

Landmarked Properties and Properties in Designated Historic Districts:

The new Compatible Development ordinance provides the possibility for exemptions and/or encroachments to the building coverage, side yard bulk plane, and side yard wall articulation requirements for individually landmarked properties and those located within designated historic districts. The appropriateness of these exemptions and/or encroachments are reviewed through Landmark Alteration Certificate (LAC) process and only granted if consistent with the historic preservation ordinance and applicable design guidelines.

In addition, contributing historic accessory buildings that are located on landmarked properties, or within in historic districts, are exempt from the Floor Area Ratio calculation. The exclusion of accessory buildings from FAR will help to minimize the pressure to demolish these historic resources by allowing for more floor area within the primary building in additional accessory buildings.

What if my property is individually landmarked or located in a historic district? How do the new standards impact me?

- ❑ The basic development standards for individually landmarked properties and properties located in historic districts are the same as for non-designated buildings. If your property is located in any of the affected zoning districts, the new standards apply.

Are there any exemptions/encroachments to the standards available for individually landmarked properties and properties located in historic districts?

- ❑ The new regulations provide the possibility of exemptions/encroachments for landmarked properties and properties located in designated historic districts for the following standards:

Side Yard Bulk Plane – in some cases encroachments for primary & accessory buildings

Side Yard Wall Articulation – in some cases exemptions for primary & accessory buildings

Maximum Lot Coverage – in some cases exemptions for primary & accessory buildings

Floor Area Ratios related to historic accessory buildings – Contributing accessory buildings are exempted from floor area ratio calculations.

How will historic exemptions/encroachments to the Compatible Development Standards be reviewed?

- ❑ The review of exemptions for individually landmarked properties and properties located within designated historic districts will occur through the Landmark Alteration Certificate (LAC) application process. A LAC application is required for all exterior changes to landmarked properties and properties located within designated historic districts prior to the building permit application. Decisions for exemptions/encroachments are made by the Landmarks Board based upon their consideration as to whether the request(s) is(are) consistent with the standards for issuance of a Landmark Alteration Certificate per 9-11-18 of the Boulder Revised Code and applicable design guidelines.