

Summary of Changes

MODULE TWO – INDUSTRIAL AREAS

Background

The Use Table and Standards project began in 2018 as one of the Planning Board’s priority items for land use code updates. The goals of the revisions include:

- Simplifying the [Use Table](#) and streamlining the regulations where possible, making the use standards and table more understandable and legible.
- Creating more predictability and certainty in [Chapter 9-6, “Use Standards,”](#) of the Land Use Code.
- Aligning the use table and permitted uses with the BVCP goals, policies, and land use designations.
- Identifying community-desired land use gaps in the use standards and table, and better enabling the desired land uses in identified neighborhoods as well as in commercial and industrial districts.

Module Two Purpose

The second phase of the Use Table and Standards project is divided into three modules. Module Two is a comprehensive review of all uses and their allowances in the Industrial zoning districts. The intent of Module Two is to better align the uses allowed in the land use code with the policies in the Boulder Valley Comprehensive Plan, specifically:

2.21 Light Industrial Areas

The city supports its light industrial areas, which contain a variety of uses, including technical offices, research and light manufacturing. The city will preserve existing industrial areas as places for industry and innovation and will pursue regulatory changes to better allow for housing and retail infill. The city will encourage redevelopment and infill to contribute to placemaking and better achieve sustainable urban form as defined in this chapter. Housing should occur in a logical pattern and in proximity to existing and planned amenities, including retail services and transit. Analysis will guide appropriate places for housing infill within areas zoned Industrial General (IG) (not those zoned for manufacturing or service uses) that minimize the potential mutual impacts of residential and industrial uses in proximity to one another.

Light Industrial Area Guiding Principles

1. **Preserve established businesses and the opportunity for industrial businesses.** The primary role of the industrial areas for research and light manufacturing should be maintained through existing standards. Housing infill should play a subordinate role and not displace established businesses or the opportunity for industrial businesses.
2. **Encourage housing infill in appropriate places.** Housing infill should be encouraged in appropriate places (e.g., at the intersection of collector/ arterial streets, near transit and on underutilized surface parking lots) and along open space and/ or greenway or trail connections. Housing should be located near other residential uses or retail services.
3. **Offer a mix of uses.** Encourage the development of a mix of uses that is compatible with housing (e.g., coffee shops, restaurants) to serve the daily needs of employees and residents, in particular at the intersection of collector/arterial streets.

Residential Uses

Prohibit residential uses in IS and IM districts. In the IG district, continue to allow residential development with use review and updated specific use standards:

- Modify the way sites are determined to be eligible for residential use. Remove current contiguity requirements and instead determine appropriate locations based on land use guidance in adopted subcommunity plans.
- Remove minimum lot size, as well as several unique bulk standards to simplify specific use standards.
- Maintain other existing standards such as environmental assessment requirement, floor area exemption for residential uses, noise mitigation standards, and requirement for declarations of use.

Offices

Combine *professional office* and *technical office* into one generalized *office* use type to simplify the code. Remove *administrative office* use type. Allow offices in industrial districts with limitations:

- IS and IMS Districts: Limit to 5,000 square foot maximum size.
- IG and IM Districts: Require that offices are located above ground floor, limited to maximum combined floor area of 50,000 square feet. Nonconforming flexibility for tenant or other minor changes.

Retail Uses and Personal Services

Allow with a maximum size of 2,000 square feet, and only in buildings with industrial, residential or office uses.

Research and Development Uses

Update existing *medical laboratory* use definition and rename to allow for more types of research and development. Allow in IG and IM with no size limit. Allow in IS and IMS districts with maximum size of 5,000 square feet, where use review is currently required.

Restaurants

Allow by-right rather than as a conditional use, subject to simplified specific use standards including hours of operation and location in a building with industrial, residential, or office uses. Option for use review.

Live-Work Units

Update definition, allow in most mixed-use, downtown, business, and high density residential districts. Allowed as a conditional use in industrial districts.

Indoor Athletic Facilities

Allow by-right up to 5,000 square feet. Use review option for larger facilities.

Breweries, Wineries, Distilleries

Simplify and consolidate minor differences between specific use standards for different districts.

Private Schools

Allow private elementary, middle, and high schools in the IG, IM, and IMS districts by use review. Allow private colleges in IMS district by use review.

Updated Definitions or Names

- *Art or craft studio* – “art studio or workshop”
- *Broadcasting and recording facility* – “media production”
- *Manufacturing use* – “light manufacturing”
- *Manufacturing use with potential off-site impacts* – “general manufacturing”

Removed Uses or Definitions

- Remove industrial service center use type.
- Remove definitions for unused terms: data processing center, telecommunications use, computer design and development.