

# NIWOT CODE HISTORY

- 1954 – The first zoning was established for Niwot. The entire platted Old Town area east of the diagonal was in the Transitional Zoning District.
- 1965 – The area front the diagonal east and from 1st to 3rd Streets was Commercial, the rest of Old Town was zoned Rural Residential
- 1985 – The Commercial District was reduced in size to go from alley to alley, either side of 2nd. The rest of Old Town remained Rural Residential.
- 1993 – The Niwot Rural Community District is created. It's voted on by the property owners in the district and adopted by the county. It encompassed the area formerly in the Commercial Zoning District.
- 1995 – One additional property (the Post Office) is added to the district.
- 1996 – The county works with the community on a study of the alleys and sets policies for their future use.
- 2009 – The NRCD II District is created for the residential parts of Old Town and makes the setback requirements more lenient. (When the NRCD II is introduced the original NRCD starts being referenced in some places as "NRCD I.")
- 2012 – The County works with the community on the connectivity study and to amend the requirements in the district. Key items that are amended:
- Reduced parking requirement for new floor area to one space per 500 sq. ft of floor area. (Note-Existing parking to floor area configurations are grandfathered in and are not recalculated at the 1/500 rate.)
  - Adopted one parking rate for all uses allowed in the district so that uses can come and go without there being a different parking requirement.
  - New on-site parking only required if adding floor area.
  - Allowed for more flexibility with shared parking.
  - Eliminated the need for a site plan review process if only changing use. Requiring a site plan review or waiver process only if adding or deconstructing floor area.





## Legend

 Assessor Parcel

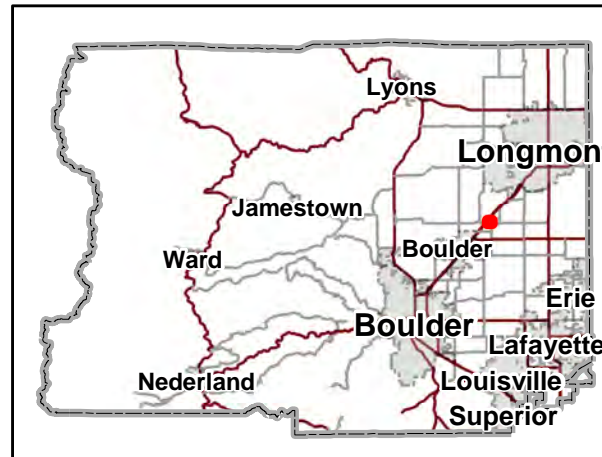


0 50 100  
ft

1 inch = 50 feet

## Area of Detail

Date: 10/16/2018



This map is for illustrative purposes only and the features depicted on it are approximate. More site specific studies may be required to draw accurate conclusions. Boulder County makes no warranties regarding the accuracy, completeness, reliability, or suitability of this map. Boulder County disclaims any liability associated with the use or misuse of this map. In accessing and/or relying on this map, the user fully assumes any and all risk associated with the information contained therein.







## Legend

 Assessor Parcel

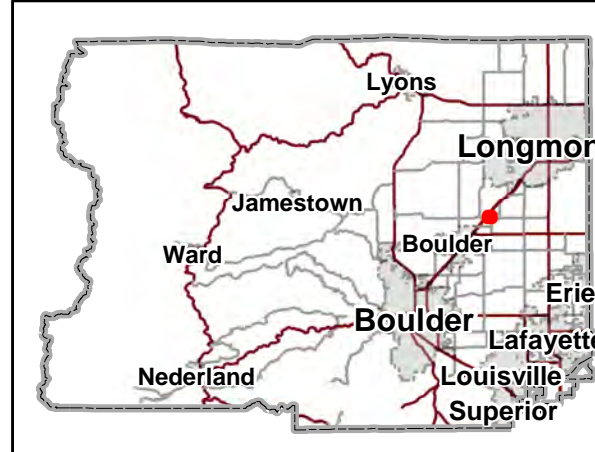


0 50 100  
ft

1 inch = 50 feet

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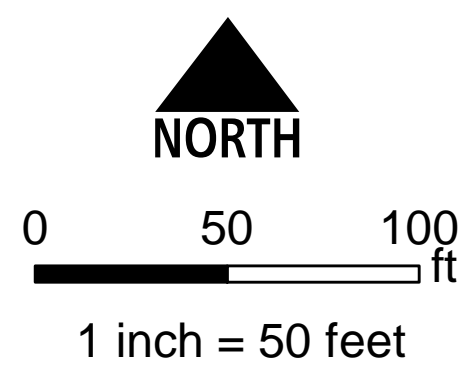
## Legend

