 through 9-14-22, B.R.C. 1981.

(3) **Alternate Treatment.** A designated Type C frontage may alternatively be treated as a Type A or Type B frontage.

9-14-16. DESCRIPTIONS OF BUILDING TYPES[11]

This section generally describes the building types established for development on land designated in Appendix L, "Form-Based Code Areas." Sections 9-14-17 through 9-14-22 establish standards applicable to a building type. Sections 9-14-23 through 9-14-27 regulate the application of the requirements specific to a building type. No person shall use land designated in Appendix L except in conformance with the building type requirements of those sections, unless modified through an exception under Subsection 9-2-16(i), B.R.C. 1981.

(a) **MAIN STREET STOREFRONT DESCRIPTION.** The main street storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all Type A streets with only personal service, retail, dining, and entertainment uses to provide activity. Upper story uses are flexible. Parking is in the rear or off-site. Refer to Section 9-14-17, B.R.C. 1981, for requirements.

(b) **COMMERCIAL STOREFRONT DESCRIPTION.** The commercial storefront building type permits single use buildings and more parking locations, but still addresses pedestrian orientation with buildings built up to the sidewalk and storefront glass requirements. This building type allows a broader variety of commercial, retail, and industrial uses on the ground story, including vehicle-related uses. Refer to Section 9-14-18, B.R.C. 1981, for requirements.

(c) **GENERAL BUILDING DESCRIPTION.** The general building type is a basic building that serves as urban fabric, built along the sidewalk connecting the more commercial spaces with open spaces. This building can accommodate a wide range of uses. It differs from the storefront by its lower requirement for ground story glass and allowance for an above-sidewalk level ground story elevation. Refer to Section 9-14-19, B.R.C. 1981, for requirements.

(d) **ROW BUILDING DESCRIPTION.** The row building type is similar to the general building, but is smaller in scale. The ground story is required to be divided into different units, each with separate entrances. Townhouses, rowhouses, live-work units, incubator space, or small width industrial or craftsman spaces fit well into this building type. Refer to Section 9-14-20, B.R.C. 1981, for requirements.

(e) **WORKSHOP BUILDING DESCRIPTION.** The workshop building type is similar to the general building, but allows for garage door access. The ground story is also typically taller to allow for industrial and vehicle service uses. Refer to Section 9-14-21, B.R.C. 1981, for requirements.

(f) **CIVIC BUILDING DESCRIPTION.** The civic building type is the most flexible building, meant to allow for more iconic designs within the urban fabric of the area. This building type is limited to specific public and institutional uses, such as governmental facilities, religious assemblies, schools, colleges, and universities, as well as parks and recreation uses, museums, and live theaters. Refer to Section 9-14-22, B.R.C. 1981, for requirements.

11 Moved to front end of 9-14-14.

9-14-17. MAIN STREET STOREFRONT BUILDING TYPE

Refer to Section 9-14-6, "Regulating Plans," B.R.C. 1981, for the locations of buildings in the form-based code areas.

	BOULDER JUNCTION PHASE I	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 14-25.		
1 **Type A Frontage Streetwall[1], minimum**	90% ~~required~~	[2] ~~One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Type A frontage build-to zone coverage.~~ Refer to Subsection 9-14-14(m), B.R.C. 1981, for courtyard allowance.
2 **Type A Frontage Setback[3], minimum to maximum**	0 ft. to 5 ft.[4]	[5] ~~Build-to zones are measured from the outside edge of any public access or waterway easement for sidewalk or the right-of-way, if no public access easement is required or exists. Refer to for additional information.~~ Refer to Subsection 9-14-14(m), B.R.C. 1981, for measuring minimum and maximum setbacks.
3 **Type B Frontage Setback, minimum to maximum**	0 ft. to 5 ft.	
4 **Side Yard Setback, minimum**	5 ft.; 0 ft. required at paseo or multi-use path	For paseos and multi-use paths, refer to the regulating plans and the Transit Village Connections Plan for locations and details.
5 **Rear Yard Setback, minimum**	10 ft.; minimum 25 ft. if no alley; 0 ft. required at paseo or multi-use path	
6 **Building Length along any Type A & B Frontage, maximum**	150 ft.	Refer to Section 9-14-32, B.R.C. 1981, for building massing requirements.
7 **Site Impervious Coverage, maximum** Additional Semi-Pervious Coverage	70% 25%	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for semi-pervious coverage.
8 **Surface or Accessory Parking Location**	Parking yard only	Refer to Sections 9-9-9 and 9-9-12, B.R.C. 1981, for loading and screening requirements. Refer to Subsection 9-14-11(a), B.R.C. 1981, for driveway access. Refer to Subsections 9-14-14 (j), (k), and (l), B.R.C. 1981, for trash & recycling, garage entrances, and loading.

1 "Streetwall" instead of frontage build-to-zone coverage.
2 Moved to requirementss applicability to all building types
3 Switching from build-to zone to min and max setback
4 Recommend using "ft." instead of the symbol (ft.) as it may be hard to read.
5 Moved up to General Requirements for All Building Types.

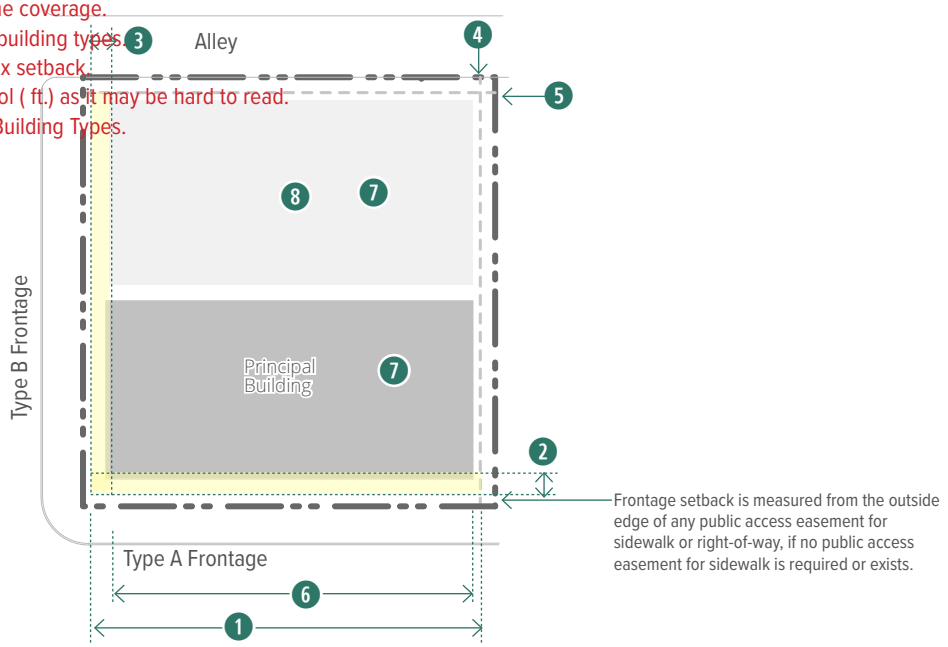


FIGURE 14-25. Storefront Building: Building Siting

	BOULDER JUNCTION PHASE I	REFERENCES/ADDITIONAL REQUIREMENTS
HEIGHT Refer to Figure 14-26.		
9 **Overall:** Minimum Height Maximum Height	2 stories 3 stories, 40 ft. in height north of Goose Creek and west of Junction Place; 5 stories, 55 ft. elsewhere	Refer to Subsection 9-14-27(e), B.R.C. 1981, for height measuring requirements and Section 9-14-32, B.R.C. 1981, for building massing requirements. Subsection 9-14-26(g) "Towers," B.R.C. 1981, allows additional height in a limited footprint.
Location-Specific Maximum Height	Heights shown may be otherwise regulated by Section 9-14-6, B.R.C., "Regulating Plans," and/or Section 9-14-7, B.R.C., "View Corridors"	
~~[6]Ground Story: Minimum Height~~ ~~Maximum Height~~	~~14 ft.~~ ~~22 ft.~~	~~Stories are measured floor to floor. Refer to subsection(g) for explanation of measurement.~~
10 **Story Height:** Minimum Height Maximum Height	9 ft. 12 ft.	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
	Refer to allowed base types for story height requirements in ground story.	
USES Refer to Figure 14-26.		
~~[7]Type A Frontage Ground Story~~	~~Only dining & entertainment uses, personal service uses, retail sales uses consistent with chapter 9-6~~	Refer to Chapter 9-6, B.R.C. 1981, for permitted uses per zoning district and definition of uses.
11 ~~Type B Frontage & All Upper~~ **All Frontages & Stories**	All uses consistent with chapter 9-6	
	Base Types: refer to allowed base types for use requirements in ground story.	
12 **Required Occupied Building Space,** minimum depth from Type A or B frontage facade, all stories	~~Minimum~~ 20 ft. ~~deep on all full height floors, not including basement, from any street facade~~	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for occupied building space. Occupied building space applies only to full height floors and does not apply to basements.
13 **Parking Location within Building**	Permitted fully in any basement and in rear of all other stories. Prohibited where occupied space is required.	Refer to occupied building space requirement above.

6 Moved to the base type.
7 Moved to the base type.

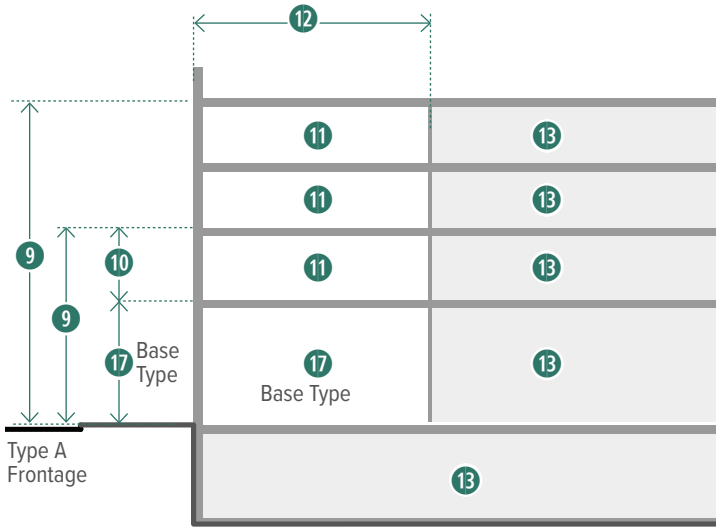
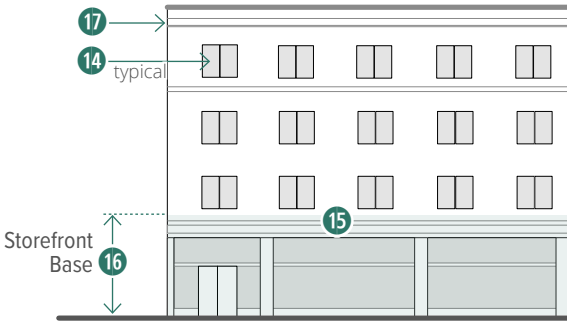


FIGURE 14-26. Storefront Building Section: Height & Use Requirements

	BOULDER JUNCTION PHASE I	REFERENCES/ADDITIONAL REQUIREMENTS
FACADE & CAP REQUIREMENTS Refer to Figure 14-27.		
[8] ~~**Ground Story Transparency**, minimum~~	~~Minimum 75% measured between 2 ft. and 10 ft. vertically from average grade of adjacent sidewalk~~	~~Note that subsection 9-14-14 requires this treatment to turn corners. Refer to subsection 9-14-27(g) for information on measuring transparency.~~
14 **Transparency on All Type A, B, and C Frontage Facades,** minimum	20%, ~~measured per story of all stories, including blank wall limitations defined in 9-14-27(g).~~	Measured per each story. Refer to Subsection 9-14-27(g), B.R.C. 1981, for information on measuring transparency.
	Blank wall limitations defined in Section 9-14-27(g)).	
	Additional transparency required on ground story by allowed base type.	
[9] ~~**Entrance Location & Number**~~	~~Principal entrance required on Type A frontage facade; entrances required a minimum of one per every 60 ft. of building facade~~	~~Refer to Section 9-14-27(h) for information on measuring entrance location.~~
[10] ~~**Entryway Configuration**~~	~~Recessed between 3 ft. and 8 ft., maximum 8 ft. wide, from the portion of the Type A frontage facade closest to the street~~	~~Refer to subsection 9-14-31(e) for principal entryway requirements.~~
[11] ~~**Entrance/Ground Story Elevation Grade**~~	~~80% of entrances and the ground story shall be within 1.5 ft. (vertically) of adjacent sidewalk elevation~~	
[12] ~~**Ground Story Vertical Facade Divisions**~~	~~One minimum 2" deep expression line per every 30 ft. of facade width~~	
15 **Horizontal Facade Divisions**	One minimum 2" deep expression line within 3 ft. of the top of the ground story and the bottom of any 5th story	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for expression line.
[13] **BASE REQUIREMENTS** Refer to Figure 14-27.		
16 All ground story Type A, B, and C frontage facades shall meet the requirements of an allowed or required base type.		
Storefront Base	Provide where required per regulating plans, Section 9-14-6, B.R.C. 1981; Allowed on any frontage	Refer to Section 9-14-23, B.R.C. 1981, for storefront base requirements.
General Base	Allowed any frontage, except where storefront base is required.	Refer to Section 9-14-24, B.R.C. 1981, for general base requirements.
Workshop Base	Not allowed.	Refer to Section 9-14-25, B.R.C. 1981, for workshop base requirements.
CAP REQUIREMENTS Refer to Figure 14-27.		
17 **Permitted Cap Types**	Parapet, pitched, flat	Refer to Section 9-14-26, B.R.C. 1981, for cap types, and other cap requirements.



Type A Frontage

8 Moved to base requirements
9 Moved to base requirements
10 Moved to base requirements
11 Moved to base requirements
12 Moved to base requirements
13 New section

FIGURE 14-27. Storefront Building Elevation: Facade Design Requirements

9-14-18. COMMERCIAL STOREFRONT BUILDING TYPE

Refer to Section 9-14-6, "Regulating Plans," B.R.C. 1981, for the locations of buildings in the form-based code areas.

	BOULDER JUNCTION PHASE I	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 14-28.		
1 **Type A Frontage Streetwall,** minimum	60% required	.
2 **Type A Frontage Setback,** minimum to maximum	12 ft. to 20 ft. along Valmont and 30th Street; 0 ft. to 10 ft. along new streets	
3 **Type B Frontage Setback,** minimum to maximum	0 ft. to 10 ft.	
4 **Side Yard Setback,** minimum	5 ft.; 0 ft. required at paseo or multi-use path	For paseos and multi-use paths, refer to the regulating plans and the Transit Village Connections Plan for locations and details.
5 **Rear Yard Setback,** minimum	15 ft.; 25 ft. required if no alley; 0 ft. required at paseo or multi-use path	
6 **Building Length any Type A & B Frontage,** maximum	90 ft.	Refer to Section 9-14-32, B.R.C. 1981, for building massing requirements.
7 **Site Impervious Coverage,** maximum Additional Semi-Pervious Coverage	70% 25%	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for semi-pervious coverage.
8 **Surface or Accessory Parking**	Parking yard & interior side yard	Refer to Sections 9-9-9 and 9-9-12, B.R.C. 1981, for loading and screening requirements. Refer to Subsection 9-14-11(a), B.R.C. 1981, for driveway access. Refer to Subsections 9-14-14 (j), (k), and (l), B.R.C. 1981, for trash & recycling, garage entrances, and loading.

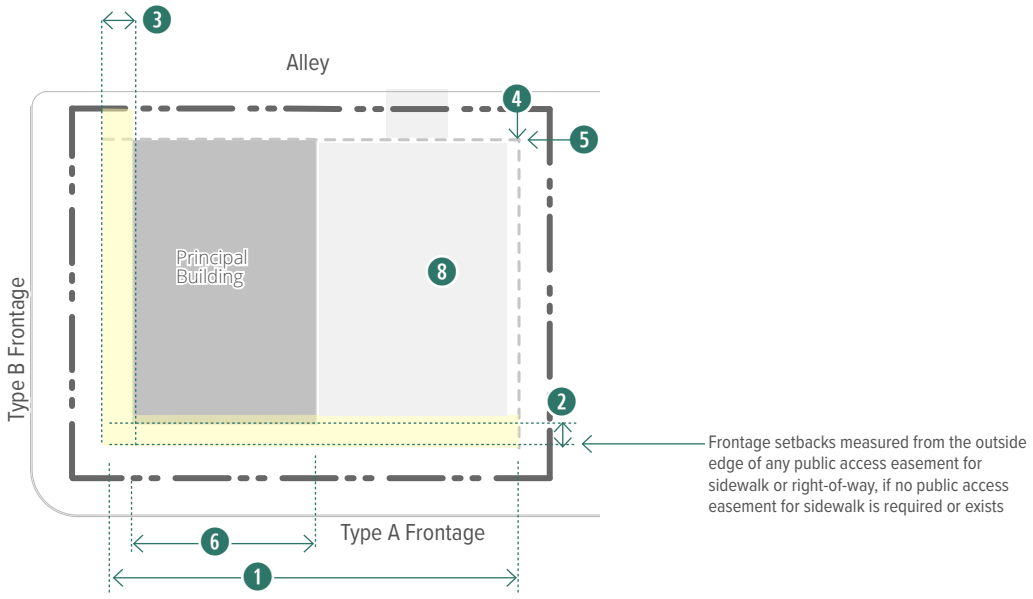


FIGURE 14-28. Commercial Storefront Building Plan: Building Siting Requirements

			BOULDER JUNCTION PHASE I	REFERENCES/ ADDITIONAL REQUIREMENTS
HEIGHT Refer to Figure 14-29.				
9	**Overall:**	Minimum Height Maximum Height	1 story 3 stories, 35 ft.	Refer to Subsection 9-14-27(2), B.R.C. 1981, for height measuring requirements and Section 9-14-32, B.R.C. 1981, for building massing requirements. Subsection 9-14-26(g), "Towers," B.R.C. 1981, allows additional height in a limited footprint.
10	**Ground Story:**	Minimum Height Maximum Height	12 ft. 18 ft.	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
11	**Story Height:**	Minimum Height Maximum Height	9 ft. 14 ft.	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
USES Refer to Figure 14-29.				
12	**All Frontages & Stories**		All uses consistent with chapter 9-6	Refer to Chapter 9-6, B.R.C. 1981, for permitted uses per zoning district and definition of uses..
13	**Required Occupied Building Space,** minimum depth from Type A or B frontage facade, all stories		~~Minimum~~ 20 ft. ~~deep on all full height floors, not including basement, from any street facade~~	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for occupied building space. Occupied building space applies only to full height floors and does not apply to basements.
14	**Parking Location within Building**		Permitted fully in any basement and in rear of all other stories. Prohibited where occupied space is required.	Refer to occupied building space requirement above.

