

BOULDER CREEK COMMONS

BOULDER, COLORADO

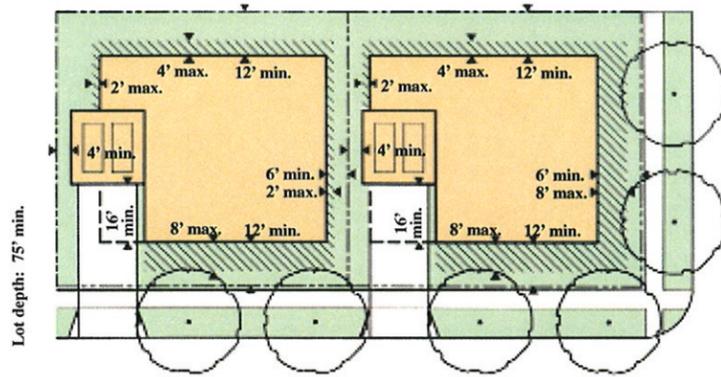
FEBRUARY 1, 2007

VILLAGE (FRONT-LOADED)

These Village lots are the widest of the three types to allow for garages to be front-loaded directly from the street. Garages must be placed a minimum of 16 feet behind the front facade of the

principal building. The generous lot width allows for the garage to be accommodated without dominating the front elevation of the home. On corner lots, the driveway may be placed on either frontage to further

minimize garage impact on the streetscape. Typical lot size is approximately 6,600 square feet.



LOT DIAGRAM

Lot Size	
Width	80' min.
Depth	75' min.
Setbacks	
at Street	12' min.
at Side	6' min., total of 10'
at Street Side	12' min.
at Rear	12' min.
Garage at Side	4' min.
Encroachments	
at Street	8' max.
at Side	2' max.
at Rear	4' max.
Porch Requirement	
per Lot	144 sf. min.
Height	
of Principal Building	2 1/2 stories max.

Notes:

1. Total width of the garage doors facing the street shall not exceed 18'.
2. Maximum allowed garage size is 576 sf (2-car garage).
3. The garage needs to have a 16' minimum setback from the front wall of the house.