Assessor Parcel

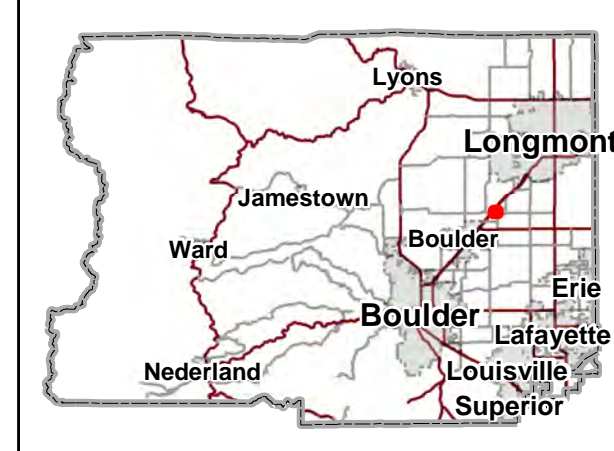
### Paved Surface

#### Type

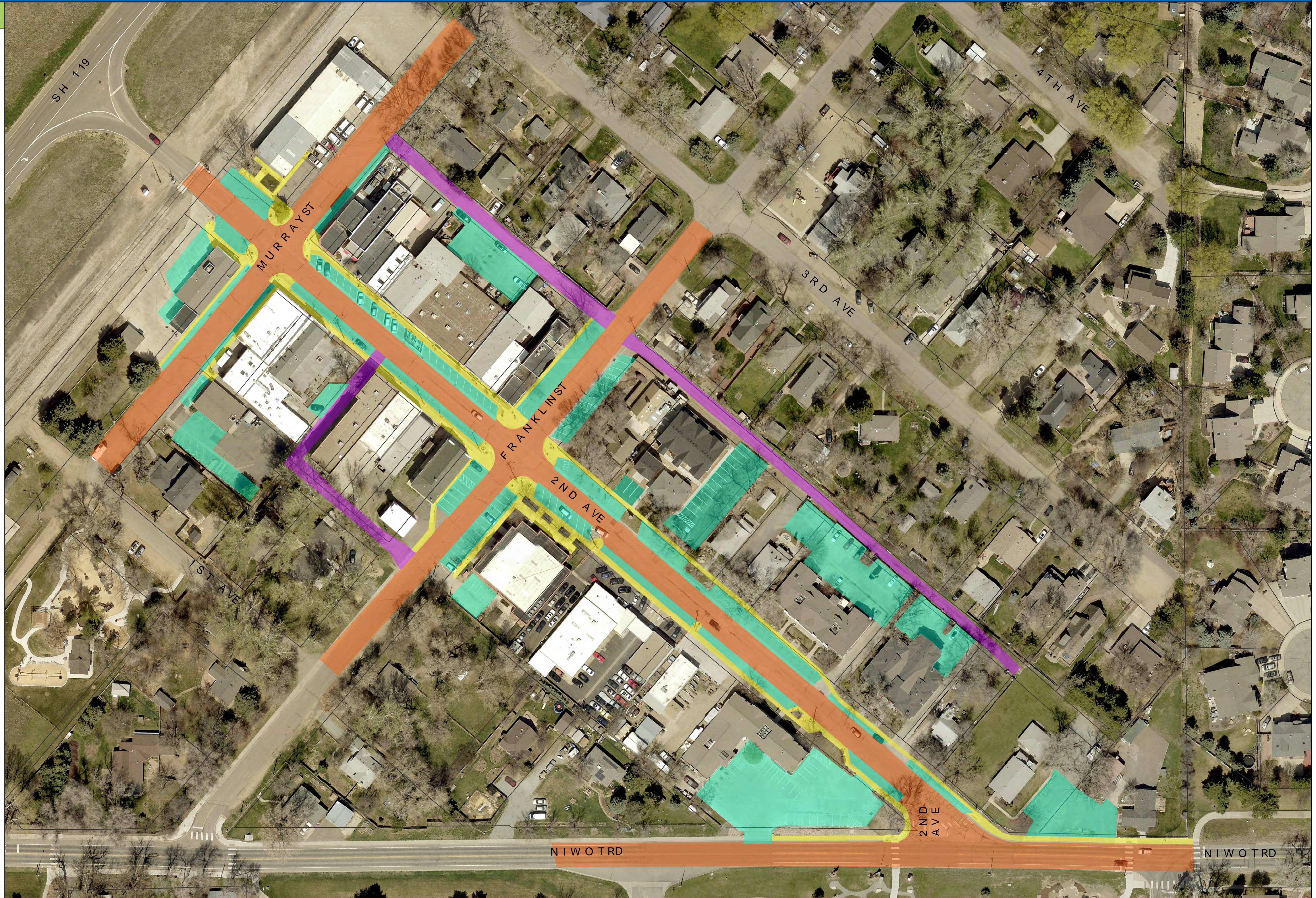
- Alley
- Parking
- Road
- Sidewalk



Area of Detail Date: 10/17/2018



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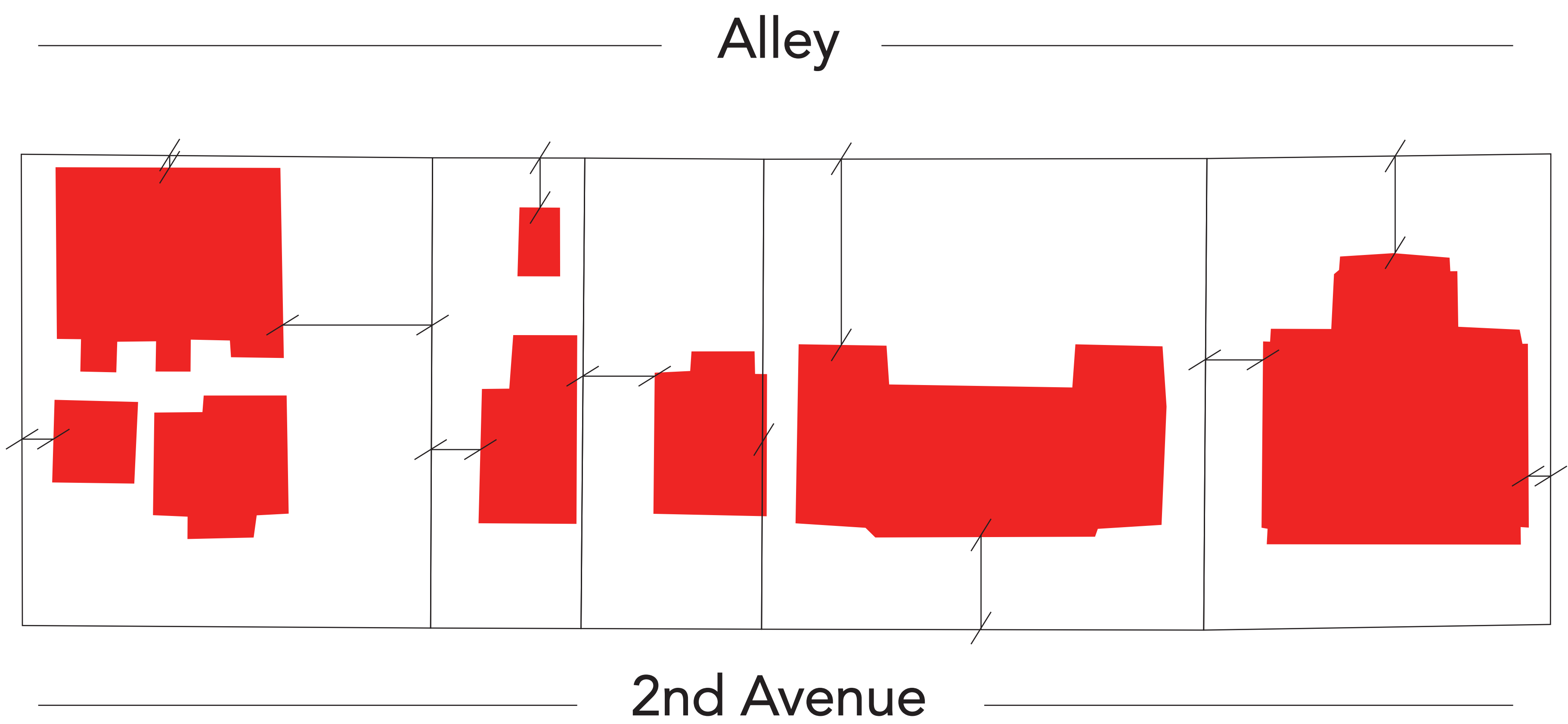