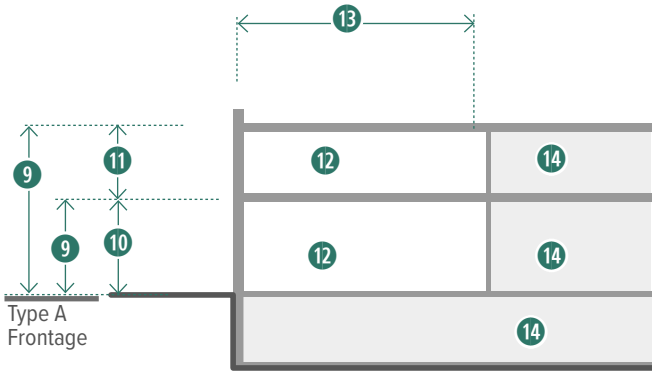


FIGURE 14-29. Commercial Storefront Building Section: Height & Use Requirements

	BOULDER JUNCTION PHASE I	REFERENCES/ ADDITIONAL REQUIREMENTS
FACADE & CAP REQUIREMENTS Refer to Figure 14-30.		
15 **Type A Frontage Ground Story Transparency,** minimum	55% measured between 2 ft. and 8 ft. vertically from average grade of adjacent sidewalk.	Note that Subsection 9-14-14(f), B.R.C. 1981, requires this treatment to turn corners. Refer to Subsection 9-14-27(g), B.R.C. 1981, for measuring transparency.
16 **Transparency on All Other Frontages & Stories,** minimum	15%, measured per story of all stories, including blank wall limitations defined in Subsection 9-14-27(g), B.R.C. 1981.	
17 **Entrance Location & Number**	Principal entrance required on Type A frontage facade; entrances required a minimum of one per every 50 ft. of building facade	Refer to Section 9-14-27(i), B.R.C. 1981, for information on measuring entrance location.
18 **Entrance Configuration**	Recessed between 3 ft. and 8 ft., maximum 8 ft. wide, from the portion of the Type A frontage facade closest to the street	Refer to Subsection 9-14-33(e), B.R.C. 1981, for principal entryway requirements.
19 **Entrance/Ground Story Elevation Grade**	80% of entrances and the ground story shall be within 1.5 ft. (vertically) of adjacent sidewalk elevation	
20 **Ground Story Vertical Facade Divisions**	One minimum 2" deep expression line per every 30 ft. of facade width	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for expression line.
21 **Horizontal Facade Divisions**	One minimum 2" deep expression line within 3 ft. of the top of the ground story	
22 **Permitted Cap Types**	Parapet, pitched, flat; one tower permitted per building.	Refer to Section 9-14-26, B.R.C. 1981, for cap types; and other cap requirements.

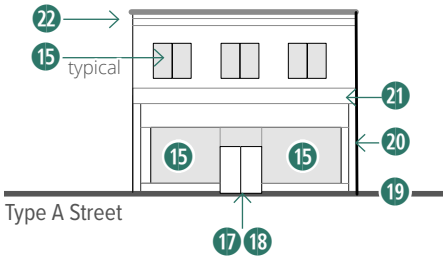


FIGURE 14-30. Commercial Storefront Building Elevation: Facade Design Requirements

9-14-19. GENERAL BUILDING TYPE

Refer to Section 9-14-6, "Regulating Plans," B.R.C. 1981, for the locations of buildings in the form-based code areas.

	BOULDER JUNCTION PHASE I	ALPINE-BALSAM	EAST BOULDER	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 14-31.				
1 **Type A Frontage Streetwall,** minimum	90%	80%	80%	Refer to 9-14-14(m) for allowed courtyards in the streetwall and 9-14-14(n) definition of required streetwall variation.
2 **Streetwall Variation for Type A and Type B Frontages**	--	--	Required for buildings over 120 ft. in width	
3 **Type A Frontage Setback,** minimum to maximum	5 ft. to 10 ft.	5 ft. to 20 ft.	10 ft. to 25 ft.	Refer to Section 9-14-27, B.R.C. 1981, for measuring minimum and maximum setbacks. Refer to Section 9-14-14, B.R.C. 1981, for minimum streetscape area requirements.
4 **Type B Frontage Setback,** minimum to maximum	5 ft. to 10 ft.	5 ft. to 20 ft.	5 ft. to 20 ft.	
5 **Type C Frontage Setback,** minimum to maximum	--	--	0 to 15 ft.	
6 **Side Yard Setback,** minimum	5 ft.; 0 ft. required at paseo or multi-use path			For paseos and multi-use paths locations, refer to the regulating plans and the connections plans for the form-based code area.
7 **Rear Yard Setback,** minimum	10 ft.; 25 ft. required if no alley; 0 ft. required at paseo or multi-use path		15 ft.; 0 ft. required at paseo or multi-use path	
8 **Building Length along Type A & B Frontage,** maximum	150 ft.	65 ft. in General Mix 2 area; none in General Mix 1 area; refer to map, Figure 14-2.	---[1]	Refer to Section 9-14-32, B.R.C. 1981, for building massing requirements.
9 **Site Impervious Coverage,** maximum Additional Semi-Pervious Coverage	70% 25%	65% 25%	65% 25%[2]	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for semi-pervious coverage.
10 **Surface or Accessory Parking Location**	Parking yard only	No surface parking allowed	Parking yard; Limited side yard parking allowed Valmont Park West, Valmont Park East, and Flatiron Business Park (see regulating plans: Figure 14-4 through Figure 14-6)	Refer to Sections 9-9-9 and 9-9-12, B.R.C. 1981, for loading and screening requirements. Refer to Subsection 9-14-11(a), B.R.C. 1981, for driveway access. Refer to Subsections 9-14-14 (j), (k), and (l), B.R.C. 1981, for trash & recycling, garage entrances, and loading.

1 Using the streetwall variation to provide breaks in buildings instead of maximum length.

2 Results in approx. 10% landscape space per the plan. Destination Workplace & Innovation TOD has a 20% open space requirement; Innovation TOD (non-res) has 15%; all others are 10%.

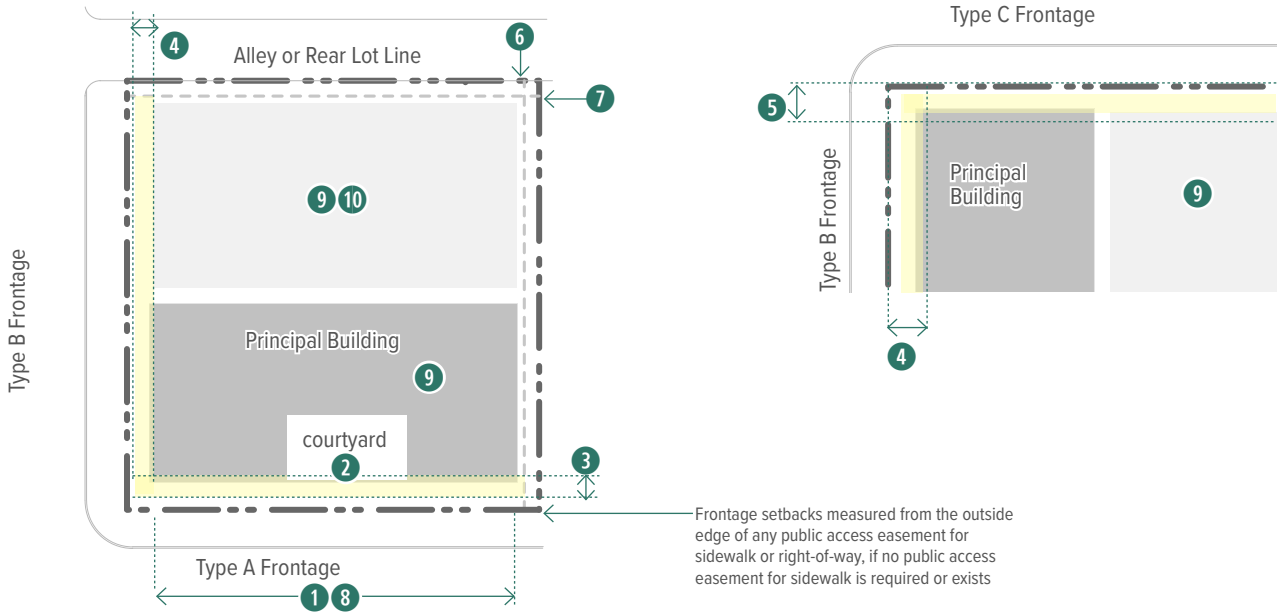


FIGURE 14-31. General Building: Building Siting

			BOULDER JUNCTION PHASE I	ALPINE-BALSAM	EAST BOULDER	REFERENCES/ ADDITIONAL REQUIREMENTS
HEIGHT Refer to FIGURE 14-32.						
11	**Overall:**	Minimum Height	2 stories	2 stories	2 stories	Refer to Subsection 9-14-27(e), B.R.C. 1981, for height measuring requirements and Section 9-14-32, B.R.C. 1981, for building massing requirements. Subsection 9-14-26(g), "Towers," B.R.C. 1981, allows additional height in a limited footprint.
		Maximum Height	3 stories, 40 ft. north of Goose Creek and west of Junction Place; 5 stories, 55 ft. elsewhere	3 stories, 35 ft. or with pitched roof, 55 ft.; 4 stories, 55 ft.	5 stories, 55 ft.	
		Location-Specific Maximum Height	Heights shown may be otherwise regulated by Section 9-14-6, B.R.C., "Regulating Plans," and/or Section 9-14-7, B.R.C., "View Corridors"			
12	**Story Height:**	Minimum Height	9 ft.	9 ft.	9 ft.	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
		Maximum Height	18 ft.	--	12 ft.	
			Base Types: See allowances for additional height within specific base types allowed, line 18 of this table			
USES Refer to FIGURE 14-32.						
13	**All Frontages & Stories**		All uses consistent with chapter 9-6	All uses consistent with chapter 9-6; in General Mix 2, residential and accessory uses only, maximum 4 dwelling units per building, consistent with chapter 9-6; refer to map, Figure 14-2.	All uses consistent with chapter 9-6[3]	Refer to Chapter 9-6, B.R.C. 1981, for permitted uses per zoning district and definition of uses.
			Base Types: See use requirements and allowances per base types.			
14	**Required Occupied Building Space,** minimum depth from Type A & B frontages, all stories		20 ft.	20 ft.	15 ft. on Type A only	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for occupied building space.
15	**Parking Location within Building**		Permitted fully in any basement and in rear of all other stories. Prohibited where occupied space is required.			Refer to occupied building space requirement above.

3 We can limit this to residential, office, R&D, etc. in the upper stories, then base types allow the mix; however, this is not how we structured A-B and BJ-1.

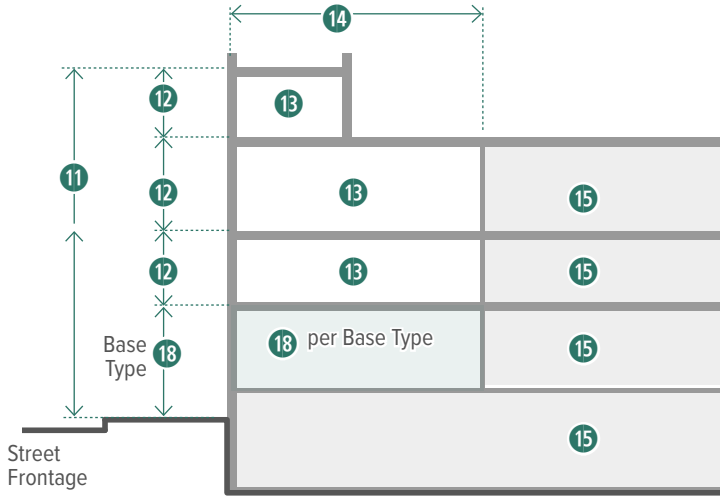


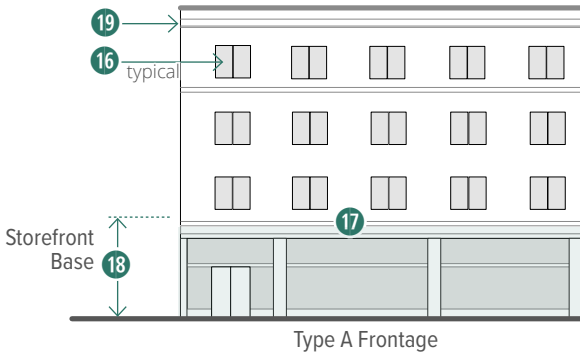
FIGURE 14-32. General Building: Height & Use Requirements

Building Types

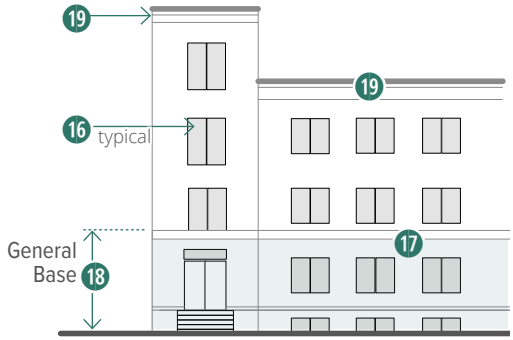
General Building Type

	BOULDER JUNCTION PHASE I	ALPINE-BALSAM	EAST BOULDER	REFERENCES/ ADDITIONAL REQUIREMENTS
FACADE & CAP REQUIREMENTS Refer to FIGURE 14-33.				
16 **Transparency on All Type A, B, and C Frontage Facades,** minimum	20%	20%	20%	Refer to Subsection 9-14-27(g), B.R.C. 1981, for information on measuring transparency.
	Blank wall limitations apply defined in 9-14-27(g). Additional transparency required by base type.			
17 **Horizontal Facade Divisions**	One minimum 2 inch deep expression line within 3 ft. of the top of the ground story and the bottom of any 5th story			Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for expression line.
BASE REQUIREMENTS[4] Refer to FIGURE 14-33.				
18 All ground story Type A, B, and C frontage facades shall meet the requirements of an allowed or required base type.				
Storefront Base	Provide where required per Section 9-14-6, regulating plans; allowed on any frontage.			Refer to Section 9-14-23, B.R.C. 1981, for storefront base requirements.
General Base	Allowed on any frontage, except where storefront base is required.			Refer to Section 9-14-24, B.R.C. 1981, for general base requirements.
Workshop Base	--	--	Allowed on any Type C frontage, except where storefront base is required. Otherwise prohibited.	Refer to Section 9-14-25, B.R.C. 1981, for workshop base requirements.
CAP REQUIREMENTS Refer to FIGURE 14-33.				
19 **Permitted Cap Types**	Parapet, pitched, flat	Parapet, pitched, flat	Parapet, pitched, flat	Refer to Section 9-14-26, B.R.C. 1981, for cap types and other cap requirements.

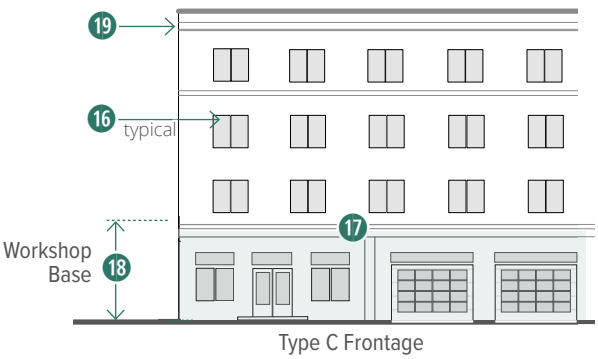
4 New way to address storefront locations and now new workshop base locations.



