

Approach	Strategy	What it Achieves	Zones affected	Phase	Depts. Involved	Council Target Goals
LIMIT HOME SIZE, BULK AND MASSING	Floor Area Ratio (FAR) Reduced	Reduces the buildable square footage	RE, RR's, RL's?	1	Planning	<ul style="list-style-type: none"> • smaller homes • compatible neighborhood character • sustainable development
	Building Coverage reduced	Reduces the building footprint (ground level coverage)	RE, RR's, RL's?	1	Planning	<ul style="list-style-type: none"> • smaller homes • compatible neighborhood character • sustainable development • permeability (openness between homes)
	Side and/or Rear Setback increased	Pushes buildings further away from side/rear property lines, reduces the building envelope	RE, RR's, RL's?	1	Planning	<ul style="list-style-type: none"> • compatible neighborhood character • permeability (openness between homes)
	Side-Yard Bulk-Plane reduced	Reduces the volume of the 3dimensional building envelope	RE, RR's, RL's?	1	Planning	<ul style="list-style-type: none"> • smaller homes • compatible neighborhood character
	Side-Yard Wall Articulation increased	Require a shorter length or greater setback for tall walls along side property lines	RE, RR's, RL's?	1	Planning	<ul style="list-style-type: none"> • compatible neighborhood character • permeability (openness between homes)
	Building Height reduced	Reduce the allowable building height for homes	RE, RR's, RL's?	1	Planning	<ul style="list-style-type: none"> • smaller homer • compatible neighborhood character
	Neighborhood Conservation Districts / overlays	Opt-in overlay districts at the neighborhood level that establish additional form, design, massing, and character requirements based on the unique neighborhood context. May or may not include a historic element.	TBD, opt-in	2	Planning	<ul style="list-style-type: none"> • smaller homes (potentially) • compatible neighborhood character • creative residential infill (potentially) • permeability (potentially) • preserves existing homes (potentially)

ENERGY CONSERVATION CODE	Accelerate Net-Zero requirements	Requires homes to achieve net-zero sooner; lowers the SF threshold tied to greater energy conservation	All	1 - Parallel but separate process	Public Works (Building Services Division), Planning, Climate Initiatives	<ul style="list-style-type: none"> • smaller homes • sustainable development
	Institute Embodied Energy reduction incentives for construction materials	Adds to the standards for energy conservation - regulations for building materials	All	2 - Parallel but separate process	Public Works (Building Services Division), Planning, Climate Initiatives	<ul style="list-style-type: none"> • sustainable development
	Disincentivize heated pools and spas	Adds to the requirements for energy conservation - regulations to discourage pools and spas that consume energy	All	2 - Parallel but separate process	Public Works (Building Services Division), Planning, Climate Initiatives	<ul style="list-style-type: none"> • sustainable development

CREATIVE INFILL	Allow large lots to subdivide into two or more smaller lots	Allows multiple smaller-homes on a large lot rather than single large-home	TBD	2	Planning	<ul style="list-style-type: none"> • smaller homes • creative residential infill • efficient use of land • housing affordability (potentially)
	Explicitly allow Cottage Court type infill as a use. Develop design regs, use standards, and conditions.	Allows multiple smaller-homes around a shared courtyard / greenspace	RE, RR's, RL's, RMX's, RM's?	2	Planning	<ul style="list-style-type: none"> • smaller homes • creative residential infill • efficient use of land • housing affordability (potentially) • compatible neighborhood character (potentially)
	Develop a tiny-home pilot project	Permits tiny homes in a pilot project, provides alternative housing	TBD	2	Planning, Housing	<ul style="list-style-type: none"> • smaller homes • creative residential infill • efficient use of land • housing affordability • sustainable development (potentially)
	Allow ADU's in RL-2, and additional ADU's in other zones (not permitted today), follows same ADU's regs. as will be adopted by ADU Ord. 8256	Allows Accessory Dwelling Units in the city's largest residential zone	RL-2	2	Planning, Housing	<ul style="list-style-type: none"> • creative residential infill • efficient use of land • housing affordability
	Allow multiple ADU's on a given lot (not permitted today), follows same ADU's regs. as will be adopted by ADU Ord. 8257	Allows Accessory Dwelling Units in the city's largest residential zone	RE, RR's, RL-1	2	Planning, Housing	<ul style="list-style-type: none"> • creative residential infill • efficient use of land • housing affordability
	Allow Duplexes and Triplexes in zones not currently permitted scaled to fit the neighborhood, and read as one home - in zones not currently permitted Require affordability / deed restrictions on all units other than one market rate unit permitted. Develop design regs, use standards, and conditions.	Allows greater housing variety and multiple smaller-units on a given property, rather than a single larger home.	RE, RR's, RL's, RMX's, RM's?	2	Planning	<ul style="list-style-type: none"> • creative residential infill • efficient use of land • housing affordability

INCENTIVIZE PRESERVATION OF EXISTING HOMES	Allow large lots that preserve an existing home as a principal dwelling to have a <u>detached ADU at market</u> rate prices and SF. Conservation easement must be recorded. Relax occupancy limits.	Provides incentives to preserve an existing home on a large lot.	RE, RR's	2	Planning, Housing	<ul style="list-style-type: none"> • preserves existing housing • creative residential infill • efficient use of land • housing affordability
	Allow lots that preserve an existing home as a principal dwelling a bonus SF for any attached/detached ADU. Protection ordinance/ Easement must be in place. Relax occupancy limits.	Provides incentives to preserve an existing home on a lot.	TBD	2	Planning, Housing	<ul style="list-style-type: none"> • preserves existing homes • creative residential infill • efficient use of land • housing affordability
	Allow lots that Landmark an existing home an <u>additional</u> floor area or density bonus and <u>market</u> rate prices for any attached / detached ADU. Official Landmark procedures must be followed. Relax occupancy limits.	Provides incentives to preserve an existing home on a lot.	TBD	2	Planning, Housing, Historic	<ul style="list-style-type: none"> • preserves existing homes • creative residential infill • efficient use of land • housing affordability • compatible neighborhood character
	Institute an additional fee for the demolition of existing homes in good-repair (scrapes), and not due to disaster or dereliction	Institutes a disincentive for the demolition of existing homes.	TBD	2	Planning, Finance	<ul style="list-style-type: none"> • preserves existing homes • compatible neighborhood character
	Provide a property tax-break to homeowners 65+ years old, and that have owned the same home for over 15 years.	Provides an incentive to preserve an existing home, and to abate rising property tax costs for established residents.	TBD	2	Boulder County Assessor, Planning, Finance	<ul style="list-style-type: none"> • preserves existing housing • compatible neighborhood character

Goals are to encourage: smaller homes, creative infill of large lots with multiple smaller-units (where appropriate), housing affordability, sustainable development, efficient use of land, compatible neighborhood character, permeability (openness between homes), preservation of existing homes.