# SETBACKS

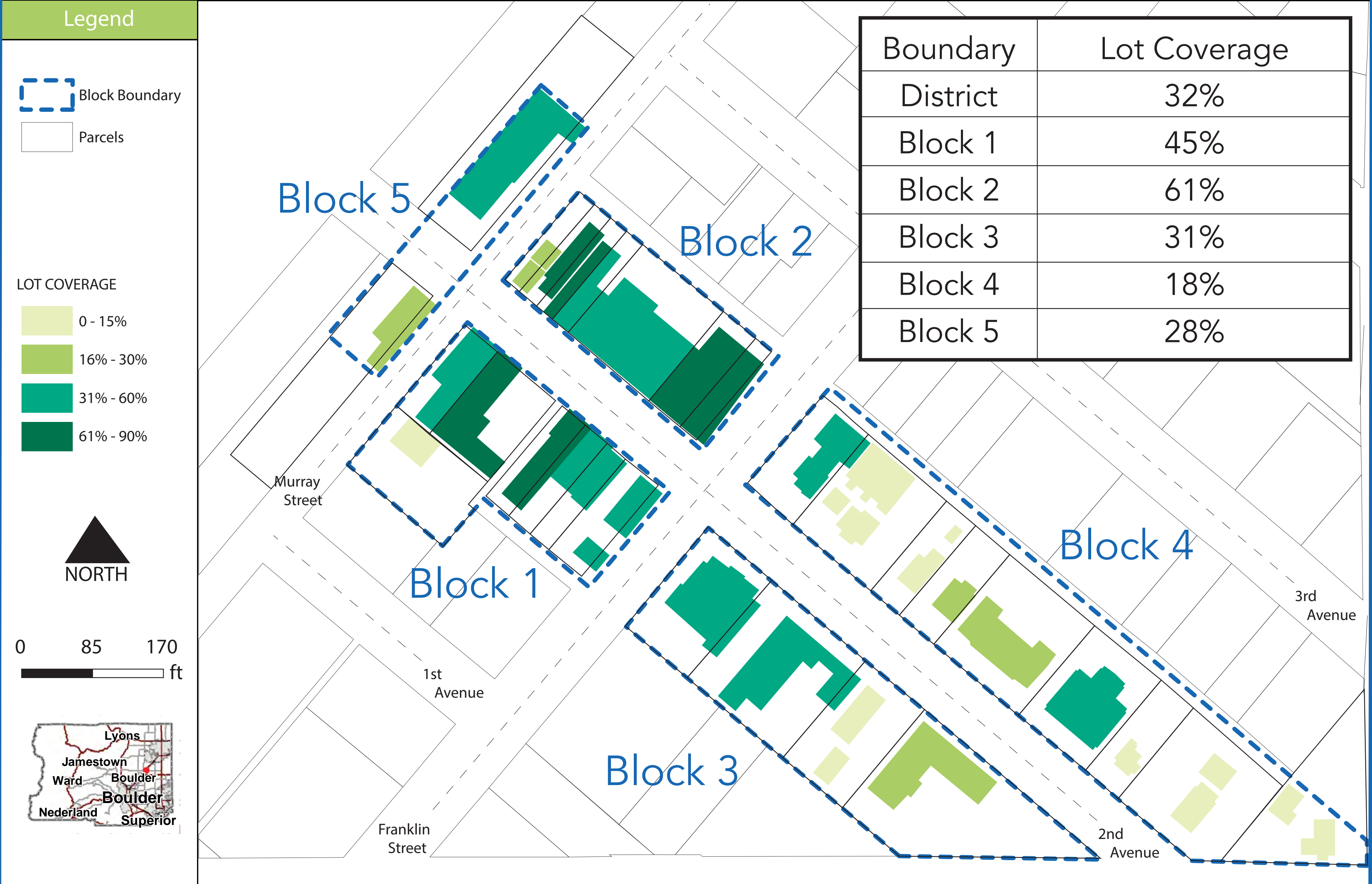
Minimum setback:

- Front yard - 0 feet in block 1, 2, 5; 20 feet in block 3, 4
- Side yard - 0 or 12 feet
- Rear yard - 0 with an alley; 10 feet without an alley

## Section of Block 4



# NRCD 1 - BUILDING LOT COVERAGE



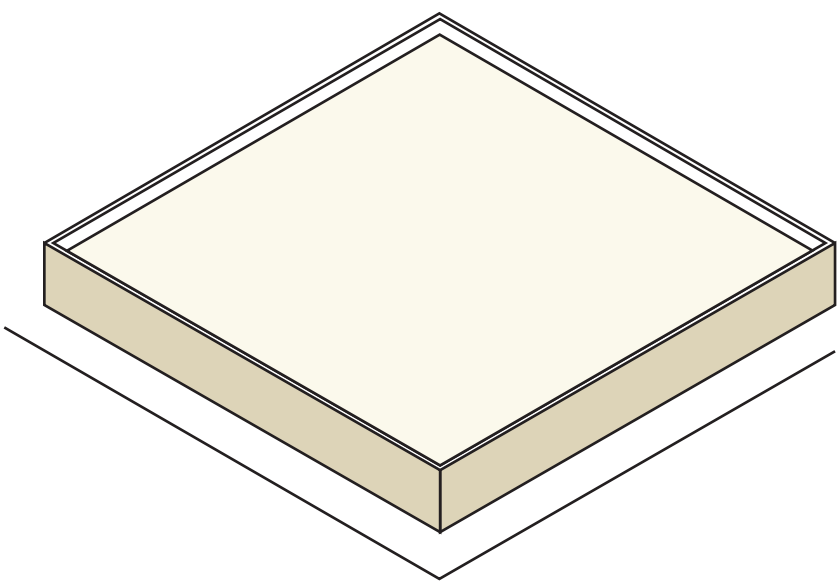
\* NOTE: Block numbering on this map is different than Boulder County Land Use Code block numbering. In the Code Blocks 1, 2, 5 are referred to as block one (between the Diagonal Highway and Franklin Street; and blocks 3, 4 are referred to as block two (between Franklin Street and Niwot Road)



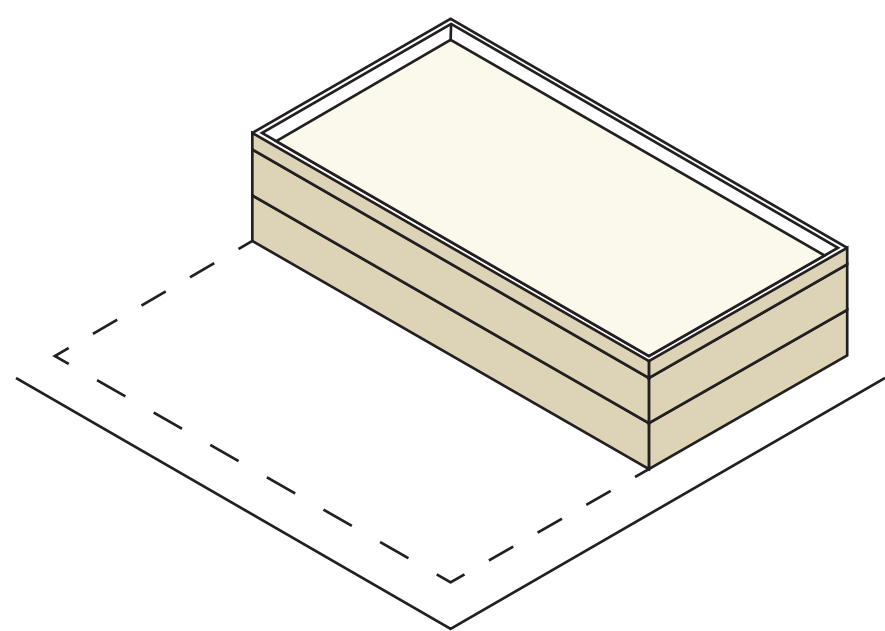
# FLOOR AREA RATIO (FAR)

FAR is the ratio of total building floor area to the area of its lot. The FAR when multiplied by the lot area produces the amount of floor area.