Type A Frontage



Type A, B, or C Frontage



Type C Frontage

FIGURE 14-33. General Building: Facade Design Requirements

9-14-20. ROW BUILDING TYPE

Refer to Section 9-14-6, "Regulating Plans," B.R.C. 1981, for the locations of buildings in the form-based code areas.

	BOULDER JUNCTION PHASE I	ALPINE-BALSAM	EAST BOULDER	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 14-34.	For the purposes of the Row Building, a building consists of multiple vertical units.			
1 **Type A Frontage Streetwall,** minimum	80%	80%	65%	Each unit shall have a facade located within the frontage setback, except 1 of every 2 units may front a courtyard or outdoor space type. Refer to 9-14-14(m) for allowed courtyards in the streetwall.
2 **Type A Frontage Setback,** minimum to maximum	5 ft. to 15 ft.	5 ft. to 15 ft.	5 ft. to 25 ft.	
3 **Type B Frontage Setback,** minimum to maximum	5 ft. to 15 ft.	5 ft. to 15 ft.	5 ft. to 25 ft.	
4 **Side Yard Setback,** minimum	7.5 ft.; 0 ft. required at paseo or multi-use path			For paseos and multi-use paths, refer to the regulating plans and the Transit Village Connections Plan for locations and details.
5 **Rear Yard Setback,** minimum	20 ft.; 30 ft. if no alley; 5 ft. for detached garage			
6 **Building Length,** minimum to maximum **Space between Buildings,** minimum	3 to 6 units or 120 ft., whichever is less. 10 ft.			For paseos and multi-use paths, refer to the regulating plans and the Transit Village Connections Plan for locations and details. Refer to Section 9-14-32 for building massing requirements.
7 **Site Impervious Coverage,** maximum Additional Semi-Pervious Coverage	60% 20%	60% 20%	60% 20%	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for semi-pervious coverage.
8 **Yard Area,** minimum	225 square feet rear yard required for each unit not fronting a courtyard or outdoor space type.			Minimum courtyard and outdoor space area shall meet the standards of one of the applicable types of useable outdoor space specified in Subsection 9-9-11(e), B.R.C. 1981.
9 **Surface or Accessory Parking Location**	Parking yard only	Parking yard only	Parking yard only	Refer to Sections 9-9-9 and 9-9-12, B.R.C. 1981, for loading and screening requirements. Refer to Subsection 9-14-11(a), B.R.C. 1981, for driveway access. Refer to Subsections 9-14-14 (j), (k), and (l), B.R.C. 1981, for trash & recycling, garage entrances, and loading.

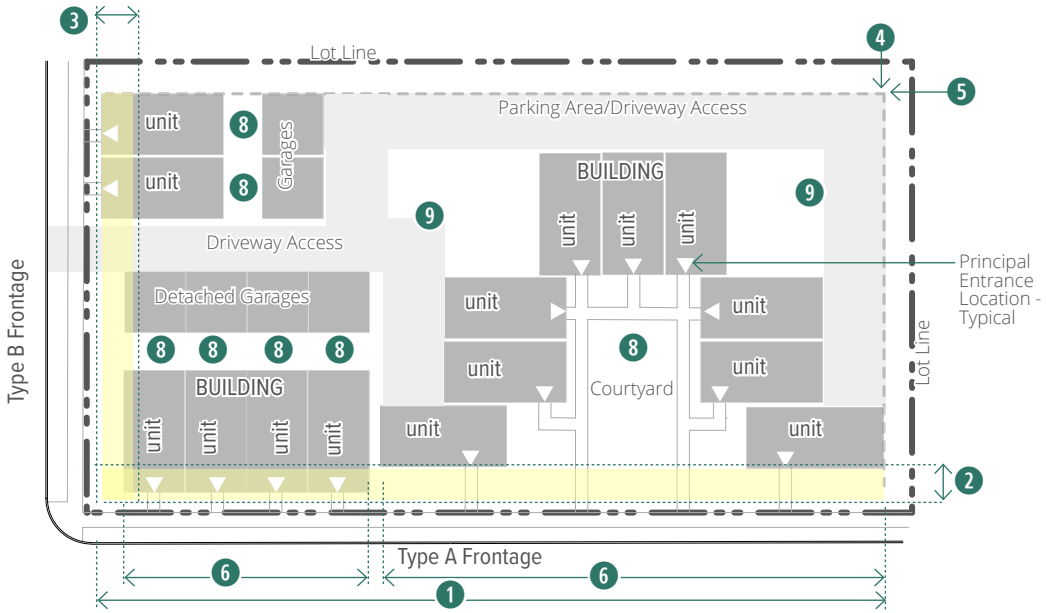


FIGURE 14-34. Row Building: Building Siting

Building Types

Row Building Type

		BOULDER JUNCTION PHASE I	ALPINE-BALSAM	EAST BOULDER	REFERENCES/ADDITIONAL REQUIREMENTS
HEIGHT Refer to FIGURE 14-35.					
10 **Overall:**	Minimum Height Maximum Height	2 stories 3.5 stories, 35 ft.	2 stories 3 stories, 35 ft.	2 stories 3.5 stories, 35 ft.	Refer to Subsection 9-14-27(e), B.R.C. 1981, for height measuring requirements and Section 9-14-32, B.R.C. 1981, for building massing requirements. Subsection 9-14-26(g), "Tower," B.R.C. 1981, allows additional height in a limited footprint.
11 **All Stories:**	Minimum Height Maximum Height	9 ft. 16 ft.	9 ft. 14 ft.	9 ft. 14 ft.	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
USES Refer to FIGURE 14-35.					
12 **All Frontages & Stories**		All uses consistent with chapter 9-6	Residential and accessory uses consistent with chapter 9-6	All uses consistent with chapter 9-6[1]	Refer to Chapter 9-6, B.R.C. 1981, for permitted uses per zoning district and definition of uses.
13 **Required Occupied Building Space,** minimum depth from Type A or B frontage facade, all stories		20 ft. ~~from any Type A facades~~		15 ft.	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for occupied building space.
14 **Parking within Building**		Permitted fully in any basement and in rear of ground story. Prohibited where occupied space is required.			Refer to occupied building space requirement above.

1 Row buildings are only allowed in the Parkside Residential PlaceType. Other uses are allowed in that place type, but it's supposed to be focused on residential. Given the location of the required storefront on Sterling Drive on the west side, and other uses on the east side, should this be limited to residential only?

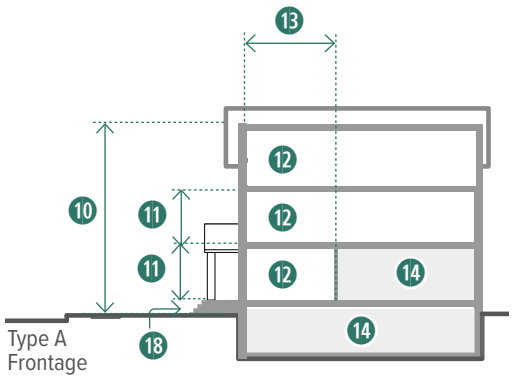


FIGURE 14-35. Row Building: Height & Use Requirements

	BOULDER JUNCTION PHASE I	ALPINE-BALSAM	EAST BOULDER	REFERENCES/ADDITIONAL REQUIREMENTS
FACADE & CAP REQUIREMENTS Refer to FIGURE 14-36.				
15 **Type A and B Frontage Transparency**	Minimum 20%, measured per story of all stories~~, including blank wall limitations defined in subsection 9-14-27(g)~~ Blank wall limitations, defined in Subsection 9-14-27(g), B.R.C. 1981, apply only on Type A & B frontages			Refer to Subsection 9-14-27(g), B.R.C. 1981, for information on measuring transparency.
16 **Entrance Location & Number**	One entrance required per unit on the Type A frontage facade except 1 of every 2 units may front a courtyard or Type B frontage; minimum of one principal entrance per 30 ft. of facade.			Refer to Subsection 9-14-27(i), B.R.C. 1981, for information on measuring entrance location.
17 **Entrance Configuration**	Entry doors shall be off a stoop, minimum 4 ft. wide and 3 ft. deep; OR a porch, minimum 8 ft. wide & 5 ft. deep. No more than 2 entry doors may be located off each stoop or porch.			Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for stoop and porch. Refer to Subsection 9-14-33(e), B.R.C. 1981, for principal entryway requirements.
18 **Entrance/Ground Story Elevation Grade on Type A Frontage Facade**	All Type A frontage facade entrances and the ground story shall be within 30" (vertically) of adjacent street sidewalk average elevation OR between 30" and 5 ft. (vertically) with visible basement (transparency required)			Exception: In Boulder Junction Phase I, entrances along Goose Creek frontage shall be located in reference to the elevation of 30th Street, Carbon Place, and/or Junction Place, whichever is closest.
19 **Ground Story Vertical Facade Divisions**	One minimum 2" deep expression line per every 60 ft. of facade width or every 2 units, whichever is less			Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for expression line and visible basement.
20 **Horizontal Facade Divisions**	One minimum 2" deep expression line within 3 ft. of any visible basement			
21 **Permitted Cap Types**	Parapet, pitched, flat; one tower is permitted per building.	Parapet, pitched, flat; one tower is permitted per every 8 units.	Parapet, pitched, flat; one tower is permitted per building.	Refer to Section 9-14-26, B.R.C. 1981, for cap types and other cap requirements.

FIGURE 14-36. Row Building: Facade Design Requirements

9-14-21. WORKSHOP BUILDING TYPE

Refer to Section 9-14-6, "Regulating Plans," B.R.C. 1981, for the locations of buildings in the form-based code areas..

	EAST BOULDER	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 14-31.		
1 **Type A Frontage Streetwall,** minimum	65%	Refer to Subsection 9-14-14(m), B.R.C. 1981, for allowed courtyards in the streetwall and Subsection 9-14-14(n), B.R.C. 1981, explanation of required streetwall variation.
2 **Streetwall Variation for Type A Frontages**	Required	
3 **Type A Frontage Setback,** minimum to maximum	5 ft. to 25 ft.	Refer to Section 9-14-27, B.R.C. 1981, for measuring minimum and maximum setbacks. Refer to Section 9-14-14, B.R.C. 1981, for minimum streetscape area requirements.
4 **Type B Frontage Setback,** minimum	5 ft.	
5 **Type C Frontage Setback,** minimum	5 ft.	
6 **Side Yard Setback,** minimum	5 ft.; 0 ft. required at paseo or multi-use path	For paseos and multi-use paths, refer to the regulating plans and 9-14-6 for locations and details.
7 **Rear Yard Setback,** minimum	10 ft.; 25 ft. required if no alley; 0 ft. required at paseo or multi-use path	
8 **Site Impervious Coverage,** maximum Additional Semi-Pervious Coverage	70% 25%	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for semi-pervious coverage.
9 **Surface or Accessory Parking Location**	Limited side yard & parking yard only	Refer to Sections 9-9-9 and 9-9-12, B.R.C. 1981, for loading and screening requirements. Refer to Subsection 9-14-11(a), B.R.C. 1981, for driveway access. Refer to Subsections 9-14-14 (j), (k), and (l), B.R.C. 1981, for trash & recycling, garage entrances, and loading.

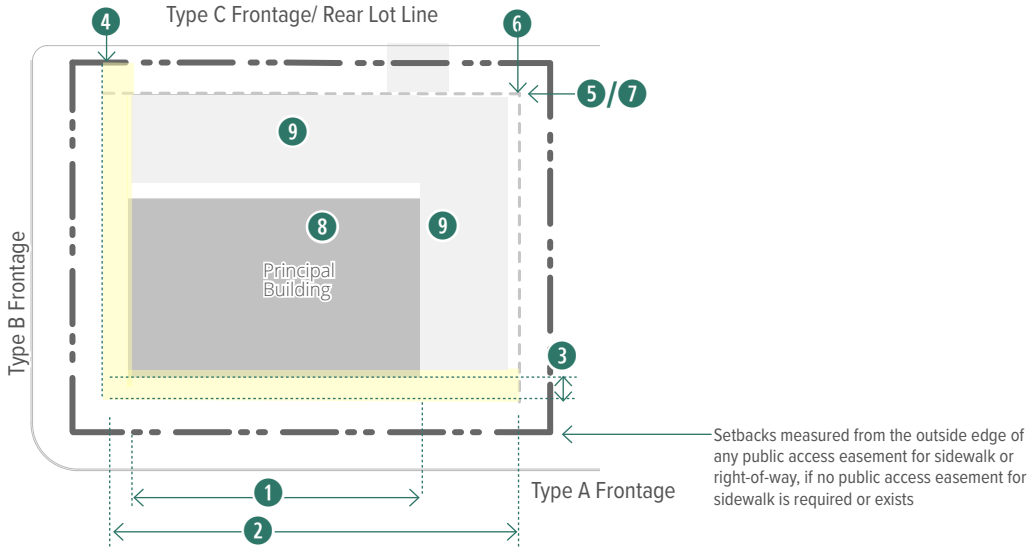


FIGURE 14-37. Workshop Building: Building Siting

			EAST BOULDER	REFERENCES/ ADDITIONAL REQUIREMENTS
HEIGHT Refer to FIGURE 14-32.				
10	**Overall Height:**	Minimum Height Maximum Height	1 story 3 stories	Refer to Subsection 9-14-27(e), B.R.C. 1981, for height measuring requirements and Section 9-14-32, B.R.C. 1981, for building massing requirements. Subsection 9-14-26(g), "Towers," B.R.C. 1981, allows additional height in a limited footprint.
11	**All Stories:**	Minimum Height Maximum Height	9 ft. 16 ft.	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
			Base Types: See allowances for additional height within specific base types allowed, line 16 of this table	
USES Refer to FIGURE 14-32.				
12	**All Frontages & Stories**		All uses consistent with chapter 9-6 except residential and lodging uses are prohibited in the workshop building.	Refer to Chapter 9-6, B.R.C. 1981, for permitted uses per zoning district and definition of uses.
			Base Types: See requirements and allowances in base types.	
13	**Required Occupied Building Space,** minimum depth from Type A frontage, all stories		15 ft.	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for occupied building space.
14	**Parking Location within Building**		Permitted fully in any basement and in rear of all other stories. Prohibited where occupied space is required.	Refer to occupied building space requirement above.

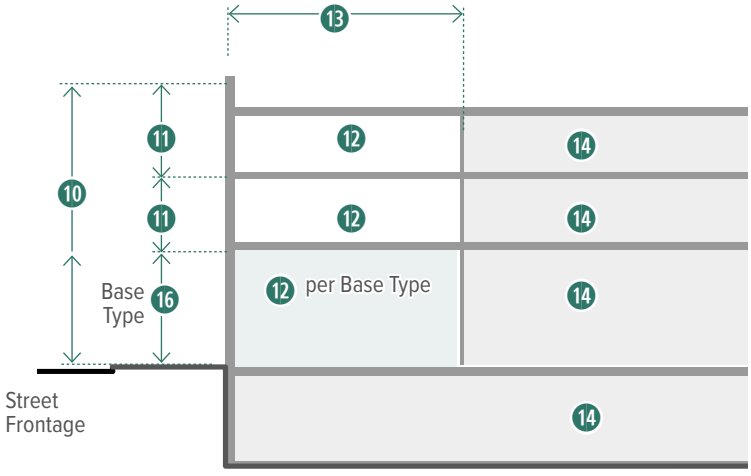


FIGURE 14-38. Workshop Building: Height & Use Requirements

	EAST BOULDER	REFERENCES/ ADDITIONAL REQUIREMENTS
FACADE & CAP REQUIREMENTS Refer to FIGURE 14-33.		
15 **Transparency on Type A, B, and C Frontage Facades,** minimum	15%	Refer to Subsection 9-14-27(g), B.R.C. 1981, for information on measuring transparency.
	Blank wall limitations apply only to Type A frontages, as defined in 9-14-27(g).	
16 **Horizontal Facade Divisions**	One minimum 2 inch deep expression line within 3 ft. of the top of the ground story and the bottom of any 5th story	
BASE REQUIREMENTS Refer to FIGURE 14-33.		
17 All ground story street, courtyard, & public way facades shall meet the requirements of an allowed or required base type.		
Storefront Base	Allowed on any frontage	Refer to Section 9-14-23 for storefront base requirements.
General Base	Allowed on any frontage	Refer to Section 9-14-24 for general base requirements.
Workshop Base	Allowed on any frontage	Refer to Section 9-14-25 for workshop base requirements.
CAP REQUIREMENTS Refer to FIGURE 14-33.		
18 **Permitted Cap Types**	Parapet, pitched, flat	Refer to Section 9-14-26 for cap types; and other cap requirements.

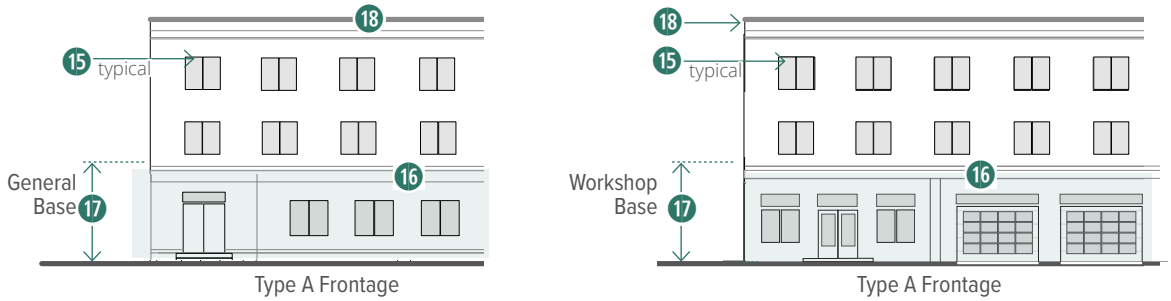


FIGURE 14-39. Workshop Building: Facade Design Requirements

9-14-22. CIVIC BUILDING TYPE

The Civic building type is not mapped on the regulating plans, but is permitted in any location, limited by the permitted uses inside. Refer to Section 9-14-6, "Regulating Plans," B.R.C. 1981.

