



INFORMATION ON ZONING DISTRICTS

What is zoning?

Zoning districts are the primary tool for regulating land in Boulder. Before developing a piece of land, one must consult the zoning map to see what uses, forms, and intensities are allowed where their property is located. By allowing only certain uses, forms, and intensities in certain areas, residents and business owners can be assured that only compatible development will occur near their home or business.

What are the general kinds of zoning districts?

Residential; Mixed-Use, which is generally a mix of residential and business; Business; Downtown, which are higher intensity business zones; Industrial, Public, and Agricultural.

Each kind of zoning district has a number of variations to allow a more nuanced control over land.

Which zoning districts cover land in the Civic Area?

Primary Focus Area

(P) Public: Areas in which public and semi-public facilities and uses are located, including, without limitation, governmental and educational uses.

(DT-1) Downtown-1: A transition area between the downtown and the surrounding residential areas where a wide range of retail, office, residential, and public uses are permitted. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged.

(DT-5) Downtown-5: The business area within the downtown core that is in the process of changing to a higher intensity use where a wide range of office, retail, residential, and public uses are permitted. This area has the greatest potential for new development and redevelopment within the downtown core.

(RH-1 & RH-2) Residential High 1 & 2: High density residential areas primarily used for a variety of types of attached residential units, including, without limitation, apartment buildings and where complementary uses may be allowed.

(BT-2) Business Transitional 2: Business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including, without limitation, temporary lodging and office uses.

(RMX-1) Residential Mixed 1: Mixed density residential areas with a variety of single-family, detached, duplexes, and multi-family units that will be maintained; and where existing structures may be renovated or rehabilitated.

Planning Area

In addition to the zoning districts above, the planning area contains several other zoning districts:

(BC-1) Business Community 1: Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.

(RM-2 & RL-2) Residential Medium 2 & Residential Low 2: Medium density residential areas primarily used for small-lot residential development, including, without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level.