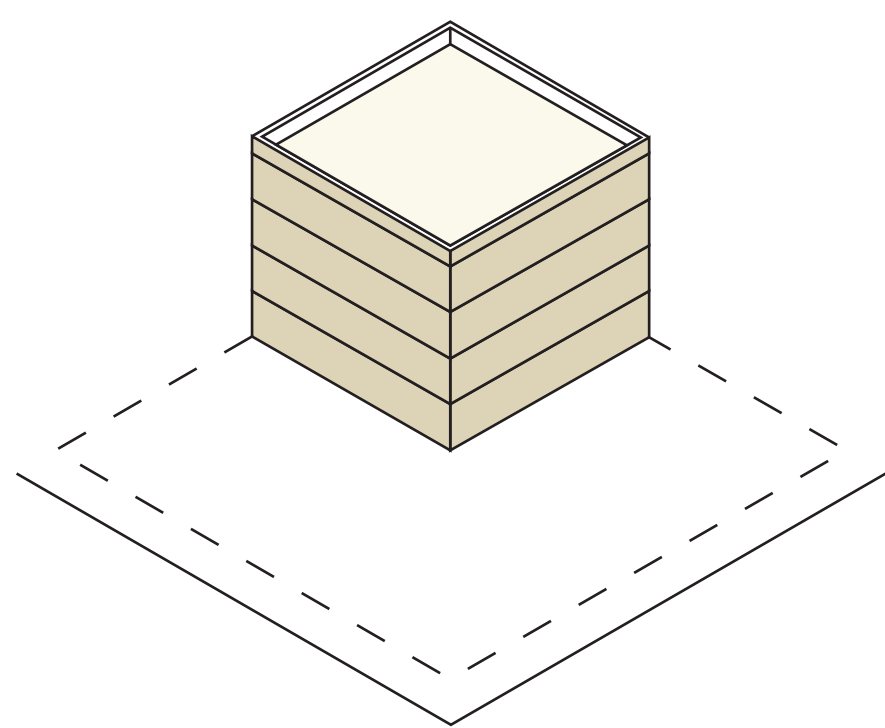
FAR = 1.0



5,000 sf building covering 100% of lot

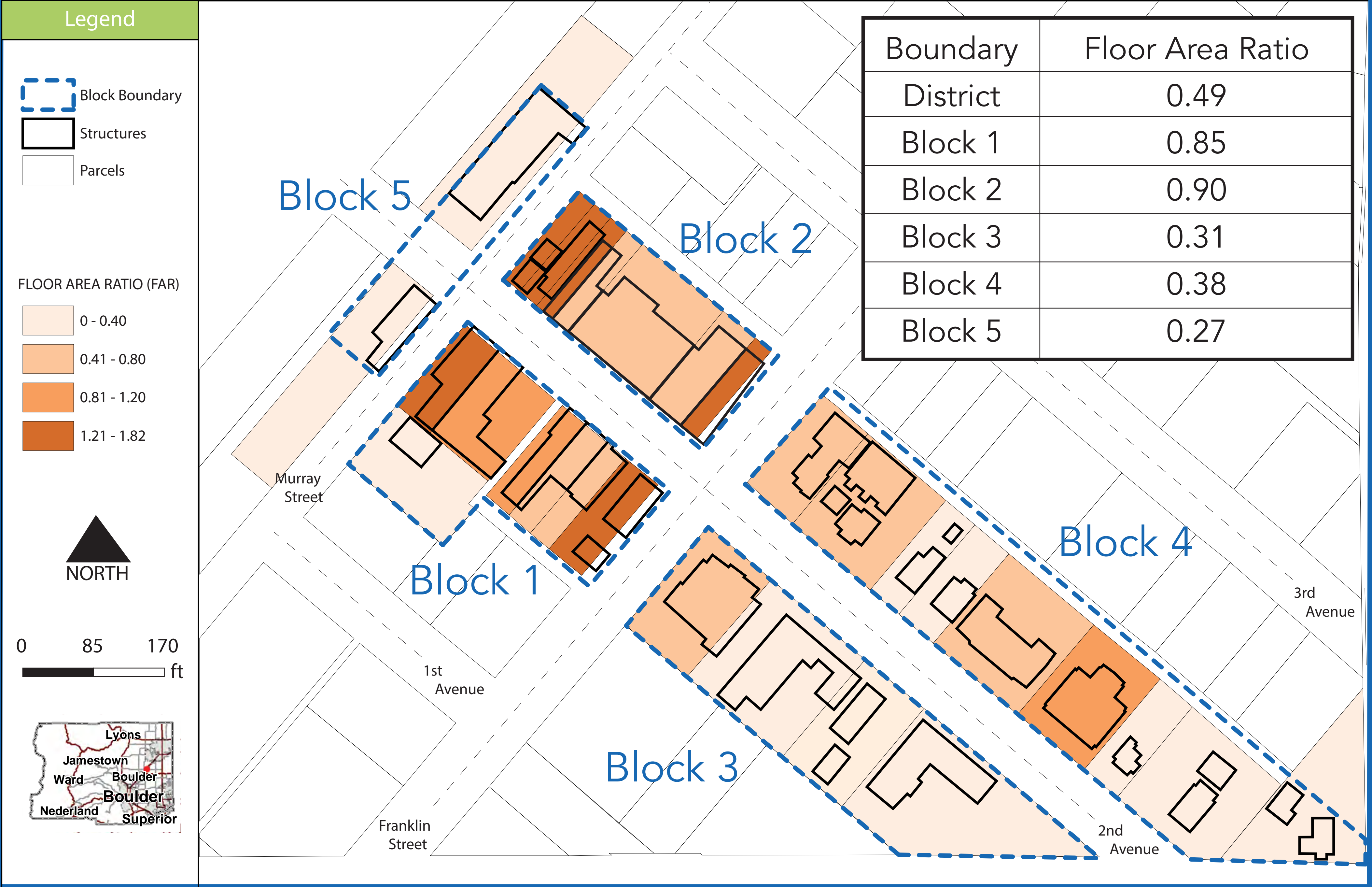


5,000 sf building covering 50% of lot



5,000 sf building covering 25% of lot