	BOULDER JUNCTION PHASE I	ALPINE-BALSAM	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 14-40.			
1 **Minimum Type A Streetwall,** minimum	None required	None required	.
2 **Type A Frontage Setback,** minimum	20 ft.	20 ft.	
3 **Type B Frontage Setback,** minimum	15 ft.	15 ft.	
4 **Side Yard Setback,** minimum	15 ft.; 0 ft. required at paseo or multi-use path		For paseos and multi-use paths, refer to the regulating plans and the Transit Village Connections Plan for locations and details.
5 **Rear Yard Setback,** minimum	15 ft.; 0 ft. required at paseo or multi-use path		
6 **Building Length,** maximum	None required	None required	Refer to Section 9-14-32, B.R.C. 1981, for building massing requirements.
7 **Site Impervious Coverage,** minimum Additional Semi-Pervious Coverage	50% 20%	50% 20%	Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for semi-pervious coverage.
8 **Surface or Accessory Parking Location**	Parking yard only	No surface parking allowed	Refer to Sections 9-9-9 and 9-9-12, B.R.C. 1981, for loading and screening requirements. Refer to Subsection 9-14-11(a), B.R.C. 1981, for driveway access. Refer to Subsections 9-14-14 (j), (k), and (l), B.R.C. 1981, for trash & recycling, garage entrances, and loading.

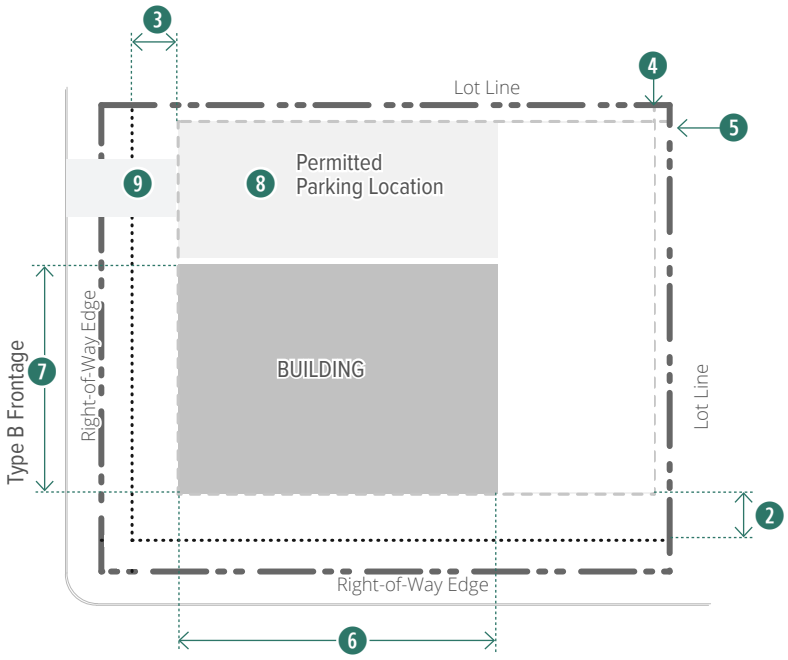


FIGURE 14-40. Civic Building: Building Siting

Building Types

Civic Building Type

		BOULDER JUNCTION PHASE I	ALPINE-BALSAM	REFERENCES/ ADDITIONAL REQUIREMENTS
HEIGHT Refer to FIGURE 14-41.				
10 **Overall:**	Minimum Height Maximum Height	1 stories 5 stories, 55 ft.	1 stories 5 stories, 55 ft.	Refer to Subsection 9-14-27(2), B.R.C. 1981, for height measuring requirements and Section 9-14-32, B.R.C. 1981, for building massing requirements. Subsection 9-14-26(g), "Towers," B.R.C. 1981, allows additional height in a limited footprint.
11 **All Stories:**	Minimum Height Maximum Height	9 ft. 18 ft.; 24 ft. on single story building	9 ft. 18 ft.; 24 ft. on single story building	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
USES Refer to FIGURE 14-41.				
12 **All Frontages & Stories**		Limited to any use in the Public and Institutional use classification[1] ~~governmental facility, museum, theater, , hospitals, religious assemblies, transportation stations, park & recreation uses, public schools~~ consistent with chapter 9-6		Refer to Chapter 9-6, B.R.C. 1981, for permitted uses per zoning district and definition of uses.
13 **Occupied Building Space,** minimum depth from Type A or B Frontage, all stories		20 ft.		Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for occupied building space.
14 **Parking within Building**		Permitted fully in any basement and in rear of all other stories. Prohibited where occupied space is required.		Refer to occupied building space requirement above.

1 This no longer includes theaters, as that use falls within the indoor commercial recreation use. (Note that the Civic building is not allowed in East Boulder.)

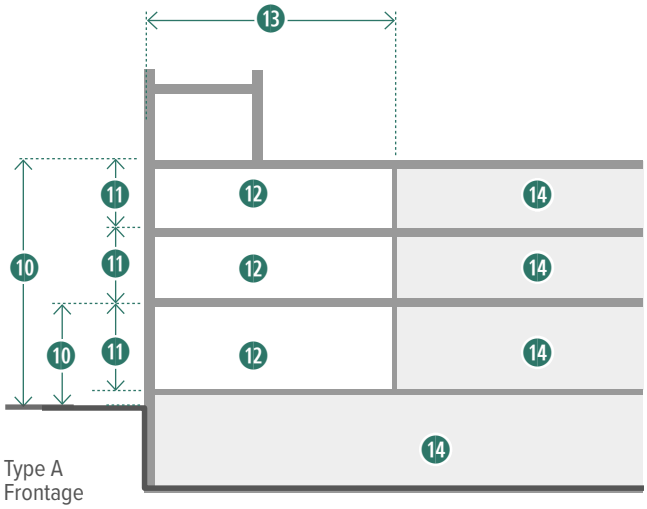


FIGURE 14-41. Civic Building: Height & Use Requirements

	BOULDER JUNCTION PHASE I	ALPINE-BALSAM	REFERENCES/ ADDITIONAL REQUIREMENTS
FACADE & CAP REQUIREMENTS Refer to FIGURE 14-42.			
15 **Transparency on All Type A and B Frontage Facades,** minimum	15%		Refer to Subsection 9-14-27(g), B.R.C. 1981, for information on measuring transparency.
16 **Entrance Location & Number**	Principal entrance required on Type A frontage facade		Refer to Section 9-14-27(i), B.R.C. 1981, for information on measuring entrance location.
17 **Entrance Configuration**	No requirement other than principal entryway requirements		Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for stoop and porch. Refer to Subsection 9-14-33(e), B.R.C. 1981, for principal entryway requirements.
18 **Entrance/Ground Story Elevation Grade**	80% of entrances and the ground story shall be within 30" (vertically) of adjacent street sidewalk average elevation OR between 30" and 5 ft. (vertically) with visible basement (transparency required)		Exception: entrances along Goose Creek frontage shall be located in reference to the elevation of 30th Street, Carbon Place, and/or Junction Place, whichever is closest.
19 **Ground Story Vertical Facade Divisions**	No requirement		Refer to Section 9-14-8, "Definitions," B.R.C. 1981, for expression line.
20 **Horizontal Facade Divisions**	No requirement		
21 **Permitted Cap Types**	Parapet, pitched, flat		Refer to Section 9-14-26, B.R.C. 1981, for cap types, and other cap requirements.

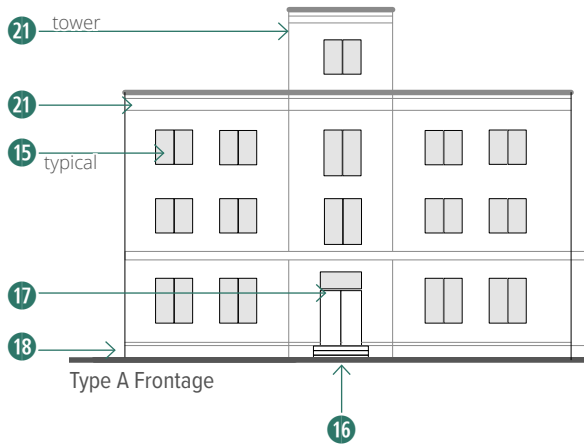


FIGURE 14-42. Civic Building: Facade Design Requirements

9-14-23. STOREFRONT BASE[1]

The intent of the storefront base is to provide convenient, at-grade acess between the interior space of the storefront and the adjacent sidewalk, creating a high level of permeability. The storefront base may be required or allowed per building type requirements, and where required or when utilized, these requirements supersede any building type requirements for the storefront base portion of the ground story, street facade. See Figure 14-43.

			ADDITIONAL/REFERENCES
USES			
1	**Allowed Uses**		~~Uses are allowed per the base zoning district. Refer to Chapter 9-6, B.R.C. 1981, for permitted uses and definition of use categories.~~ Refer to the building type requirements for occupied building space requirement.
	Required Storefront Base Locations per Regulating Plan	Any use within the following categories is required: Food, Beverage, and Lodging; Recreation and Entertainment; Retail Sales Uses; Service Uses; and any category in the Public and Institutional Use Classification.	
	Other Storefront Base Locations	Any use meeting the requirements of Chapter 9-6, B.R.C. 1981, except residential uses.	
GROUND STORY HEIGHT			
2	**Ground Story:** **Minimum Height** **Maximum Height**	14 ft. 22 ft.	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
FACADE REQUIREMENTS			
3	**Ground Story Transparency,** minimum	75% measured between 2 ft. and 10 ft. vertically from average grade of adjacent sidewalk	Measured per story. Note that Subsection 9-14-14(f), B.R.C. 1981, requires this treatment to turn corners. Refer to Subsection 9-14-27(g), B.R.C. 1981, for information on measuring transparency.
4	**Entrance Location & Number**	Entrances required a minimum of one per every 60 ft. of building facade	Refer to Section 9-14-27(i), B.R.C. 1981, for information on measuring entrance location.
5	**Entryway Configuration**	Recessed between 3 ft. and 8 ft., maximum 8 ft. wide, from the portion of the Type A frontage ground story facade closest to the street	Refer to Subsection 9-14-33(e), B.R.C. 1981, for principal entryway requirements.
6	**Entrance/Ground Story Elevation Grade**	At least 80% of entrances and the ground story shall be within 30 in. (vertically) of adjacent sidewalk elevation	
7	**Ground Story Vertical Facade Divisions**	One minimum 2 inch deep expression line per every 30 ft. of facade width	

1 These requirements were located within each builidng type in the pilot code.

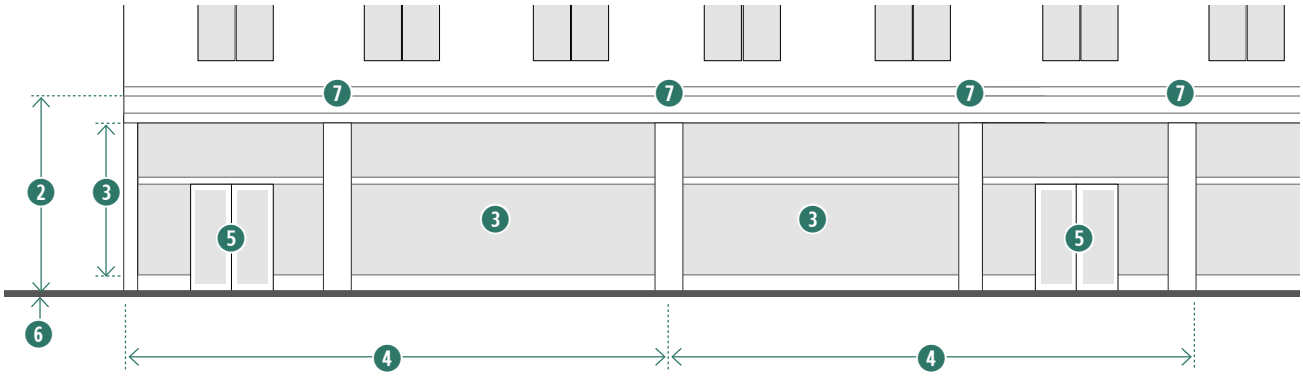


FIGURE 14-43. Storefront Base

9-14-24. GENERAL BASE[1]

The general base is flexible base type intended to allow residential and office-related uses, providing pedestrian-friendly access while allowing an elevated base for privacy on the ground story. The general base may be allowed per building type requirements, and where used, these requirements supersede any building type requirements for the general base portion of the ground story, street facade. See Figure 14-44.

USES			
1	**Allowed Uses**	Any use meeting the requirements of Chapter 9-6, B.R.C. 1981.	Refer to the building type requirements for occupied building space requirement.
GROUND STORY HEIGHT			
2	**Ground Story:** **Minimum Height** **Maximum Height**	Per building type.	Stories are measured floor to floor. Refer to Subsection 9-14-27(g), B.R.C. 1981, for explanation of measurement.
FACADE REQUIREMENTS			
3	**Ground Story Transparency,** minimum	Per building type.	Measured per story. Note that Subsection 9-14-14(f) , B.R.C. 1981, requires this treatment to turn corners. Refer to Subsection 9-14-27(g), B.R.C. 1981, for information on measuring transparency.
4	**Number & Spacing of Entrances,** minimum **Type A Frontage** **Type B Frontage**	One per ground story residential unit and one per every 50 ft. of facade for other uses. One per 75 ft. of facade	
5	**Entryway Configuration**	Off a stoop/platform, minimum 6 ft. wide and 3 ft. deep.	Refer to Subsection 9-14-33(e), B.R.C. 1981, for principal entryway requirements.
6	**Entrance/Ground Story Elevation Grade**	At least 80% of entrances and the ground story shall be either: within 30 in. (vertically) of adjacent street sidewalk average elevation OR between 30 in. and 5 ft. (vertically) with visible basement (transparency required)	
7	**Ground Story Vertical Facade Divisions**	One minimum 2 inch deep expression line per every 60 ft. of facade width or less	

1 These requirements were located within each builidng type in the pilot code.

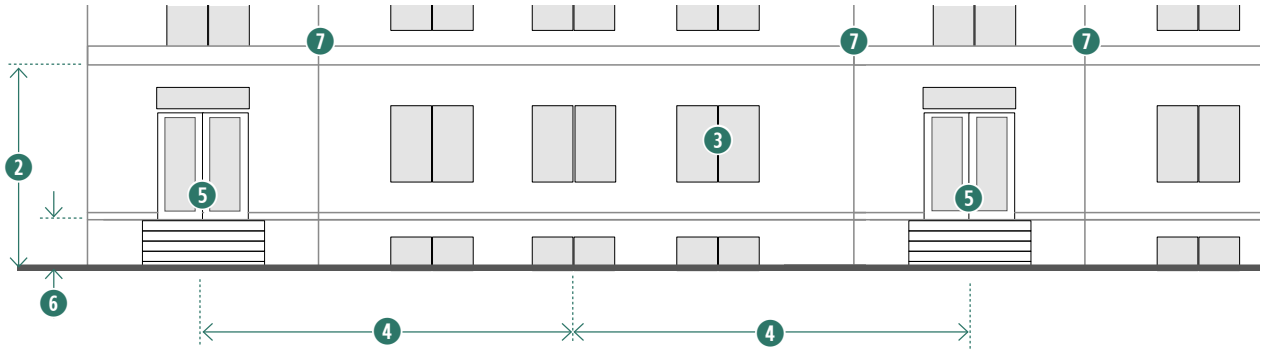


FIGURE 14-44. General Base

9-14-25. WORKSHOP BASE[1]

The intent of the workshop base is to allow workshops for maker spaces along Type C frontages in the TOD areas and other industrial areas, while maintaining pedestrian-friendly facades with garage entrances and loading bays. The workshop base may be allowed per building type requirements, and where used, these requirements supersede any building type requirements for the workshop base portion of the ground story, street facade. See Figure 14-45.

