

FAQs for Property-Owners in East Boulder (v11.3.21)

How does adoption of a Subcommunity Plan affect my property?

The short answer is it won't affect your current uses and there is no requirement to change or redevelop.

If your property is in an area of change the Land Use designation in the Boulder Valley Comprehensive Plan (BVCP) will change. The land use informs zoning but rezoning will come later at a subsequent process.

When rezoning occurs, all existing land uses are permitted to continue if they're not vacant for more than one year. Additionally, any uses that may be considered non-conforming may be expanded, modified, and maintained under Section 9-10 of the Boulder Revised Code.

Are the allowed uses going to be more restrictive?

This plan is generally recommending expanding the types of allowed uses to encourage more mixed-use and encourage housing in a number of areas where it is not allowed today.

What's the difference between land use and zoning?

Our code and the BVCP come together in our zoning and land use designation maps, both of which have regulatory power.

- The land use designation map is a part of the BVCP and is forward-thinking – and anticipates the types of land uses that we want to see in the city in the future. It guides future zoning and transportation planning. You can find more information about the BVCP and land use map here: [Boulder Valley Comprehensive Plan | City of Boulder \(boulder.colorado.gov\)](https://boulder.colorado.gov/boulder-valley-comprehensive-plan)
- The zoning map regulates built form and uses for every parcel throughout the city. You can find more information about zoning here: [Zoning | City of Boulder \(boulder.colorado.gov\)](https://boulder.colorado.gov/zoning)

What if I have other concerns that I would like to discuss with staff?

Attend an Open House, Sign-up for Drop-in Office hours, or give us a call or send an e-mail to Jean Gatzaj, Senior Planner, gatzaj@boulder.colorado.gov, 303-441-4907

HOW A PLAN BECOMES A DEVELOPMENT PROJECT