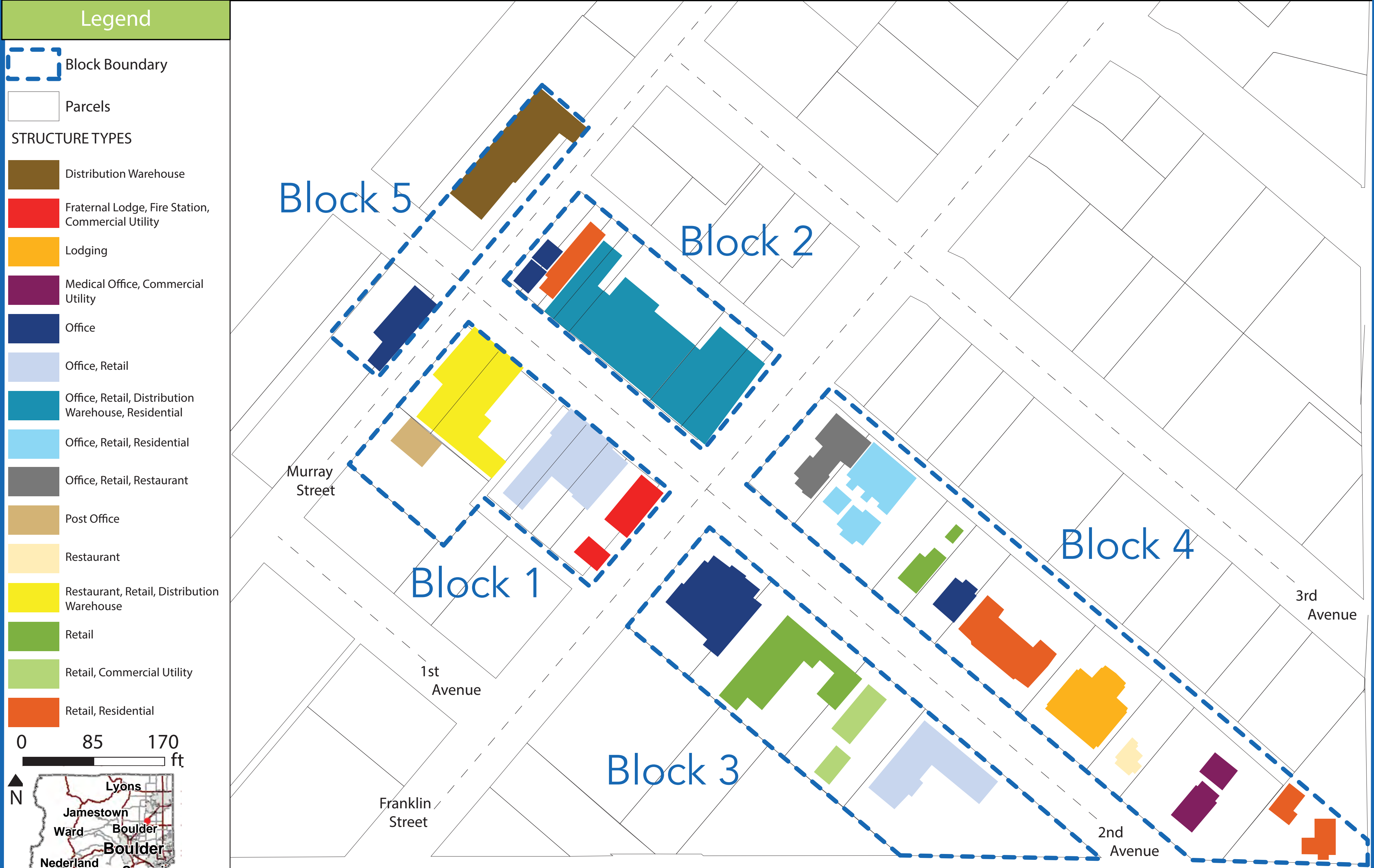
## NRCD 1 - FAR



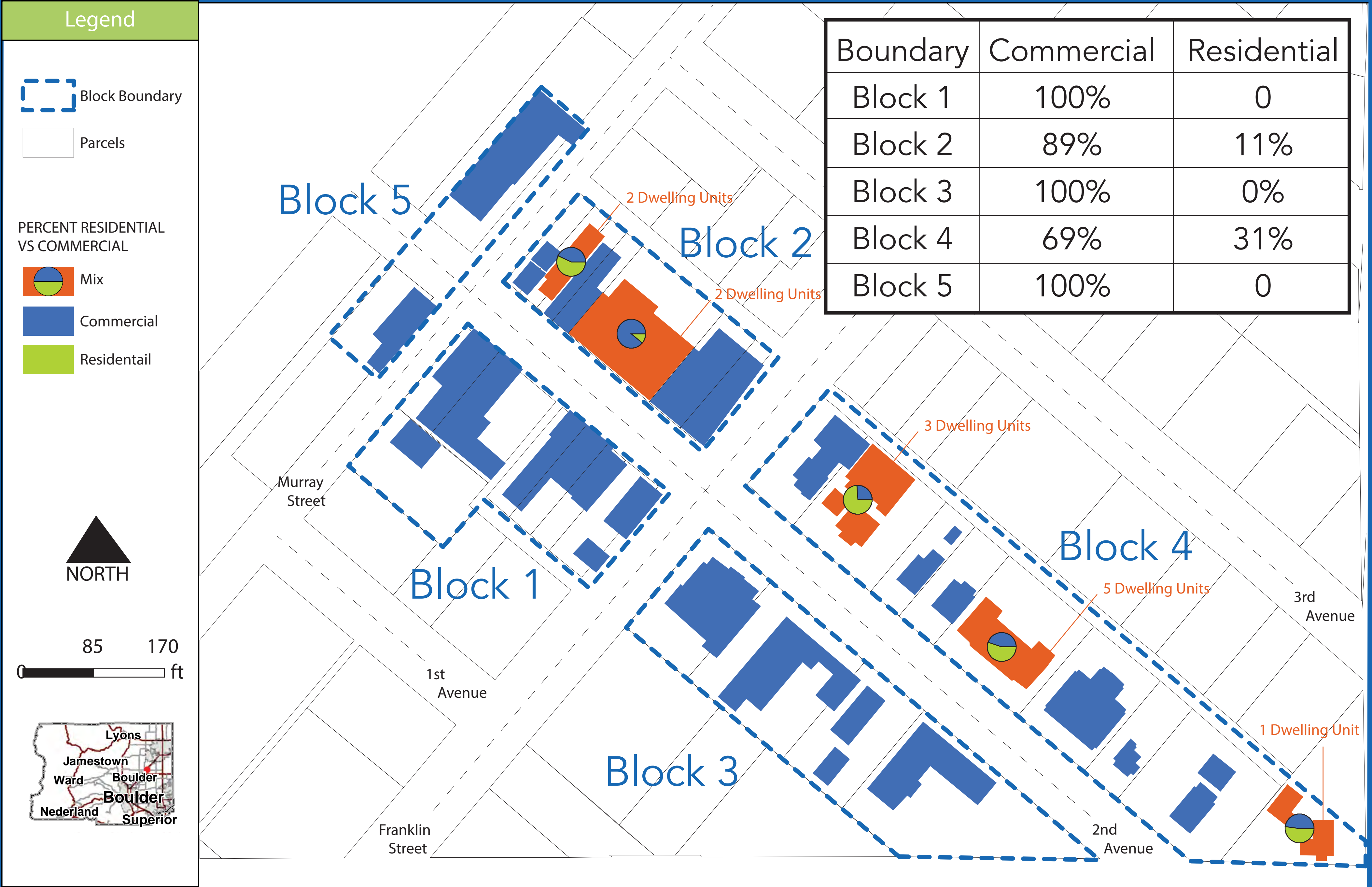
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# NRCD 1 - MIX OF USES