GROUND STORY USES			
1	**Allowed Uses**	Any use meeting the requirements of Chapter 9-6, B.R.C. 1981, except residential uses.[2]	Refer to the building type requirements for occupied building space requirement. Workshop base spaces are intended to be utilized to fulfill the requirement for minimum production business spaces in East Boulder.
GROUND STORY HEIGHT			
2	**Ground Story:** **Minimum Height** **Maximum Height**	14 ft. 24 ft.	Stories are measured floor to floor. Refer to Subsection 9-14-27(f), B.R.C. 1981, for explanation of measurement.
GROUND STORY FACADE REQUIREMENTS			
3	**Ground Story Transparency,** minimum **Type A Frontages** **Type B and C Frontages**	60% between 2 ft. and 10 ft. above adjacent sidewalk Consistent with building type requirement	Measured per story. Subsection 9-14-14(f) requires any Type A treatment to turn corners onto this frontage. Refer to Subsection 9-14-27(g) for information on measuring transparency.
		Blank wall limitations apply only on Type A frontages.	
4	**Number & Spacing of Pedestrian Entrances,** minimum	One per each 75-foot portion of street facade without garage bays	
5	**Allowed Garage Bays on Frontages** Number	Type A Frontage: One per 90 ft. of Type A frontage facade Type B & C Frontage: One per 30 ft.	
	Opening/Door width	12 ft. wide max.	
	Door Transparency, minimum	Glass required between 2 ft. and 10 ft. above sidewalk; One-way glass allowed on Type B and C frontages	Garage bay glass counts towards minimum facade transparency.
6	**Entrance/Ground Story Elevation Grade**	At least 80% of entrances and the full ground story shall either be within 30 in. (vertically) of adjacent street sidewalk average elevation OR between 30 in. and 5 ft. (vertically) with visible basement (transparency required on street facades). Visible basement transparency is not required below elevated loading bays with garage doors.	
7	**Ground Story Vertical Facade Divisions**	One minimum 2 inch deep expression line per every 75 ft. of facade width or less	

1 Specific to East Boulder, all new.

2 Note that we are managing the space design, but allowing any use to occur within it. This means that, for example, a hair salon could go in or a medical office, except for the uses allowed in the minimum production business space required in 9-14-6(c)(5).

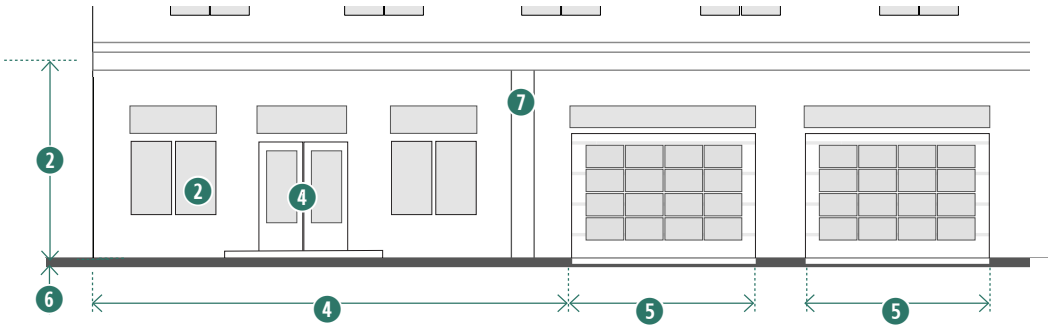


FIGURE 14-45. Workshop Base

9-14-26. CAP TYPES

The major components of any roof shall meet the requirements of one or a combination of the cap types permitted for the building type pursuant to the building types requirements of Sections 9-14-17 through 9-14-22, B.R.C. 1981.

(a) **MINOR ROOFS.** Roofs for bay or bow windows, porches, canopies, and dormers are not required to meet the standards of a cap type.

(b) **TERRACES, GREEN ROOFS, ROOFTOP GARDENS, AND OTHER OUTDOOR FACILITIES.** Terraces, green roofs, rooftop gardens, and other outdoor facilities are allowed on any roof; however, the roof and any vertical elements of the outdoor facilities shall be consistent with the standards of a cap type.

(c) **ENCROACHMENTS.** Roofs, including all eaves or overhangs, shall be fully located within the property lines of the lot, but may encroach into yards consistent with the standards in Section 9-7-3, "Setback Encroachments," B.R.C. 1981.

(d) **PITCHED CAP TYPE.** The pitched cap type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run, as shown in Figure 14-46. Examples of Pitched Cap Type.

(1) **Pitch Measure.** The roof shall not be sloped less than 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.

(2) **Configurations.**

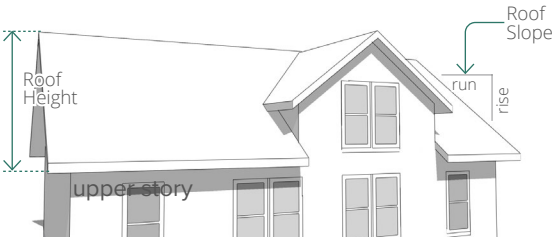
(A) Hipped, gabled, and a combination of hips and gables with or without dormers are permitted.

(B) Butterfly (inverted gable roof) and shed roofs are permitted

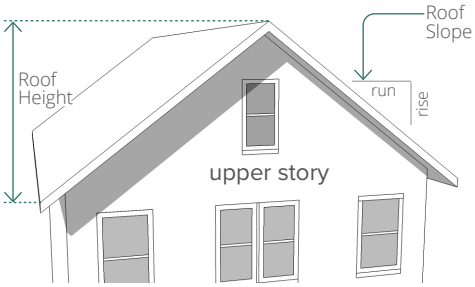
(C) Gambrel and mansard roofs are not permitted.

(3) **Parallel Ridge Line.** A gabled end or perpendicular ridge line shall occur at least every 100 feet of the roof when the ridge line runs parallel to the front lot line. See Figure 14-46. Examples of Pitched Cap Type.

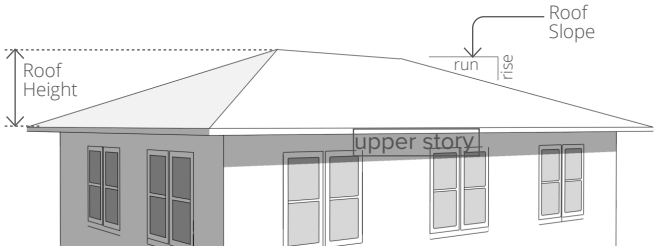
(4) **Roof Height.** Roofs without occupied building space or dormers shall have a maximum height on Type A and Type B frontage facades equal to no more than 1.5 times the upper story floor-to-floor height used on the building.



Parallel PItched



Pitched Cap Type (Gable Roof)



Low Pitched Roof Cap Type (Hip Roof)

FIGURE 14-46. Examples of Pitched Cap Type

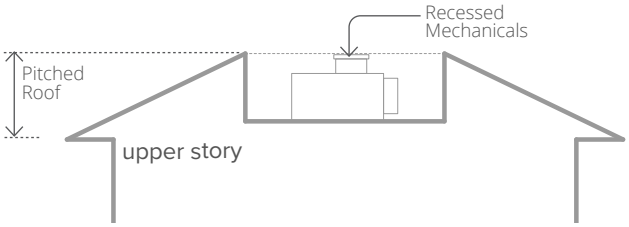


FIGURE 14-47. Recessed Mechanicals in Pitched Cap Type

(5) **Occupied Building Space.** Occupied building space may be incorporated within the pitched cap type. If occupied, the space counts as a half story.

(6) **Rooftop Appurtenances.** Any rooftop appurtenances shall be recessed within the pitched roof with no visibility when viewed from the sidewalk across the street and from any adjacent outdoor space. See Figure 14-47. Recessed Mechanicals in Pitched Cap Type. See Section 9-14-34, "Mechanical Equipment & Appurtenances," B.R.C. 1981, for additional requirements.

(e) PARAPET CAP TYPE. A parapet is a low wall projecting above a building ft.s roof along the perimeter of the building as shown in Figure 14-48. Example of a Parapet Cap Type.

(1) **Parapet Height.** Parapet height is measured from the top of the upper story to the top of the parapet.

(2) **General Parapet Heights.** Minimum parapet height is two feet with a maximum height of six feet.

(3) **Parapets Exceeding Maximum Height.** The approving authority may approve a parapet causing the building height to exceed the maximum permitted height if the approving authority finds the standards for parapet walls of Section 9-7-7, B.R.C. 1981, are met.

(4) **Horizontal Expression Lines.** An expression line that is at least two inches deep and extends along at least eighty percent of the facade shall define the parapet from the upper stories of the building and shall define the top of the cap.

(5) **Occupied Building Space.** No building shall have occupied space behind a parapet cap.

(6) **Roof Terraces and Roof Decks.** Roof terraces and roof decks are permitted on the parapet cap type.

(7) **Rooftop Appurtenances.** Any rooftop appurtenances shall be located towards the rear or interior of the parapet roof. The parapet shall screen the mechanicals when viewed from the sidewalk across the street and from any adjacent outdoor space. See Section 9-14-34, "Mechanical Equipment & Appurtenances," B.R.C. 1981, for additional requirements.

(f) FLAT CAP TYPE. The flat cap type has a visually flat roof with overhanging eaves as shown in Figure 14-49. Example of a Flat Cap Type.

(1) **Configuration.** The roof shall have no visible slope from the street, and eaves are required on all Type A and Type B frontage facades.

(2) **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen inches.

(3) **Eave Thickness.** Eaves shall be a minimum of six inches thick. Eave thickness is measured at the midpoint of the eave depth, from the bottom of the eave to the top of the eave. The measurement may be taken from a structural support element of the eave to the top of the eave, provided the structural support element occurs at least every four feet along the entire length of the eave.

(4) **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap if the following requirements are met:

(5) No more than one-third of the front facade shall consist of an interrupting vertical wall.

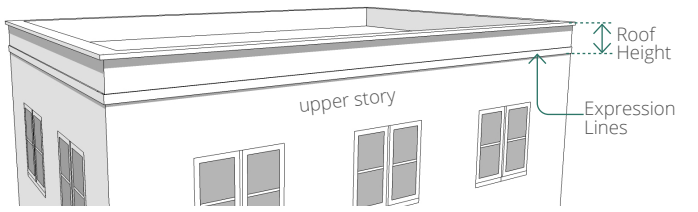


FIGURE 14-48. Example of a Parapet Cap Type

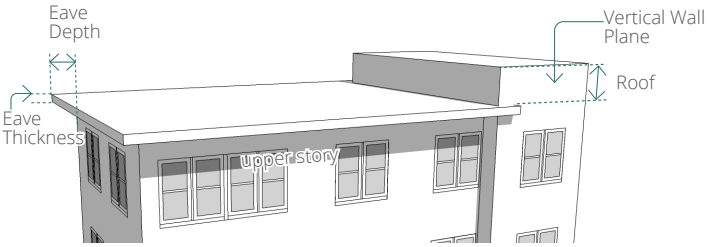


FIGURE 14-49. Example of a Flat Cap Type

(6) Vertical walls shall extend no more than six feet above the top of the eave. See “Figure 14-49. Example of a Flat Cap Type”.

(7) **Occupied Building Space.** No building shall have occupied space behind a flat cap.

(8) **Roof Terraces and Roof Decks.** Roof terraces and roof decks are permitted on the flat cap type.

(9) **Rooftop Appurtenances.**

(A) If the interrupting vertical wall is utilized, any rooftop appurtenances shall be located behind the vertical wall with no visibility when viewed from the sidewalk across the street and from any adjacent outdoor space.

(B) If no interrupting vertical wall is utilized, rooftop appurtenances shall be located such that the mechanicals are not visible when viewed from the sidewalk across the street or from any adjacent outdoor space. See Section 9-14-34, “Mechanical Equipment & Appurtenances,” B.R.C. 1981, for additional requirements.

(g) TOWERS. A tower is a vertical element, polygonal (simple), rectilinear, or cylindrical in plan that shall only be used with other cap types. See Figure 14-50. Example of a Tower.

(1) **Additional Height.** Towers may add a single story of additional height beyond the maximum height allowed per building type, however, a tower may not exceed a maximum height of fifty-five feet.

(2) **Tower Width.** The maximum tower width along all facades shall be one-third the width of the front facade or fifteen feet, whichever is less, and may not occupy more than 25% of the roof area. See “Figure 14-50. Example of a Tower”.

(3) **Transparency.** Towers that meet the minimum floor-to-floor height of the building type shall meet the minimum transparency requirements of the building.

(4) **Horizontal Expression Lines.** An expression line is required at the cap of the tower.

(5) **Occupied Building Space.** Towers with minimum floor-to-floor heights required by the building type shall be occupied space and may contain any of the uses allowed in upper stories of the building type to which it is attached.

(6) **Rooftop Appurtenances.** No rooftop appurtenances are permitted on tower roofs.

(7) **Tower Cap.** The tower shall be capped by a cap permitted on the building per the building type.

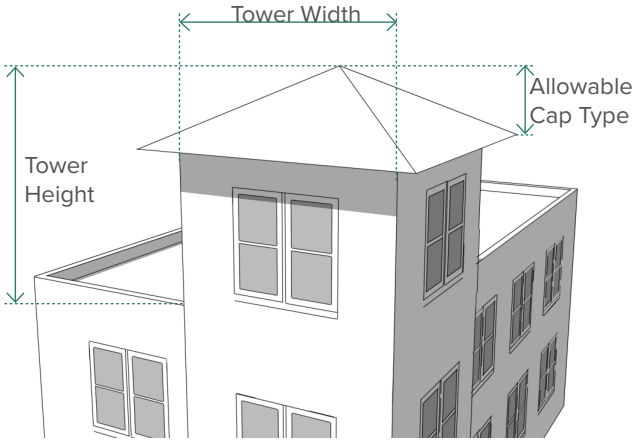


FIGURE 14-50. Example of a Tower

9-14-27. MEASUREMENT OF BUILDING TYPE REQUIREMENTS

The standards outlined in the tables in Sections 9-14-17 through 9-14-22, applicable to each building type, shall be measured and calculated consistent with the following standards:

(a) MINIMUM TYPE A FRONTAGE STREETWALL ~~BUILD-TO ZONE COVERAGE~~. The minimum percentage of building facade along the Type A frontage of a lot is measured as follows:

(1) **Measurement.** The minimum Type A frontage streetwall ~~build-to zone coverage~~ shall, at a minimum, equal the width of the principal structures, as measured within the minimum and maximum setback ~~build-to zone~~ along the frontage ~~edge~~, divided by the length of the frontage parallel to the property line following the street minus setbacks along perpendicular property lines. Refer to Figure 14-51. Minimum Type A Frontage Streetwall Build-to Zone Coverage.

(2) **Courtyards.** For some building types, courtyards located along the facade in the frontage setback ~~build-to zone~~ count towards the minimum coverage. Refer to building type requirements of Sections 9-14-17 through 9-14-22, B.R.C. 1981.

(3) **Outdoor Space Type.** Open spaces meeting the requirements of one of the outdoor space types established in this ~~appendix~~ chapter are exempt from the minimum Type A frontage streetwall ~~build-to zone coverage~~ requirement.

(b) ~~BUILD-TO ZONE~~ FRONTAGE SETBACK. The minimum to maximum frontage setback ~~build-to zone~~ shall be calculated and measured as follows. Refer to Figure 14-52. Build-to Zones Frontage Setbacks.

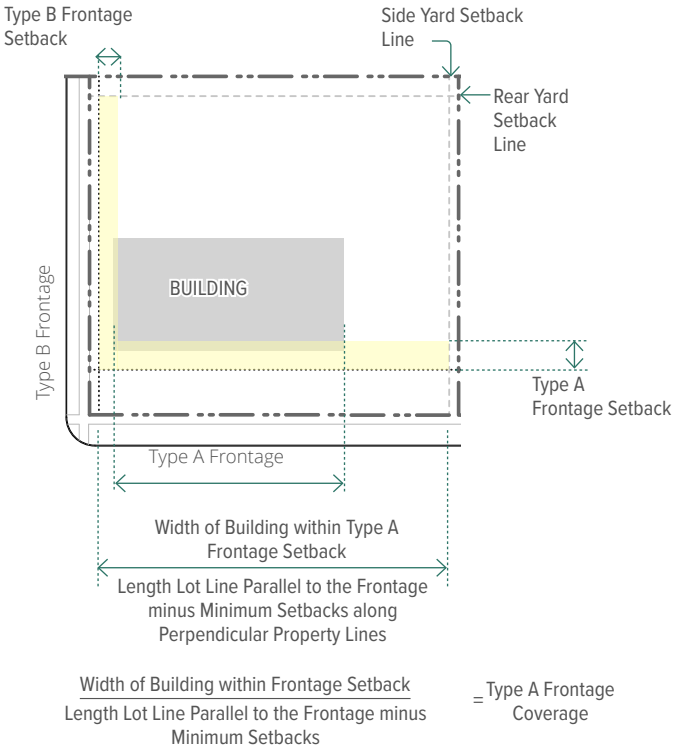


FIGURE 14-51. Minimum Type A Frontage Streetwall ~~Build-to Zone Coverage~~

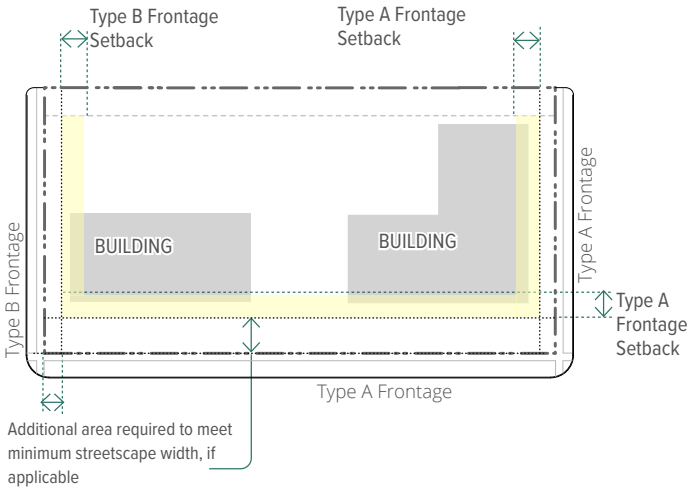


FIGURE 14-52. ~~Build-to Zones~~ Frontage Setbacks

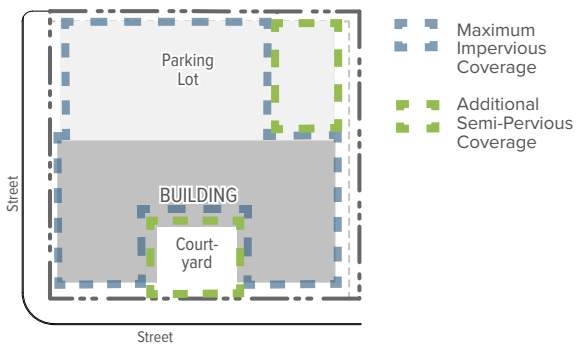


FIGURE 14-53. Site Impervious and Semi-Pervious Coverage

(1) **Measurement.** The minimum to maximum setback ~~build-to zone~~ for all frontages is measured from the property line parallel to the frontage from any waterway easement or public access easement for sidewalk required under Section 9-9-8, "Reservations, Dedications, and Improvement of Rights-of-Way," B.R.C. 1981, or the right-of-way if no public access easement for sidewalk is required or exists.

