

EAST BOULDER

ZONING UPDATE

Summary of Updates to the Form-Based Code

September 2024

Recent Updates

The following updates were made in response to community feedback collected on the May 2024 Public Review Draft:

General

Existing Structures

- Revised back to original allowance for expansions (up to 60 percent of floor area)

Definitions

- Some small revisions were made to existing definitions, including clarifying vehicles allowed on paseos and moving the Yard definition from the building types section to this more general definitions section.
- New definition for Mobility Hub was added.

Paseos

- The table for paseo design standards was revised to generally allow the mix of surface treatments and lighting styles on any of the paseos.
- The width of the easement for the Enhanced Paseo II was revised.

Outdoor Space Requirements

- Reorganized the requirement for outdoor spaces into one section.
- Added an option for a courtyard of 1600 sf and 1400 sf playground area to count towards outdoor space, in order to incentivize their use.
- Mobility hubs have been added as an allowed element within an outdoor space. [I think this was in the public review draft, but since we added the definition, I thought it would be good to point out how the term is used.]

Shopfront and Service Bases

- Height range was expanded for both the shopfront and service base to minimum of 12 ft. and a maximum of 24 ft.

Taller Spaces in 9-14-26(f)

- The allowance for measuring taller spaces in a building was expanded to allow for up to approximately a third or 35 ft. of the frontage to be a taller space; however, the space must be treated on the façade as 2 stories, meeting the transparency requirement for each “story.”

Building Massing in Building Design

- The varied building height standard was modified to be required on at least one Type A frontage and not all Type A frontages.

Specific to East Boulder

Required Residential

- Exception added to required residential in IG and IM zones consistent with the specific use requirements for residential in those zones. This exception will provide relief when anticipated environmental impacts would prevent residential.

Production Space

- Revised to remove ground story automobile parking and residential space from the calculation of floor area for the production space.
- Revised the list of uses to be those that are prohibited within the production space instead of allowed.

Regulating Plan for Station Area

- A and B streets were revised so that 55th is the A street and Arapahoe is a B street. Intersecting streets were also revised to decrease the number of A to A intersections.
- The western parcels within the Innovation TOD Non-Residential Place Type were revised to allow only the workshop building, which would eliminate the residential requirement in the area. (No longer relying on the Use Review process to limit it.)
- The number of terminated vistas were reduced.

Regulating Plan for Flatiron Business Park

- 55th Street corridor was revised to allow either the Workshop Building or the General Building. Use of the General Building would trigger the required residential. (Note, the number of stories allowed in the Workshop Building is lower than the General Building, though the overall height in feet is similar.)
- All streets were designated as Type B streets. (Note that all lots are required to treat one frontage as an A street. This allows more flexibility.)
- The number of terminated vistas were reduced.
- Maximum height of 4 stories was removed from the Main Street Live-Work area, east of Central Ave and adjacent to the Multi-Use Trail.

Outdoor Space Requirement

- A minimum of 2 outdoor spaces is required in East Boulder where the development includes 100 or more residential units; however, see the “General” change above, where one of those spaces could be a playground, the smallest unit of outdoor space required.

Workshop Building

- The max. height of stories in the workshop building was expanded to 18 feet.

Updates Maintained

The following updates were included in the May 2024 Public Review Draft and remain in the latest version of the Form Based Code:

General

- Move from Appendix M to Chapter 14
- General clean-up of definitions and repetition of definitions throughout

Regulating Plans

- Simplification of frontage types – all just A, B, or C as designated on the regulating plan. No more treatment of a particular situation as A, B, or C

Site Design

- Updated site design requirements in 9-14-11 to include driveways, street yard design,
- Revised outdoor space to be clearer and better organized.

Building Types

- Moved repetitive information in building type tables to front requirements applicable to all building types; items such as trash, loading, etc.
- Language in general frontage types section simplified
- Reconfigured building types to organize ground story by base types – shopfront, stoop, service bases to allow use of these bases on different building types
- Moved cap types up to line up just after base types
- Minor clarifications to towers

Building Design

- Reorganized façade materials into table format
- Materials are more flexible on B and C frontages; and even more flexible on non A, B, C frontages
- Removed building proportions
- Moved building articulation and building massing up just behind materials
- Building massing refined to allow more space in pitched roofs and to disallow covered terraces to count as the lower height
- Revised design elements to only apply to frontages defined as A, B, or C, so rear and interior side facades are more flexible.
- Minor revisions to allow more horizontal windows in upper stories
- Minor revisions to principal entryways

Specific to East Boulder

Regulating Plans for EB

- Residential requirement in only general or row buildings over 15,000 sf
- Production business space required in General or Workshop buildings over 15,000 sf
- Introduction of Type C frontage

Site Design

- Revised outdoor space types to include mobility hubs. Playgrounds and courtyards are also an option to serve as required outdoor spaces in EB.

- Introduced mid-block pathways for large blocks in EB
- Introduced large site standards for EB

Building Types for EB

- Introduction of new Workshop building type
- Introduction of Service base type applicable to General and Workshop building by frontage type
- Introduction of required streetwall variation on Type A and B frontages – courtyards and streetscape plazas. These will allow spaces for mobility hubs and other outdoor activities along the street