# NRCD 1 - RESIDENTIAL VS COMMERCIAL FLOOR AREA



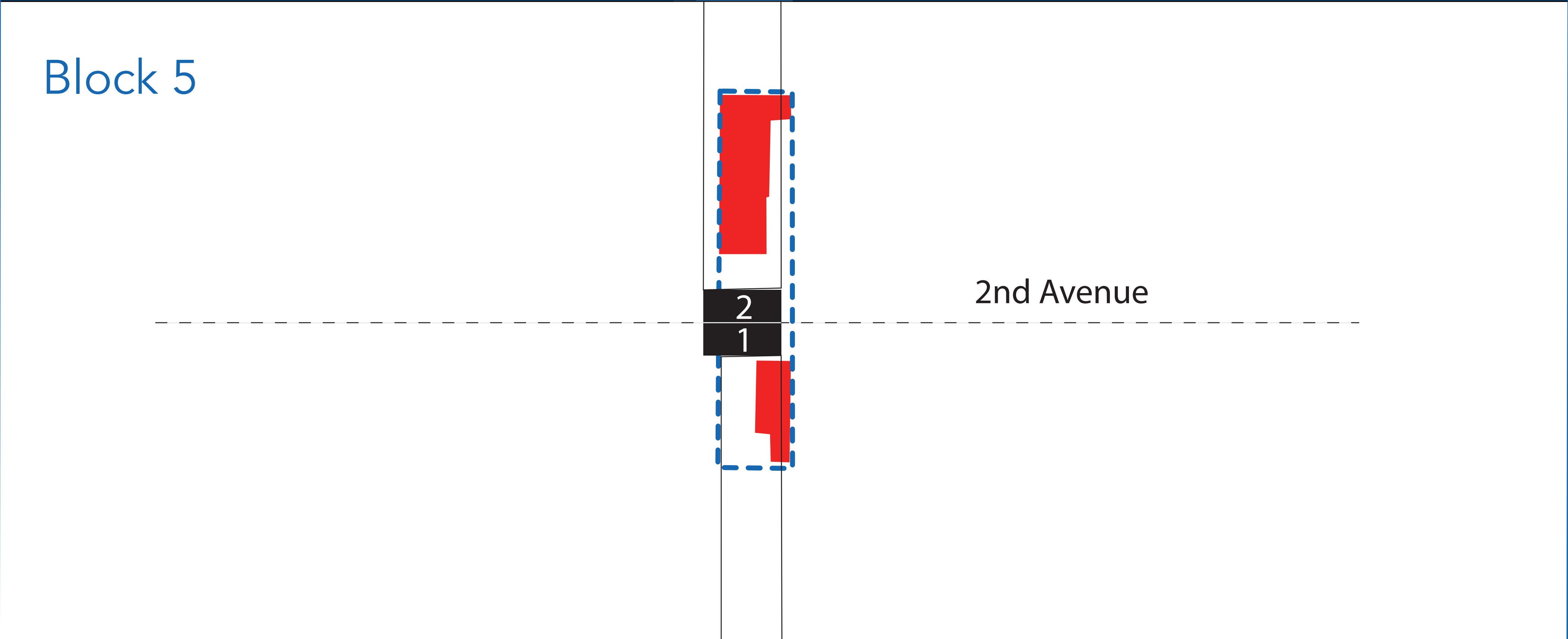
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# NRCD 1 - COMMUNITY CHARACTER



## NRCD 1 BLOCK 5 - MAP



## NRCD 1 BLOCK 5 - IMAGES



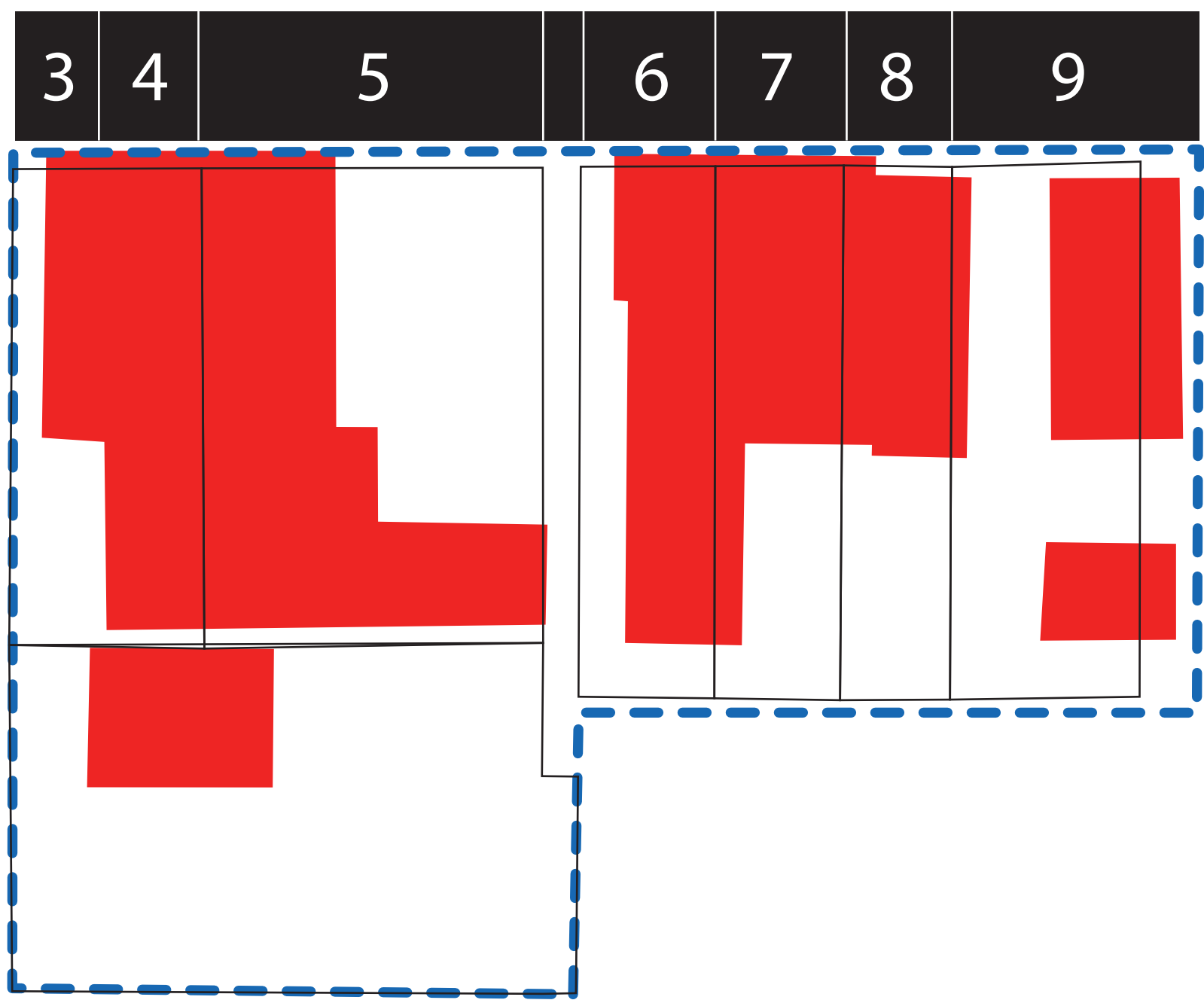
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# NRCD 1 BLOCK 1 - MAP