(2) **Height.** All building facades located within the frontage setback ~~build-to zone~~ shall meet the minimum building height of the building.

(3) **Encroachments.** Awnings, architectural projections, balconies, and building mounted signage may extend beyond the frontage setback ~~build-to zone~~ into any yard area, but shall not extend into the street right-of-way unless approved with a revocable permit or lease, as applicable.

(c) LIMITED SIDE YARD PARKING. Where allowed by building type, parking may be located in the interior side yard, ~~but limited in width, per~~ consistent with the following requirements:

(1) A limited side yard parking lot is located fully in an interior side yard.

(2) Limited side yard parking shall be configured as one double- or one single-loaded aisle of parking with the centerline of the aisle located perpendicular to the street.

(3) Limited side yard parking is not allowed on corners in any street yard.

(4) A maximum of one limited side yard parking lot per building is allowed along any street frontage.

(5) Limited side yard parking lots may not be located next to another side yard parking lot.

(d) MAXIMUM SITE IMPERVIOUS AND ADDITIONAL SEMI-PERVIOUS COVERAGE. Site impervious and additional semi-pervious coverage shall be calculated and measured as follows. Refer to "Figure 14-53. Site Impervious and Semi-Pervious Coverage".

(1) **Maximum Site Impervious Coverage.** The maximum site impervious coverage is the maximum percentage of a lot permitted to be covered by structures, hardscape, and other impervious surfaces.

(2) **Additional Semi-Pervious Coverage.** In addition to the allowable impervious coverage on a site, a maximum amount of additional semi-pervious coverage is permitted.

(e) OVERALL MINIMUM AND MAXIMUM HEIGHT. (Refer to Figure 14-54. Measuring Stories with Floor-to-Floor Height).

(1) **Minimum Overall Height.** Each building type requires a minimum number of stories. The building shall ~~must~~ meet the minimum required height along all Type A frontage facades and measured a minimum of thirty feet deep into the building.

(2) **Maximum Overall Height.** Maximum heights are specified both in number of stories and overall dimension. This requirement applies to the entire building.

(3) **Towers.** Where specifically allowed in the building type tables, Sections 9-14-17 through 9-14-22, B.R.C. 1981, towers may exceed the

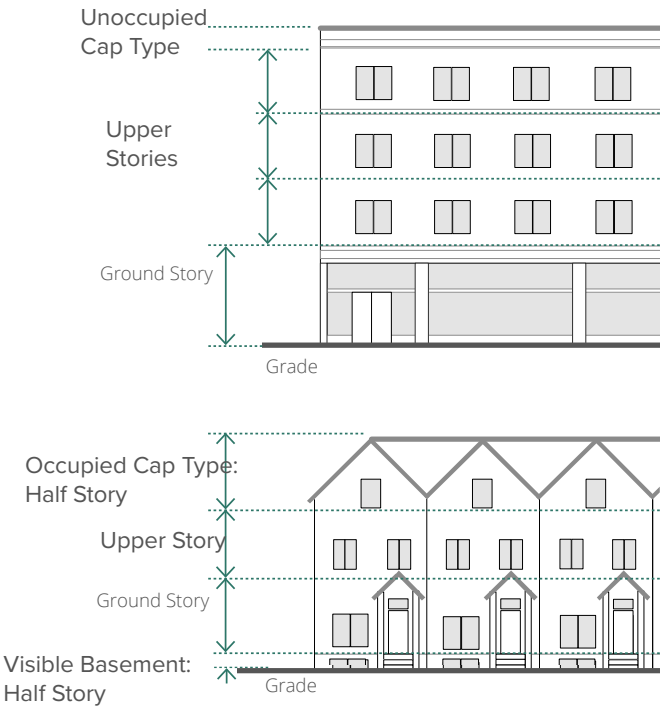


FIGURE 14-54. Measuring Stories with Floor-to-Floor Height

overall maximum height of the building type per Subsection (f) of Section 9-14-26, "Cap Types," B.R.C. 1981. Towers shall not exceed the maximum height per Section 84 of the charter of the City of Boulder.

(4) **Cap Type.** Where specified in Subsection (f) of Section 9-14-26, "Cap Types," B.R.C. 1981, certain cap types may allow additional height.

(5) **Maximum Heights per the City Charter.** Under no circumstances may any building or structure exceed the height limitations established in Section 84 of the charter of the City of Boulder.

(6) **Height Measurement Standards.** Height shall be measured consistent with height measurement standards of Section 9-7-5, "Building Height," B.R.C. 1981, and the definition of "height" within Section 9-16-1, "General Definitions," B.R.C. 1981.

(7) **View Corridors.** Height is subject to additional limitations where maximum heights are restricted pursuant to the regulating plan to preserve a view corridor. Refer to Sections 9-14-6, "Regulating Plans," and 9-14-7, "View Corridors," B.R.C. 1981.

(8) **Two Half Stories.** If a building has both a half story within the roof and a half story that is partially above and partially below grade, the combined height of the two half stories shall be considered one full story.

(f) **MINIMUM AND MAXIMUM HEIGHT PER STORY.** Each story is measured with a range of permitted floor-to-floor heights. Refer to Figure 14-54. Measuring Stories with Floor-to-Floor Height.

(1) **Measurement.** Story height shall be measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met along facades for a minimum of eighty percent of each story.

(2) **Single Story Buildings and Top Story Measurement.** For single story buildings and the uppermost story of a multiple story building, the minimum floor-to-floor height shall be one foot less than that required per building type. The measurement shall be from the floor of the story to the ceiling.

(3) **Mezzanines.** Mezzanines may be included within the floor-to-floor height of any story. Mezzanines occupying more than thirty percent of the floor area below and extending above the story ft.s allowable floor-to-floor height shall count as an additional story and shall meet transparency requirements in Subsection (e)(5), below.

(4) **Taller Spaces.** Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on Type A frontage facades; however, such spaces are allowed on interior lots and Type B frontage facades.

(g) **REQUIRE OCCUPIED SPACE.** Minimum occupied space is measured from the required frontage facade into the building on all floors of the building except any basement.

(h) **MINIMUM REQUIRED TRANSPARENCY.** Per the requirements of each building type, a minimum amount of transparency is required on all stories of street, courtyard, and public way facades.

(1) **Measurement.** Minimum facade transparency is measured from floor-to-floor of each story separately, except for required minimum ground story transparency (refer to Paragraph 9-14-27(g)(4), B.R.C. 1981, below). Refer to Figure 14-55. Measuring Minimum Facade Transparency. Transparency requirements shall be met with windows meeting the standards for transparency as defined in Section 9-14-8, "Definitions," B.R.C. 1981. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

(2) **Blank Wall Segments.** No rectangular area greater than thirty percent of the story ft.s facade, as measured floor to floor, shall be without transparency. And, no horizontal segment of a story ft.s facade greater than fifteen feet in width shall be without transparency. Refer to Figure 14-56. Measuring Blank Wall Limitations.

(3) **Exception.** When the facade of any story is located less than six feet from another parallel building facade, no minimum transparency is required for that story.

(4) ~~**Minimum** ~~**Ground Story Transparency.** ~~When required by the building type tables of Sections 9-14-17 through 9-14-22, B.R.C. 1981, g~~Ground story transparency shall be measured between two feet and either eight or ten feet, as specified per building type, from the average grade at the base of the facade. The minimum ground

story transparency requirements supersedes the minimum transparency required for the building type.

(5) **Mezzanines.** Mezzanines shall be treated as a separate story and include the required upper story transparency amounts.

(6) **Tall Stories.** Stories that are eighteen feet or taller in height shall include additional transparency consistent with the following standards. Refer to "Figure 14-57. Transparency on Tall Stories".

(7) **Separate Ground Story Transparency Required.** When a separate minimum ground story transparency is required per the building types requirements of Sections 9-14-17 through 9-14-22, B.R.C. 1981, the facade design shall fulfill that requirement in addition to a minimum of twenty-five percent transparency for the remainder of the ground story.

(8) **No Separate Ground Story Transparency Required.** Except on a ground story facade to which a Type A frontage ground story facade transparency requirement applies, a tall story shall be treated as two separate stories, divided in half horizontally, with the minimum transparency per story applied to each half.

(9) **Half Stories.** All half stories located within the roof structure and within visible basements are required to meet the minimum required transparency.

(i) MINIMUM NUMBER OF REQUIRED ENTRANCES. Entrances shall be provided consistent with the entrance location and number requirements established for the building type and consistent with Figure 14-58. Number of Required Entrances.

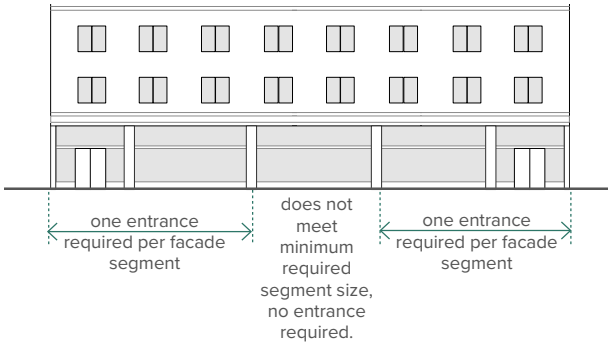


FIGURE 14-58. Number of Required Entrances

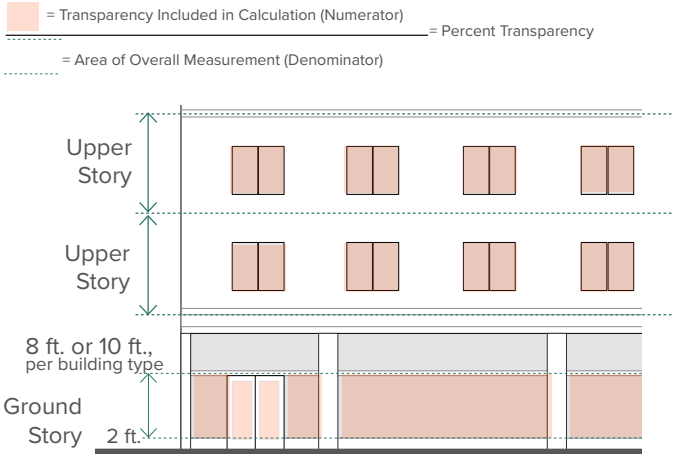


FIGURE 14-55. Measuring Minimum Facade Transparency

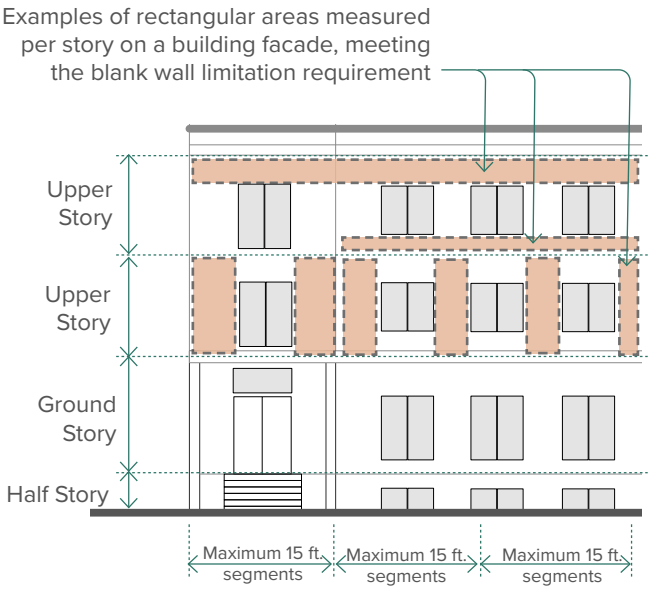


FIGURE 14-56. Measuring Blank Wall Limitations

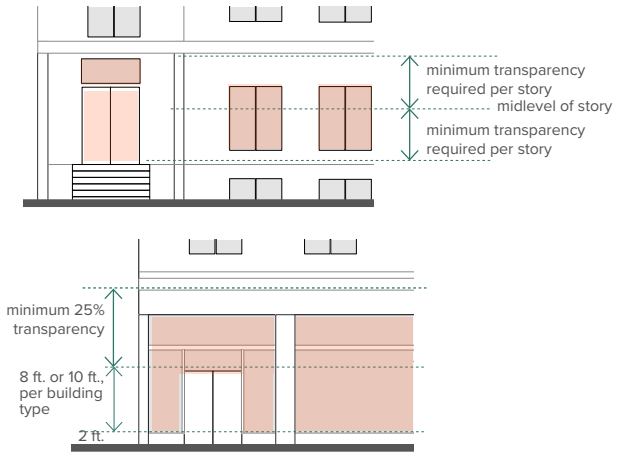


FIGURE 14-57. Transparency on Tall Stories

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Building Design

9-14-28. APPLICABILITY AND INTENT OF BUILDING DESIGN REQUIREMENTS

(a) **INTENT.** The intent of the requirements in Sections 9-14-29 through 9-14-34, B.R.C. 1981, is to implement the vision for the area as defined in adopted plans for the area; create a sense of place and community; elicit simple, honest, high quality, durable buildings of appropriate scale and massing that are visually interesting, aesthetically pleasing, create a sense of permanence, and are human-scaled to enhance the pedestrian experience.

~~All buildings are intended to be articulated in a simple, honest manner at human-scaled dimensions.~~

(1) **Simple.** Simple means the building design is organized and easy to comprehend through the use of repetition, regularity, and a clear hierarchy.

(2) **Honest.** Honest means the building is easily interpreted by the casual observer. Entrances, floors, and building use are apparent and the form of the building follows the function. The overall bulk and mass of the building clearly represents the structure, spatial layout, and materiality.

(3) **Human-Scaled.** Human-scaled means the buildings are scaled to proportions comfortable to people. Typically, human-scaled buildings have smaller building material units, architectural detailing to accentuate building elements, and a predictable rhythm to the facade pattern. This design approach is used particularly on the ground story where people walk adjacent to the building.

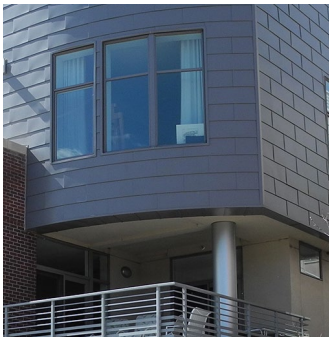
(b) **APPLICABILITY.** The requirements of Sections 9-14-29 through 9-14-34, B.R.C. 1981, establish general building design requirements applicable to all buildings located on a property designated in Appendix L, "Form-Based Code Areas," regardless of the building type. No person shall use or develop land in such areas except in conformance with the requirements of Sections 9-14-29 through 9-14-34, B.R.C. 1981, unless an exception has been granted pursuant to Subsection 9-2-16(i), B.R.C. 1981.

