

If your staff wants to determine the zoning of a particular property, you can use the following link. http://gisweb.ci.boulder.co.us/website/pds/pds_eMapLink/viewer.htm In the event the address you are looking for doesn't come up, remove the last digit (wildcard) and resubmit to get a list of addresses -- you can then select the proper address from the list. For example if you're looking for 1344 Pearl it comes up in the general vicinity but it really isn't an address in our database -- although there is a 1346 Pearl. Requery with 1346 Pearl and 1346 will come up. You can then determine if this is in fact the parcel you want information about. Alternatively, you can click on the tab at the top of the view frame that says "get information" and then click on the exact parcel you want information and the screen will refresh and the updated information of that specific parcel will now display in the screen.

Parcel information is located to the left of the aerial photo. It will have the address, zoning designation, land use category, flood zone information and owner listing. Through links, you can view a property report, county assessor information, and soon, zoning provisions. Additional overlay maps that have information on zoning, floodplain, neighborhoods, can be obtained by clicking on the tabs "maps" and/or "layers" above the parcel information.

Write the zoning designation down and then use the following link and go to Table 5-1 to determine the modules that comprise each of the zoning districts.
<http://www.colocode.com/boulder2/chapter9-5.htm> **Write this information down.** For example, if I looked up an address through the e-map link and found that the zoning for that address was RL-1, I would go to Table 5-1 and see that RL-1 zoning has the modules of R1-d-4. (Write this information down -- or simply print out Table 5-1 for everybody)

The USE module is R1. Click on the following link to be taken to BRC 9-6, Use Standards. At some point in your project, read the chapter in its entirety to determine if there are sections that apply to you. <http://www.colocode.com/boulder2/chapter9-6.htm> Read down the page and find the link **TABLE 6-1: USE TABLE** (takes you to the link http://www.colocode.com/boulder2/chapter9-6_table6-1.htm) Uses are down the left side and an "A" is an allowed use, "C" is a conditional use, "*" the use is prohibited. In the 1st ROW "Use Module" find "R1" (first column) Go DOWN and in reading down, you will find what uses are allowed, conditional & prohibited. Read the footnotes at the bottom of the chart and any notes that may be in the far right column above the use you are referencing in the left column. For example, "detached dwelling units" has a notation in the far right column (Column heading "Specific use standard") of 9-8-4. So from that, I can see that detached dwelling units are an allowed use in the RL-1 zoning district (that has a use module of R1) and I need to reference BRC 9-8-4 to determine if it impacts my project.

The FORM & BULK module is "d". To determine the Form & Bulk standards (setbacks, height & associated information of both principal & accessory structures & uses) go to BRC 9-7. <http://www.colocode.com/boulder2/chapter9-7.htm> . Skim the chapter to determine if there are any additional parameters of your project that might be impacted (front porch of 9-7-4 perhaps?) and find the link **TABLE 7-1: FORM AND BULK STANDARDS** . Similar to the method used in the above paragraph, find the "use module" row and go across to "d". Go down COLUMN "d" and find the values that are ascribed to the description in the left column. The front yard setback in the RL-1 zoning district (the "d" module) is 25 feet.

The INTENSITY module for RL-1 zoning is "4". Click on the following link to go to BRC 9-8, Intensity Standards. <http://www.colocode.com/boulder2/chapter9-8.htm> Again, skim the chapter and locate the column "Intensity District", (2nd column from the left) and go DOWN until you come to "4." Read ACROSS to determine that RL-1 zoning has a minimum lot area of 7,000 sf and a minimum lot per dwelling unit requirement of 7,000 sf, and that currently there is a Floor Area ration of 0.8: 1.

This methodology is the SAME to find out zoning information on any zoning district. The chart found in the following link is the key. <http://www.colocode.com/boulder2/chapter9-5.htm>

Definitions are found in 9-16. If you're not sure what we count as "*floor area*," this will tell you. Not sure which side of the lot is the "front" -- go to the definitions and find "*yard, front rear and side*." (see figure 9-28 also) Want to know the difference between a "*substantial improvement*" and a "*substantial modification*"? Look them up – one is related to valuation & one is related to square footage. Check out the definition of "*basement*" and "*expansion of a nonconforming use*."

A link to the entire Title 9 is provided for your convenience. <http://www.colocode.com/boulder2/title9.htm>

Hope this helps,

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