## Block 1

2nd Avenue



# NRCD 1 BLOCK 1 - IMAGES

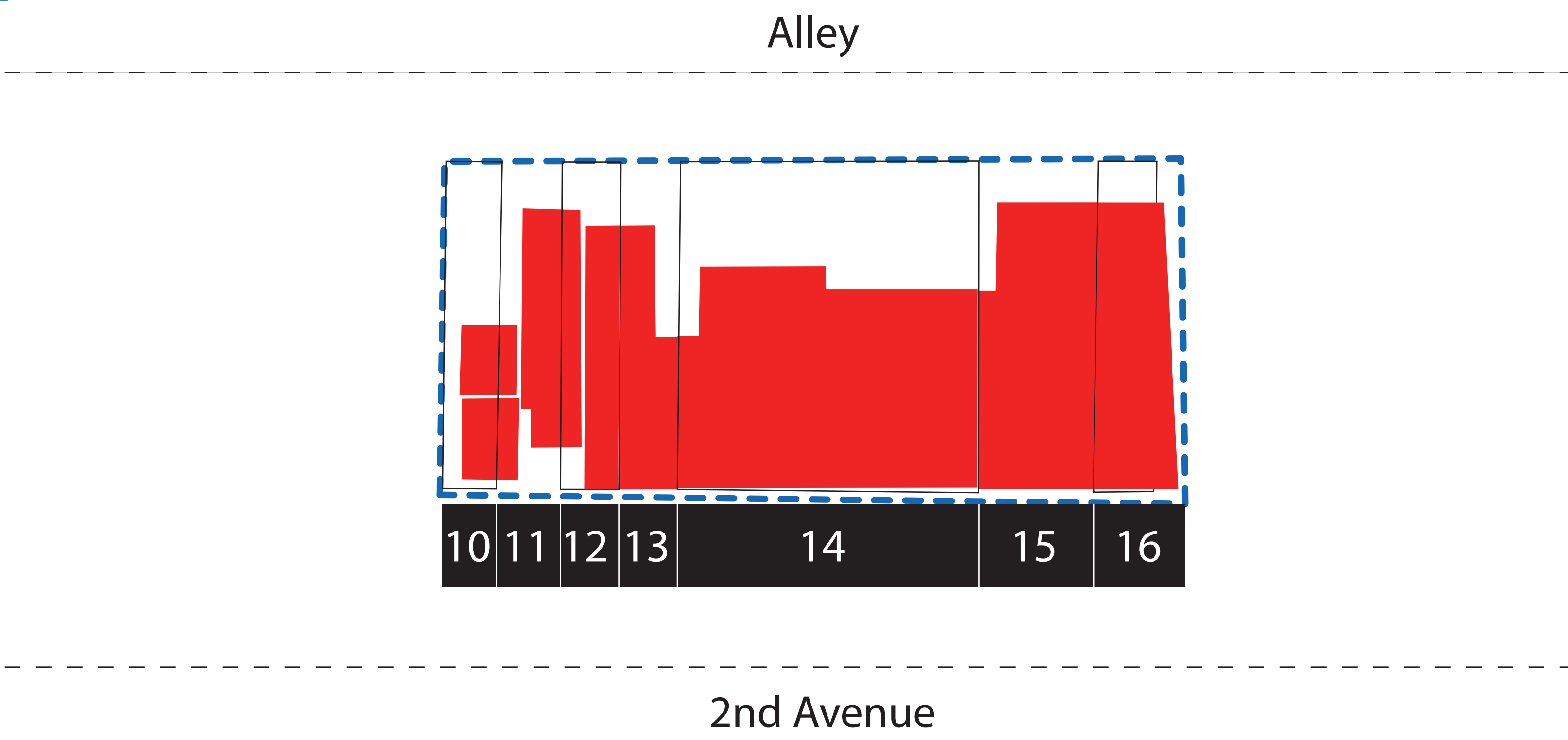


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# NRCD 1 BLOCK 2 - MAP

## Block 2



# NRCD 1 BLOCK 2 - IMAGES



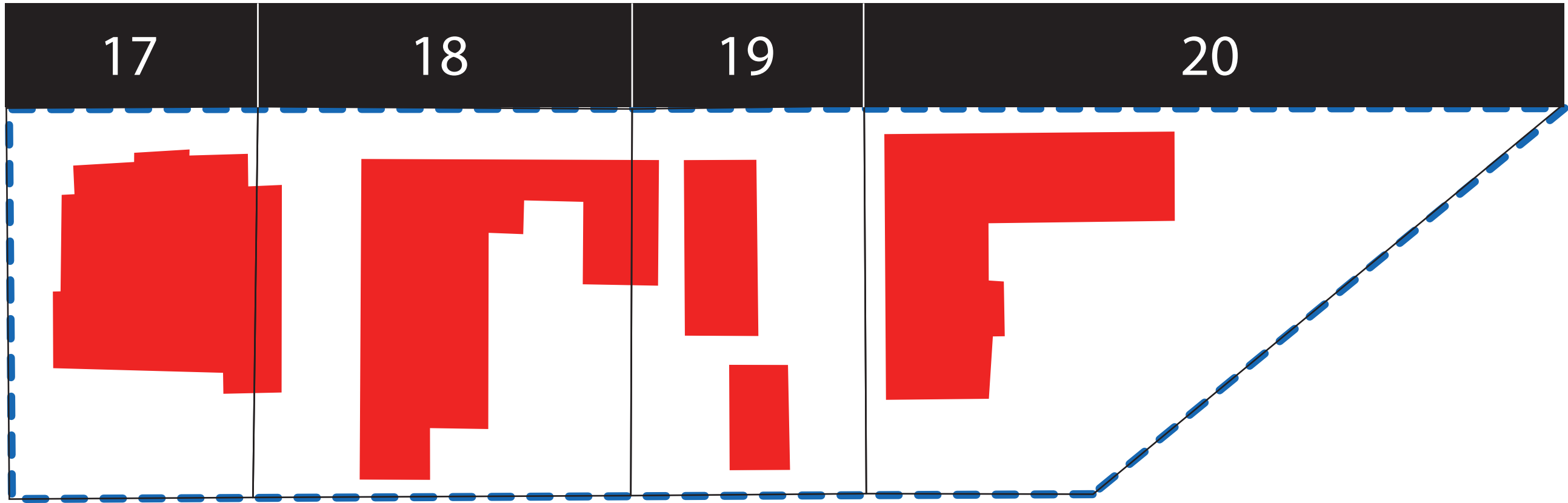
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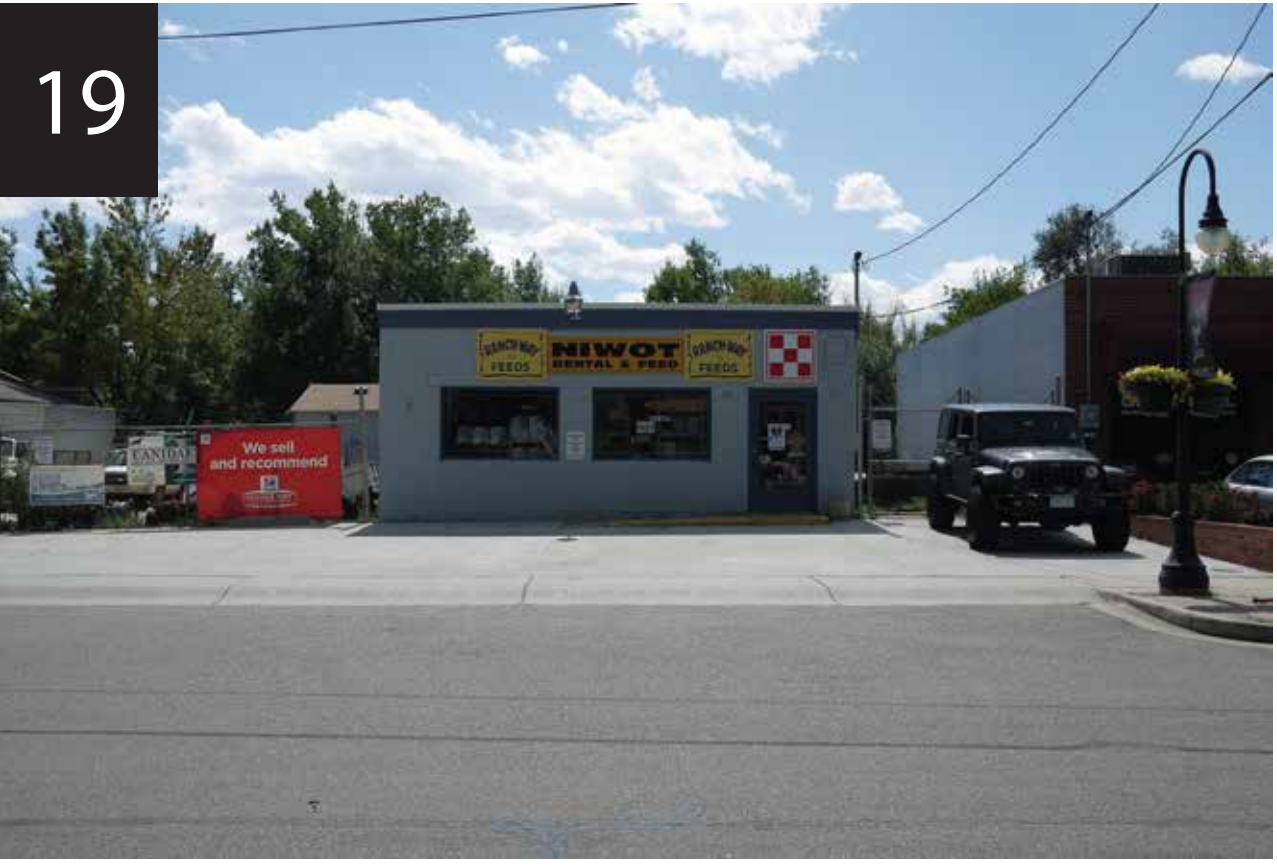
# NRCD 1 BLOCK 3 - MAP