9-14-29. FACADE MATERIALS

(a) **INTENT.** The intent of the facade materials standards of this section is to:

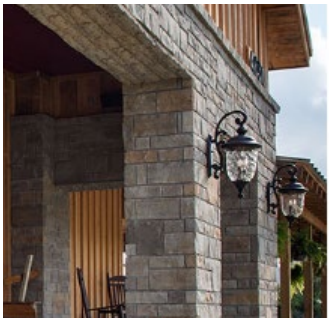
(1) Provide minimum material standards to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, preferably natural


Brick with Metal Details


Architectural Metal Panels


Glass Curtain Wall


Wood with Metal Details


Concrete Masonry Units: architectural

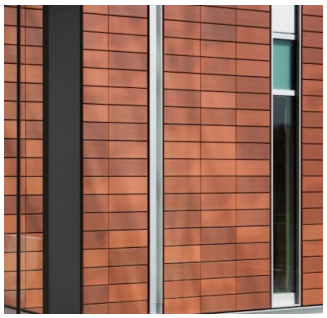
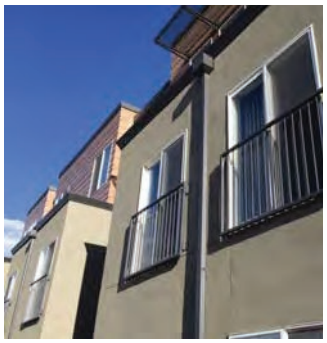
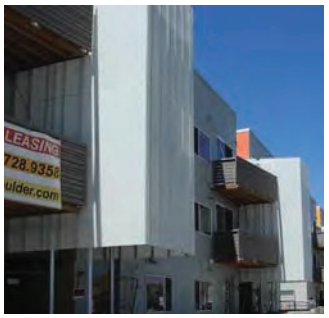

Terra Cotta Rainscreen

FIGURE 14-59. Examples of Allowed Facade Materials


Synthetic Stucco



Plastic Panels

FIGURE 14-60. Examples of Prohibited Facade Materials

TABLE 14-8. ALLOWED MAJOR FACADE MATERIALS

MAJOR FACADE MATERIAL (alphabetical)	BOULDER JUNCTION I	ALPINE-BALSAM	EAST BOULDER	
	ALL BUILDING TYPES	ALL BUILDING TYPES	GENERAL, ROW BUILDINGS	WORKSHOP BUILDINGS
Brick full dimensional, unit, face brick	●	●	●	●
Brick economy size (larger than 3 inches in height)	Limited to rear, alley, and rail corridor facades		Limited to rear, alley, rail corridor, & multi-use trail facades	●
Concrete Masonry Units, Architectural architectural, minimum 3 inch depth, "artisan stone" look, varied sizes, "stone" face, "hewn stone", rock cut; with complementary trim pieces and finished corner units; integral color	–	–	●	●
Concrete Masonry Units minimum 3 inch depth, split-faced, burnished/ground face, glazed, or honed	Limited to rear, alley, and rail corridor facades			
Fiber Cement Board panels, finished lap siding or shingles	Row Building only	Row Building only	Row Building only	●
Glass curtain wall	●	–	●	–
Metal, Architectural architectural panel, cladding system (steel, titanium, zinc)	●	On rear, alley, and Type B facades only	●	●
Metal, Corrugated, Other ribbed, corrugated, sheet	–	–	On rear, alley, rail corridor, and Type C facades only	
Solar Facade System PV cladding system or rainscreen system	●	–	●	●
Stone natural, units	●	●	●	●
Stucco cement-based, 2-3 layer hard coat	On rear, alley, and Type B facades only			●
Terra Cotta or Ceramic tiles or panels, rainscreen system	–	–	●	●
Wood painted, stained, treated, natural, or aged lap siding, shingles, board & batten	●	●	●	●
Wood, Composite lap siding, shingles, board & batten, rainscreen system	●	●	●	●

KEY: ● = Allowed Major Material – = Prohibited

TABLE 14-9. ALLOWED MINOR FACADE MATERIALS

All allowed major facade materials may be used for minor facade materials, unless otherwise listed as prohibited in Table 14-11. Prohibited Materials.

	BOULDER JUNCTION I	ALPINE-BALSAM	EAST BOULDER	
MINOR FACADE MATERIAL (alphabetical)	ALL BUILDING TYPES	ALL BUILDING TYPES	GENERAL, ROW BUILDINGS	WORKSHOP BUILDINGS
Brick thin, veneer	–	–	–	○
Concrete Surfaces, Unfinished untreated, unstained, unpainted	–	–	–	○
Concrete Surfaces, Finished stained, painted, treated	–	–	–	○
Concrete Masonry Units, Architectural architectural, minimum 3 inch depth, "artisan stone" look, varied sizes, (Echelon Masonry or approved equal), "stone" face, "hewn stone," rock cut	○	○	○	○
Concrete Masonry Units minimum 3 inch depth, split-faced, burnished/ground face, glazed, or honed,	○	○	○	○
Fiber Cement Board finished panels	○ Upper stories only			○
Glass curtain wall	○	○	○	○
High-Pressure Laminate (HPL) panels, rainscreen system	–	–	○	○
Metal Architectural architectural panel, cladding system (steel, titanium, zinc, corten steel)	○	○	○	○
Metal, Aluminum Composite aluminum composite materials (ACM) or panels (ACP)	–	–	–	○
Metal, Corrugated, Other ribbed, corrugated, sheet	–	–	○	○
Stucco cement-based, 2-3 layer hard coat	○	○	○	○
Terra Cotta or Ceramic tiles or panels	○	○	○	○

KEY: ○ = Allowed Minor Material – = Prohibited

materials on the majority of finished surfaces, while permitting a wider range of materials for details. High quality materials can improve quality of buildings in that they weather well, have a low failure rate, require a low level of maintenance, and create buildings with a longer life cycle and a sense of permanence;

(2) Limit the number of facade materials to promote simpler, clearly articulated facades; and

(3) Encourage a high level of detail from smaller scaled, less monolithic materials in order to relate facades to pedestrians, especially at the ground level.

(b) **MAJOR MATERIALS.** The major material requirements of this section may be met only with materials listed as allowed major facade materials in Table 14-8, "Allowed Major Facade Materials," for the relevant form-based code area. See Figure 14-59. Examples of Allowed Facade Materials.

(1) **Type A Frontages.** A minimum of eighty percent of each Type A frontage facade, not including window and door areas, shall be composed of major materials, as specified in this section.

(2) **Type B and C Frontages.** A minimum of sixty percent of each Type B and C frontage facades, not including window and door areas, shall be composed of major materials, as specified in this section.

(3) **Simplicity of Surface Materials.** To meet the major facade materials of this section, a minimum of sixty percent of each Type A, B, and C facade, not including window and door areas, shall be faced of a single major material, ~~not including~~ except in Boulder Junction I and Alpine-Balsam architectural metal panel systems shall not be used to meet this standard.

(4) **Corners of Buildings.** Where Type A, B, or C facades are located perpendicular to a rear, interior side, or rail corridor facade, the major materials on the Type A, B, or C facade shall be continued around the corner along the perpendicular facade for a minimum of thirty feet.

(5) ~~**Allowed Major Materials.** The following are allowed major materials. See Figure M-1 (46). Acceptable Materials and Figure M-1 (47) Unacceptable Major Materials.~~

(A) ~~Stone.~~

(B) ~~Brick.~~

(C) ~~Wood.~~

(D) ~~Architectural metal panel systems in Boulder Junction only.~~

(c) **~~(6)~~ PROHIBITED MATERIALS.** The materials listed in Table 14-11, "Prohibited Materials," are prohibited on any building facade. See Figure 14-60. Examples of

TABLE 14-10. ALLOWED DETAIL & ACCENT MATERIALS

All allowed major and minor facade materials may be used for details, trim, and accents.
Concrete Details precast stone ornamentation, lintels, sills, banding, columns, beams
Fiber Cement Details trim, soffits
Metal Details trim, ornamentation, lintels, beams, columns
Wood and Wood Composite Details painted/treated trim, soffits, other approved details
Vinyl Details limited to soffits, window trim; minimum .04 inches thick

TABLE 14-11. PROHIBITED MATERIALS

Concrete Surfaces, Unfinished (except as allowed in Table 14-9) untreated, unstained, unpainted
Fiberglass and Acrylic Panels all
Glass Block all
Plastic Panels all, including high-density polyethylene, polyvinyl chloride (PVC), and polycarbonate panels
Stucco or Synthetic Stucco Moldings & Assemblies trim, sills, cornices, banding, columns, pilasters or other 3 dimensional decorative details
Synthetic Stucco Surfaces all
Vinyl & PVC Siding all
Wood unfinished, untreated plywood siding or panels

Prohibited Facade Materials. The following materials are prohibited as major materials:

(A) Face-sealed EIFS synthetic stucco assemblies and decorative architectural elements.

(B) Syntheitic stucco or elastomeric finishes on stucco.

(C) Unfinished or untreated wood.

(D) Glass Block.

(E) Vinyl siding.

(F) Plastic, including high-density polyethylene, polyvinyl chloride (PVC), and polycarbonate panels.

(G) Fiberglass and acrylic panels.

(1) **Limited Use Major Materials.** The following materials are prohibited as a major material except consisten with the following:

(A) Economy Bricks. Brick types larger than three inches in height are allowed as major materials on rear, alley, and rail corridor facades.

(B) In Alpine-Balsam, architectural metal panel systems are allowed as major materials only on rear, alley, and Type B frontage facades.

(C) Fiber Cement Board. Fiber cement building materials are allowed on the ros building type.

(D) Cement-based Stucco. Traditional cement-based, hard coat stucco is allowed on all upper stories and on ground story facades facing rear yards, alleys, or the rail corridor. Where the ground story of a facade that is facing a rear yard, alley, or the rail corridor is adjacent to a facade where limited use major material may not be used on the ground story, major materials allowed pursuant to paragraph (2) of this subsection or approved pursuant subsection (d) of this section shall be continued around the corner on the ground story of the facade for no less than thiry feet along the cement-based stucco facade.

(E) Concrete Masonry Units. Burnished, glazed, or honed concrete masonry units or blocks are allowed as major materials on facades rear yards, alleys, or the rail corridor. Where the ground story of such a facade is adjacent to a ground story facade where limited use major material may not be used, major materials allowed pursuant to paragraph (2) of this subsection or approved pursuant subsection (d) of this section shall be turn the corner of the ground story facade no less than thiry feet along the facade.

(d) **MINOR MATERIALS.** Minor materials may be installed on the remaining facade areas of the building not required to meet major material requirements. Minor materials are materials listed as allowed minor facade materials in Table 14-9, "Allowed Minor Facade Materials," for the relevant form-based code area. Allowed minor materials are limited to trim, details, and other accent areas that combine to twenty percent or less of the total surface of each facade.

(1) **Major Materials.** All allowed major materials may serve as minor materials.

(2) **Allowed Minor Materials.** The following are allowed minor materials:

(A) Fiber cement and wood trim pieces.

(B) Metal for beams, lintels, trim, exposed structure, and other ornamentation.

(C) Split-faced, burnished, glazed, or honed concrete masonry units or block cast stone concrete elements.

(D) Vinyl for window trim.

(E) Glass curtain wall.

(F) Two- or three-coat cement-based or cement-hybrid stucco for surfaces.

(G) Terra cotta or ceramic tiles or panels.

(H) Architectural metal panel systems.

(3) **Limited Use Minor Materials.** The following materials are allowed as minor surface materials on upper story facades only:

(A) **Fiber Cement Board.** Fiber cement building materials.

(4) **Prohibited Minor Materials.** The following materials are prohibited for use as minor materials:

(A) Face-sealed EIFS synthetic stucco assemblies and decorative architectural elements.

(B) Elastomeric finishes on stucco.

(e) **DETAIL AND ACCENTS.** Detail and accent materials listed in Table 14-10 may be installed as a detail or accent on any facade. The approving authority may

allow other details and accent materials that are similar in quality and durability to those listed in Table 14-10, " Allowed Detail & Accent Materials."

(f) **SOLAR PANELS.** Where solar panels are mounted on any facade, any major or minor facade material may be used on that facade, provided the material is not visible through the panels.

(g) **OTHER MATERIALS WITH APPROVAL.** Materials that are not listed in this section for its proposed application as an allowed major material~~s, limited use materials,~~ or ~~allowed~~ minor material~~s~~ may not be installed on any facade unless approved by the approving ~~reviewing~~ authority pursuant to this subsection (g).

(1) The approving ~~reviewing~~ authority may approve facade materials that are not listed in this section for its proposed application if the applicant demonstrates the material in its proposed application meets the intent of the facade material standards described in subsection (a) of this section. Samples and examples of successful high quality local installation shall be provided by the applicant.

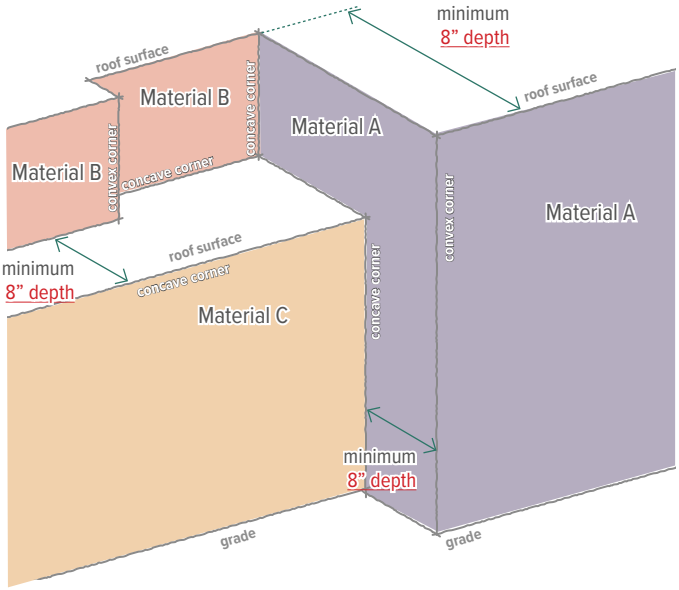


FIGURE 14-61. Diagram of Allowable Changes in Surface Materials

9-14-30. BUILDING CONSTRUCTION QUALITY

(a) **INTENT.** The intent of the building construction quality requirements is to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials.

(b) **CHANGES IN MATERIAL.** Changes in vertical surface materials shall meet the following standards:

(1) **Changes in Surface Materials.** Changes in surface materials, whether major materials or minor materials, shall occur only at concave corners, where the distance to the next generally parallel facade plane is a minimum of ~~twelve~~ eight inches. Surface materials are materials intended to cover the facade surface (such as unit materials, siding, stucco, panels) and do not include detail materials, such as but not limited to cast stone for lintels or cornices, exposed metal beams, or any material used to create an expression line. See Figure 14-61. Diagram of Allowable Changes in Surface Materials.

(2) **Materials Hierarchy.** Unit materials shall be elevated from the face of the building above less detailed, surface materials. For example, stucco, as a constant surface material, shall be recessed behind a bricked surface.

(3) **~~Expression~~ Shadow Lines on Surfaces.** ~~Expression~~ Shadow lines shall be created with solid materials of a ~~thickness~~ depth that is greater than two inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the convex corner of the piece is used to create the corner of the detail.

(c) **APPROPRIATE GRADE OF MATERIALS.** Except on row buildings, all doors, windows, and hardware shall be of commercial quality.

(d) **APPLIQUE MATERIALS.** Materials with thickness of less than two and a half inches, including but not limited to stucco, shall not be used or formed to create expression lines.

(e) **STUCCO INSTALLATION.** Stucco, when allowed, shall be of the highest installation quality, meeting the following criteria:

(1) **Contractor Submittal.** The contractor utilized for installing the stucco shall have a minimum of five years experience with a minimum of at least thirty

projects. The applicant shall submit as part of the design review application the contractor name, address, experience level, including years and number of projects, and examples of installations within the last five years. Examples of installation shall be of high quality installations meeting the requirements of this subsection (e).

(2) **Jointing.** All stucco joints shall be aligned along the facade in the pattern shown on the elevations submitted for the design approval. Joints shall also align with the locations of windows and doors and other changes in material.

(3) **Construction.** The stucco wall assembly shall be indicated on the plans specifying stucco type and construction.

9-14-31. BUILDING ARTICULATION

(a) **INTENT.** The intent of this section is to require building design that achieves balanced and articulated building composition, a perceived intimate scale of buildings, and pedestrian interest.

(b) **ARTICULATION OF THE BASE.** With the exception of entryways, the ground story of a building with a required storefront pursuant to Section 9-14-6 "Regulating Plans," B.R.C. 1981, shall not be recessed more than eighteen inches from the second story facade.

(c) **BUILDING FACADE VARIETY.** See Figure 14-62. Illustrations of Building Massing and Articulation. All buildings 120 feet in width or greater along any Type A, B, and C frontage shall fulfill the following requirements:

(1) **Increments.** Each Type A, B, and C frontage facade shall be varied in segments less than or equal to ninety feet.

(2) **Requirements.** Each facade segment shall vary by the type of dominant material or by color, scale, or orientation of that material, and by at least two of the following:

(A) The proportion of recesses and projections. within the ~~build-to zone~~ frontage setback.

(B) The location of the entrance and window placement, unless storefronts are utilized.

(C) Roof type, plane, or material, unless otherwise stated in the building type requirements.

(D) Building heights.

(3) **Alternative Method of Compliance.** The reviewing authority may approve a facade design that does not meet requirements of this subsection (c) if the applicant demonstrates that the proposed design achieves the intent of the building articulation requirements of this section without meeting the building facade variety requirements. The applicant shall submit fully rendered elevations and 3-dimensional drawings of all street, paseo and multi-use path facades with materials samples for all surfaces to demonstrate that the intent of this section is met.

9-14-32. BUILDING MASSING

(a) **INTENT.** The goals of the building massing standards are to ensure an appropriate perceived scale of buildings from the public ways -- breaking up large buildings in a simple way to ensure a human-scaled place and to provide a high level of permeability to all blocks.

(b) **BUILDINGS OVER FORTY FEET IN HEIGHT.** See Figure 14-62. Illustrations of Building Massing and Articulation. If any building of the project is over forty feet in height and not utilizing a pitched cap on at least sixty percent of the roof, the following standards shall be met:

(1) **Varied Building Heights.** A minimum of thirty percent of the total footprint of all buildings combined on the site shall be at least one story lower than the tallest portion of the building footprint, not including towers.

