

4-113 Economic Development (ED) District

- A. Purpose: Urban areas which have economic value for Boulder County, and which can be developed to be compatible with surrounding areas.
- B. Uses Permitted by Special Review
 - 1. The following special uses may be permitted as Principal Uses Permitted upon special review approval:
 - a. nonresidential planned unit developments such as office, industrial, research, recreational, and accessory uses, or a mixture of any uses which can be designed to be compatible with each other and with surrounding areas; or
 - b. any other use permitted through special review.
- C. Minimum district area...five contiguous acres
- D. Additional Requirements
 - 1. Maximum gross residential density
 - a. On subdivided land where the dwellings are connected to both public water and public sewer facilities . . . Nine dwelling units/acre, except as such maximum may have been specifically limited as part of the platting process for the subject property;
 - b. On other land . . . One dwelling unit per 35 acres
 - 2. Grading involving the movement of more than 500 cubic yards of material as defined and provided in [Section 4-516\(I\)](#) of this Code shall go through limited impact special review.

4-114 Historic (H) District

- A. Purpose: Rural areas in which residential and business uses which can be developed compatibly with established historical areas.
- B. Uses Permitted
 - 1. Principal Uses Permitted: Those uses which are required to serve the immediate area and which are public or semi-public uses or are permitted in the Business zoning district subject to the requirements of Section 4-114(C); and
 - 2. Accessory Structures and uses permitted in the Business zoning district.
 - 3. Uses permitted by special review or limited impact special review permitted in the Business zoning district.
- C. Approval of Building and Structures
 - 1. No person shall construct a new principal building or any structures accessory to a new principal building or change the principal use of a structure within the Historic zoning district unless that person has first received approval of the County Commissioners following a public hearing, notice of which shall be given by publication in a newspaper of general circulation within Boulder County at least 30 days prior to the hearing date and by transmission of written notice by first class mail, postage prepaid, at least 30 days prior to the hearing date to the applicant and to adjacent property owners. A Site Plan Review is not required in this district.
 - 2. Approval of a new principal building or any structures accessory to a new principal building or change of principal use of a structure within the Historic zoning district shall receive approval only if the proposed building or structure meets the following standards and conditions:
 - a. The character of the proposed construction is in harmony with the established exterior architectural appeal of structures already located in the surrounding neighborhood.
 - b. The character of the proposed construction is in harmony with approved public plans for the surrounding area, so that existing and future land values within the historical area will not be depreciated.

3. In making its determination pursuant to Section 4-114(C)(2), the Board shall restrict its review in each case to the impact of the proposed construction on the health, safety, morals, and general welfare of the inhabitants of Boulder County, keeping particularly in mind the unique characteristics of certain existing structures in the Historic zoning districts within the County. As a minimum, the following specific criteria shall be considered:
 - a. architectural compatibility of the proposed structure with other structures in the Zoning District;
 - b. the proposed density of occupancy;
 - c. the relationship of the proposed use to existing and future open space;
 - d. vehicular and pedestrian access; and
 - e. the bulk of the proposed building or structure in relationship to surrounding buildings and land.
 4. Prior to approval of a building permit which would allow the construction of any new principal building in the Historic zoning district, the Board shall request comments from the owners of properties abutting and from any representative homeowners association formed in the Historic zoning district. Although final action by the Board shall not be bound by such local comments, the opinion of such persons and the ideas expressed on the official plans for the Historic zoning district shall be given careful consideration by the County Commissioners.
 5. Prior to the approving of a building permit which would allow the construction of additions, exterior remodeling or accessory structures in the Historic zoning district, the Director shall request and consider comments from the owners of properties abutting and from any representative homeowners association formed within the Historic zoning district. The decision and action of the Director shall be based upon the standards of 4-114(C)(2) and (3) and shall carefully consider, but not be bound by, local comments.
 - a. The Director shall make a decision on the submitted plans and information within 14 days of submission. The findings of the Director shall be transmitted by first class mail, to the applicant and the local group(s) that have commented within seven (7) days of the Director's decision.
 - b. The decision of the Director may be appealed pursuant to Section 4-800 of this Code.
- D. Size of Zoning District
- No area shall be zoned or rezoned Historic unless the area encompasses a minimum of 10 contiguous acres.