Block 3

2nd Avenue



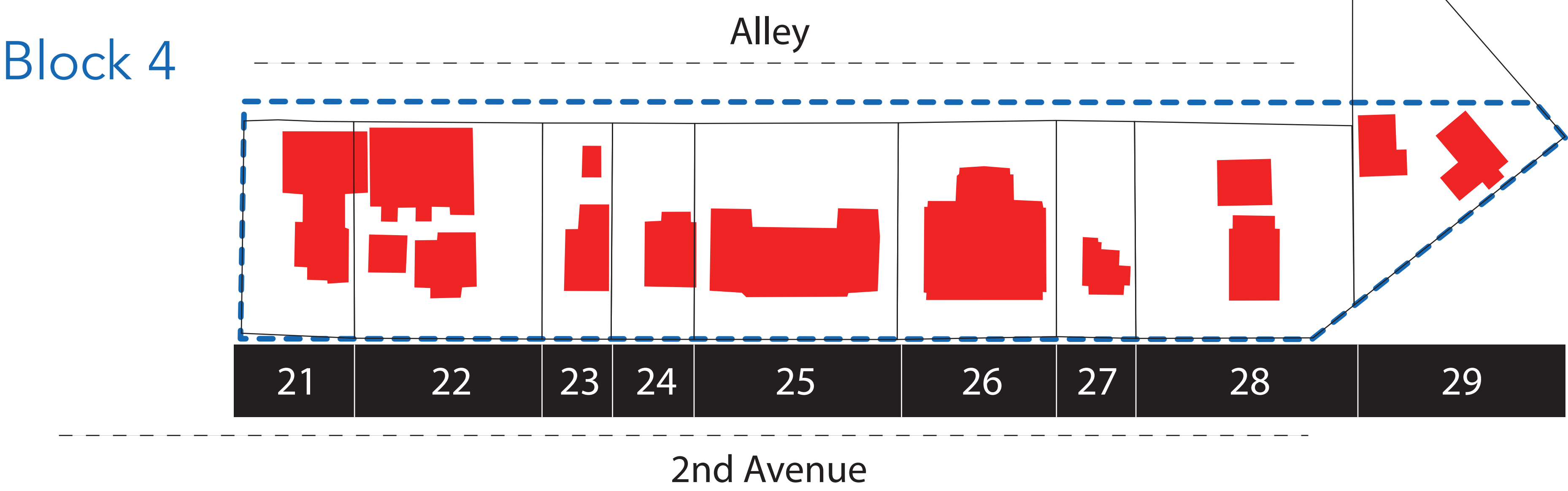
# NRCD BLOCK 3 - IMAGES



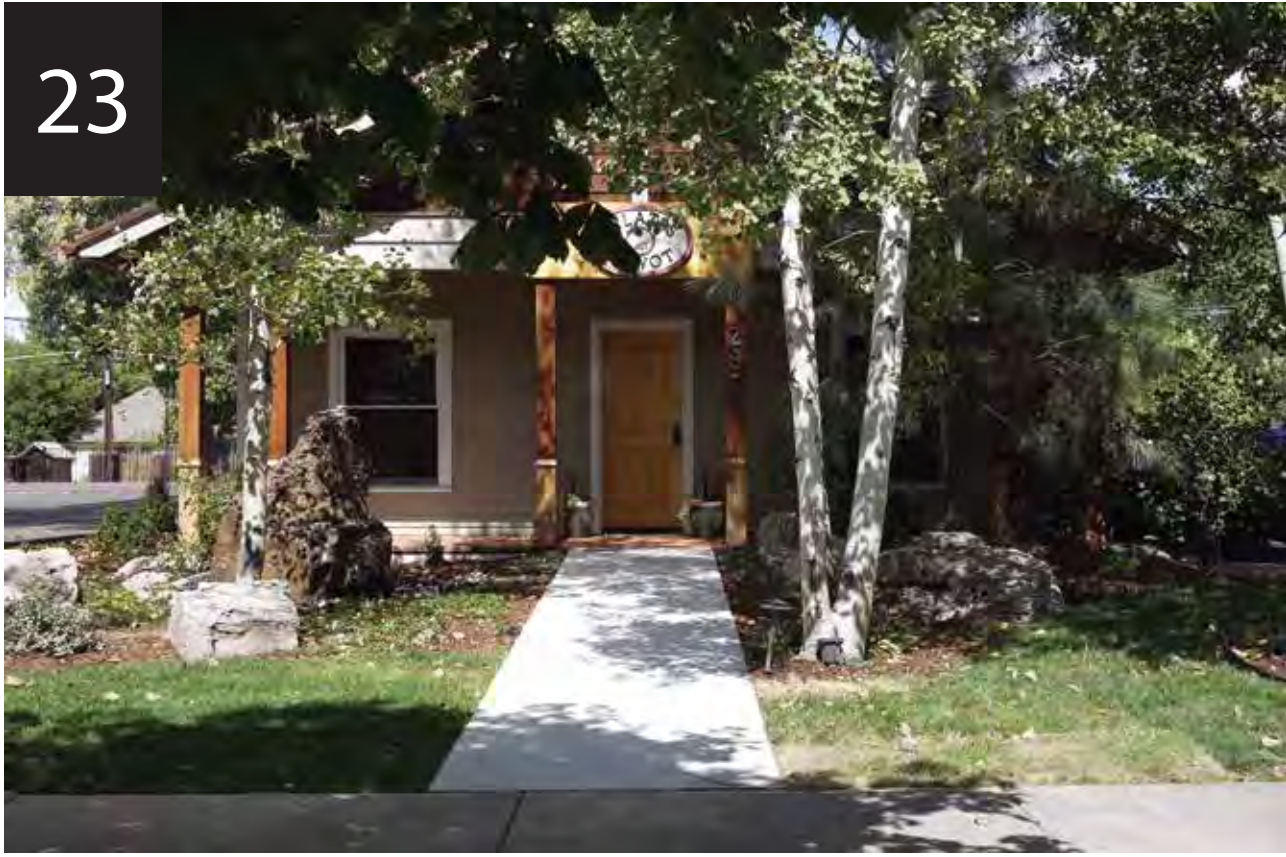
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# NRCD 1 BLOCK 4 - MAP



## NRCD BLOCK 4 - IMAGES



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