(A) Along Type A Frontages. The lower height shall occur along the Type A frontage.

(B) Stepped-Back Facade. The requirement for varied building heights in paragraph (b)(1), above, shall not be met by a linear stepping-back of the facade along the top story, but shall constitute a change in massing of the building.

(C) Pitched Roof. The lower height area may include a pitched roof with or without a half story beneath. The half story may not exceed 50% of the floor area of each of the stories below the half story.

(D) Terraces. Roof areas on lower height portions of buildings may be occupied by roof terraces; however, areas of the terraces covered by permanent roof structures do not count as a lower story for the purposes of this requirement.

(2) ~~**Terraces & Pitched Roofs.** Roof areas on lower portions of buildings are encouraged to be used for roof terraces, located to maximize mountain views, or for pitched cap types per Subsection 9-14-26(d), "Pitched Cap Type ," B.R.C. 1981, to increase the variety of caps in the area.~~

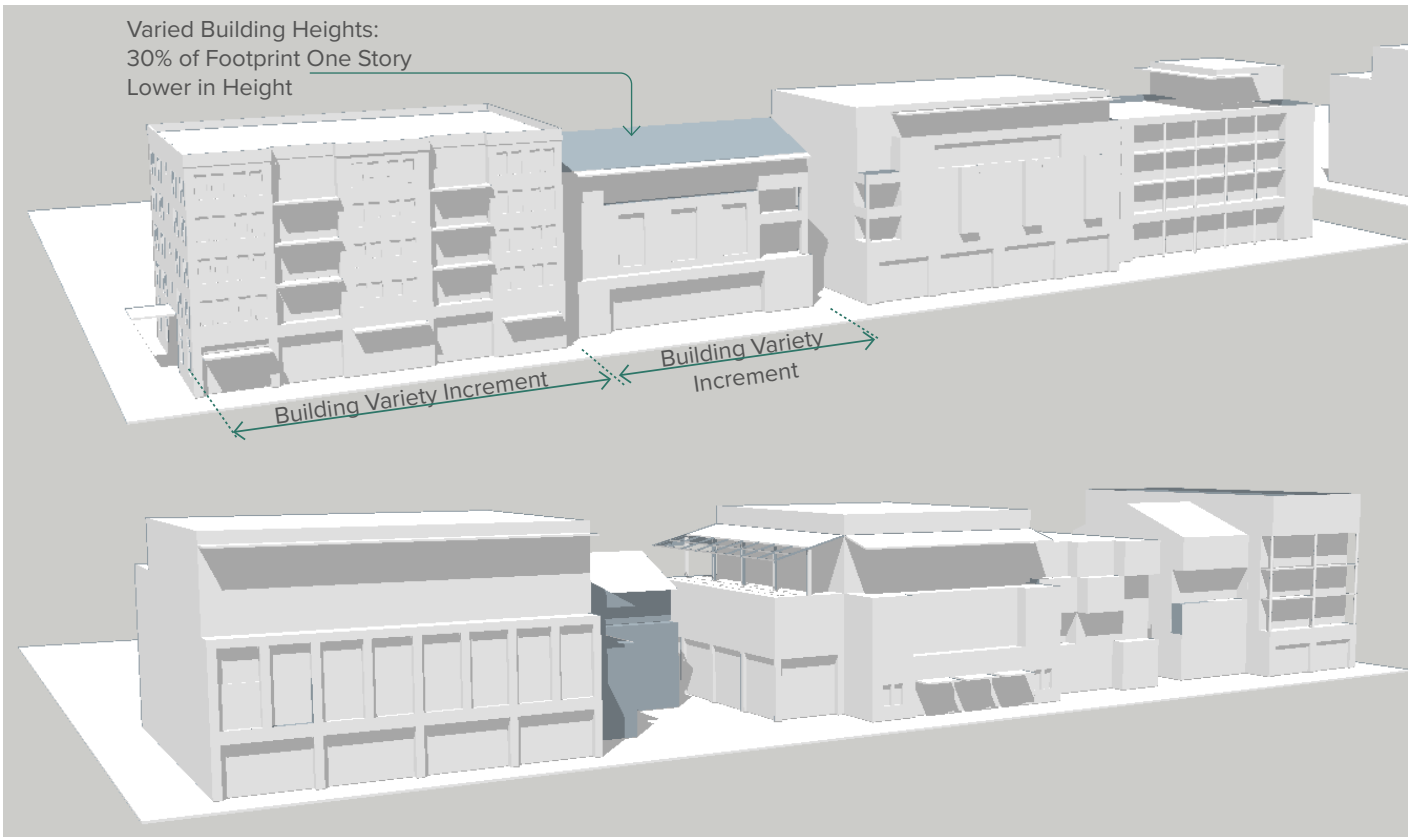


FIGURE 14-62. Illustrations of Building Massing and Articulation

9-14-33. BUILDING FACADE ELEMENTS

(a) **WINDOWS.** Windows on all buildings shall be constructed consistent with the following requirements:

(1) **Amount.** Each building shall meet the transparency requirements applicable to the building type pursuant to Sections 9-14-17 through 9-14-22, B.R.C. 1981.

(2) **Recessed.** All windows, with the exception of ground story storefront systems, shall be recessed with the glass a minimum of two inches back from the facade surface material or adjacent trim.

(3) **Vertically Oriented.** All windows on Type A, B, and C frontage facades shall be vertically oriented unless the following standards are met:

(A) ~~Flat Cap Type. When the flat cap type pursuant to Subsection 9-14-32(e), "Flat Cap Types," B.R.C. 1981, is used,~~ Upper Stories. Horizontally oriented windows may be used for up to thirty percent of the total transparency area of each upper story.

(B) ~~Rear & Side Facades. On facades facing the rear and interior side yards, up to fifty percent of the total transparency area of each story may include horizontally oriented windows.~~

(C) Window Height and Location. Horizontally oriented windows may be used if the ~~transparency of each story is forty percent or more, the~~ height of at least seventy-five percent of the horizontally oriented windows is a minimum of five feet, and the bottom of those windows are located no more than three feet above the interior floor level.

(4) **Visibility Through Glass.** Reflective glass ~~and glass block are~~ is prohibited on Type A, B, and C frontage ~~street~~ facades. Windows shall meet the transmittance and reflectance factors established in the transparency definition of Section 9-14-8, "Definitions," B.R.C. 1981. ~~Windows on the ground story shall meet the transmittance and reflectance factors established in the ground story transparency definition in Section 9-14-8, B.R.C. 1981.~~

FIGURE 14-64. Vertically Oriented Windows with Expressed Lintels

Metal Awning

Canvas Awning

FIGURE 14-63. Examples of Permitted Awnings.

(5) **Expressed Lintels.** Lintels shall be expressed above all windows and doors by a change in brick coursing or by a separate element. See Figure 14-64. Vertically Oriented Windows with Expressed Lintels.

(b) AWNINGS, CANOPIES, & LIGHT SHELVES. On Type A, B, and C frontage facades, awnings, canopies, and light shelves shall be constructed consistent with the requirements of this subsection. See Figure 14-63. Examples of Permitted Awnings.

(1) **Encroachment.** Awnings, canopies, and light shelves shall not extend into a city right-of-way or easement except consistent with the requirements of Section 8-6-6, "Requirements for Revocable Permits, Short-Term Leases and Long-Term Leases," B.R.C. 1981.

(2) **Attached Awnings & Canopies.** Awnings and canopies that are attached to the building and could be removed shall meet the following standards:

(A) Material. All awnings and canopies shall be canvas or metal. Plastic awnings are prohibited.

(B) Solar Panels. Solar awnings or canopies are allowed.

(C) Shapes. Waterfall or convex, dome, and elongated dome awnings are prohibited.

(D) Lighting. Backlit awnings are prohibited.

(E) Structures. Frames shall be metal and shall be wall mounted. Support poles are prohibited unless utilized for outdoor eating areas over eight feet in depth.

(F) Multiple Awnings on the Facade. When more than one awning is mounted on a facade, the awning types and colors shall be coordinated by matching the color, shape, material, or other element.

(3) **Canopies & Light Shelves.** Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are permitted, subject to materials standards of Section 9-14-29, "Facade Materials," B.R.C. 1981.

(4) **Clearance.** All portions of any awning, canopy, or light shelf shall provide at least eight feet of clearance over any walkway and shall not extend over any driveway.

(c) BALCONIES. On Type A, B, and C frontage facades, the installation or construction of balconies on street facades is encouraged, but not required. The construction of any balcony on a facade facing any street or public way shall be consistent with the requirements of this subsection. See Figure 14-66. Examples of Balconies.

(1) **Definition.** For the purpose of this subsection (c), balconies shall include any roofed or unroofed platform that projects from the wall of a building above grade and is enclosed only by a parapet or railing.

(2) **False Balconies.** False balconies are not permitted on any Type A frontage facade. False balconies consist of a rail and door, and any outdoor platform less than eighteen inches in depth. The requirements of this subsection (c) shall not apply to false balconies.

(3) **Size.** Balconies shall be a minimum of four feet deep and five feet wide.

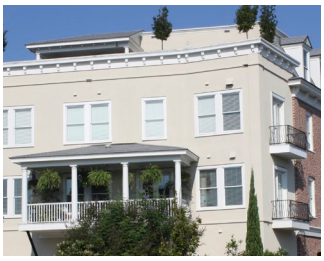
(4) **Integrated Design.** A minimum of thirty-five percent of the perimeter of each balcony shall abut an exterior wall of the building, partially enclosing the balcony. The balcony support structure shall be integrated with the building facade; separate columns or posts supporting any balcony from the ground are prohibited.

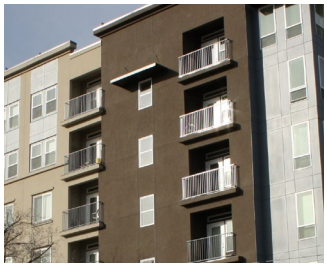
(5) **Platform.** The balcony platform shall be at least three inches thick. Any underside of a balcony that is visible from any public way shall be finished.

(6) **Facade Coverage.** A maximum of forty percent of the Type A and Type B frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the platform or floor of the balcony, any columns or indentations, and any ceiling, roof, or upper balcony.

(7) **Right-of-Way.** Balconies shall not extend into any city right-of-way or easements.

Balconies: Covers More than 40 Percent of Facade





Balconies Appropriately Attached to or Incorporated into Facade.

FIGURE 14-66. Examples of Balconies.

FIGURE 14-65. Examples of Defined Principal Entryway.

(d) SHUTTERS. If included in the design, shutters, whether functional or not, shall meet the following requirements:

(1) **Size.** All shutters shall be sized for the windows, so that, if the shutters were to be closed, they would not be too small for complete coverage of the window.

(2) **Materials.** Shutters shall be wood, metal, ~~or~~ fiber cement, composite wood, or high-pressure laminate (HPL). Vinyl shutters are prohibited. Other "engineered" ~~woods~~ materials may be approved provided that the applicant submits a sample and examples of high quality, local installations of the material, installed a minimum of five years earlier and showing no degradation or wear of the material.

(e) PRINCIPAL ENTRYWAY. See Figure 14-65. Examples of Defined Principal Entryway. Principal entrances to buildings or units, with the exception of ground story storefront systems, are subject to the following:

(1) The principal entrances shall be clearly delineated through ~~one or more~~ at least two of the following design features ~~listed in paragraphs (1) through (4) of this subsection~~:

(A) Cap or Canopy. The entryway is covered by a cap or canopy differentiating it from the overall building cap.

(B) Porch. The entryway is through a porch.

(C) Sidelights and Transom. Sidelights or transom windows are included around the entryway.

(D) Lighting Feature. The entrance is lit with a sculptural lighting feature or other unique lighting system visible during daylight.

(E) Sculpture or Mural. The entryway is defined by a special art feature, either a sculpture or mural.

(F) Extended Articulation. The entryway is included in a separate bay of the building that extends up at least two stories.

(2) **Right-of-Way.** Doors shall not swing into city right-of-way or easement.

(3) **Other Design.** The approving authority may approve a design that does not meet the standards of this subsection if the authority finds that the design adds emphasis and draws attention to the entryway

9-14-34. MECHANICAL EQUIPMENT & APPURTENANCES UTILITY ELEMENTS

(a) **INTENT.** Mechanical equipment and ~~appurtenances~~ utility elements can have a negative visual impact and detract from the quality of the design of a building. The purpose of the standards of this section is to ensure that the visual impact of mechanical equipment and utility elements is minimized.

(b) **MECHANICAL EQUIPMENT IN BUILDING.** Mechanical equipment shall be located within the building, unless the applicant demonstrates the equipment is necessary for the function of the building and locating the equipment within the building would conflict with the equipment's function.

(c) **ROOFTOP MECHANICAL EQUIPMENT.** Any rooftop mechanical equipment, including without limitation vents, ventilators, skylights, and antennas, and excluding solar energy and wind energy conversion systems, shall meet the following standards:

(1) Rooftop mechanical equipment shall be located consistent with one of the following methods:

(A) Incorporate equipment into the roof design consistent with the applicable standards of Section 9-14-32, "Cap Types," B.R.C. 1981.

(B) Set the equipment back a minimum of twenty feet from any Type A or B frontage facade.

(2) The requirements of Section 9-7-7, "Building Height, Appurtenances," B.R.C. 1981, shall be met.

(d) **MECHANICAL ~~APPURTENANCES~~ COMPONENTS ON TYPE A, B, AND C FRONTAGE FACADES.** Mechanical ~~appurtenances~~ equipment and utility elements shall not be located on a Type A, B, or C frontage facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. Any mechanical appurtenance that may be located on a facade, ~~which~~ may include, without limitation, dryer vents, gas meters, and air conditioners, and shall be located consistent with the following standards:

(1) **Facade.** The mechanical equipment may be located on a non-Type A frontage facade. The mechanical equipment may be located on a Type A frontage facade only if the following requirements are met:

(A) The equipment is located on a surface perpendicular to any right-of-way;

(B) The equipment extends from the facade surface no more than three inches; and

(C) The equipment is screened from the sidewalk.

(2) **Alignment.** Multiple pieces of mechanical equipment shall be organized on the facade in a regular pattern and aligned. Compliance with this standard shall ~~must~~ be illustrated on the drawing elevations submitted as part of the application.

(3) **Material Coordination.** To the extent practicable, facade-mounted mechanical components shall be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored stucco than a textured, darker surface such as brick.

(4) **Screening.** Mechanical equipment shall be screened from view unless the approving authority finds that such screening conflicts with the function of the equipment. The form, material, and color of the screening shall meet the following criteria:

(A) Screening, other than landscaping, is consistent with the building design, colors, and materials;

(B) The equipment is placed where it is least visible from adjacent streets;

(C) The height of any screen is the minimum appropriate to adequately screen the mechanical equipment; and

(D) Screening does not increase the apparent height of the walls of the building.

(5) **No encroachment.** Mechanical equipment shall not extend into any city right-of-way or easement.

(e) **MECHANICAL EQUIPMENT ON OTHER HORIZONTAL SURFACES.** Mechanical equipment located on the ground, decks, or horizontal surfaces other than the roof, such as, but not limited to, electrical equipment and air conditioners, shall be located consistent with the following standards:

(1) All mechanical equipment may be located in the parking yard or a Type B or Type C street yard.

(2) Mechanical equipment may be located in a side yard provided the side yard does not contain or abut a paseo.

(3) All equipment shall be screened from view from any public way with landscaping, fencing, or walls

consistent with the building design, colors, and materials.

(4) The reviewing authority may approve utility elements located on a Type A street or on a paseo only if the following conditions are met:

(A) The applicant demonstrates that the equipment cannot be located in a parking yard, Type B or Type C street yard, or in a side yard that does not contain a paseo.

(B) The appurtenance is fully screened with a wall that is consistent with the building design, colors, and materials and of a height that is the minimum to adequately screen the appurtenance and that does not prevent the facade from fulfilling any transparency requirements.

9-14-35. ~~BUILDING PROPORTIONS~~

(a) ~~**INTENT.** The golden ratio is a proportioning metric used throughout history in art and architecture to achieve what has been considered "divine" or visually pleasing proportions. The intent of this section is to achieve aesthetically pleasing building design through incorporation of the golden ratio into the exterior design of each building.~~

(b) ~~**DEFINITION OF THE GOLDEN RATIO AND GOLDEN RECTANGLE.** Two quantities are in the golden ratio if their ratio is the same as the ratio of their sum to the larger of the two quantities, as shown in Figure 14-66. Numerically, the ratio is approximately 1:1.6180339887.~~

~~A golden rectangle is a rectangle with side lengths that are in the golden ratio, as shown in Figure 14-66; if a square section is removed as shown in Figure 14-66, "Description of Golden Ratio," the remainder is another golden rectangle.~~

(c) ~~**USE OF GOLDEN RATIO.** The design of facade elements or the massing of each building shall include expression of the golden ratio. Use of the golden ratio may include massing of building segments, windows, divisions of the facade, and overall height to width of the building. The preferred method of use is through the massing proportions and organization of facade components. See Figure 14-67, "Example of Documentation of Use of the Golden Ratio in the Building Design," for examples of demonstrated use of the golden ratio.~~