

**NIWOT RURAL COMMUNITY DISTRICT**  
Boulder County Land Use Code Article 4-116

Section A – NRCD Standards and Guidelines  
DEVELOPMENT STANDARDS

**(A) Amendments**

- (1) Written consent of greater than 50 percent of the owners of building lots within the Niwot Rural Community District, with no owner having more than one vote, must be obtained prior to approval of any text amendments to the District Development Plan by the Board of County Commissioners.
- (2) Proposed amendments to the boundary of the Niwot Rural Community District shall be referred to all property owners within the NRCD as well as the Old Town Niwot Design Review Subcommittee. Referral comments from NRCD property owners and the Subcommittee shall be considered by the Planning Commission and the Board of County Commissioners when reviewing rezoning requests in or adjacent to the current boundary of the NRCD as shown in Map 1 of this handbook.

**(B) Permitted Uses**

- (1) Entire District:
  - Bank
  - Church
  - Eating or drinking place
  - Emergency care facility
  - Furniture restoration
  - Overnight lodging (not more than 14 rooms)
  - Professional office
  - Public or quasi-public facility other than listed
  - Residential provided it is part of a mixed-use development (i.e. an apartment above a store)
  - Retail or personal service facility
  - Veterinary clinic without outside pens
  - Commercial Bakery (See 4-503D) provided it is limited to no more than 2,000 square feet of floor area and is located on the second floor or in the rear of the property.
- (2) Nonhistoric district only:
  - Agricultural products retail outlet
  - Day care center
  - Mortuary
  - Single family dwelling
  - Vehicle sales and service
- (3) Special Review will be necessary for any use which:
  - (a) Generates traffic volumes in excess of 500 average daily trips: or
  - (b) Has a total floor area greater than or equal to 35,000 square feet

**(C) Lot, Building, and Structure Design and Dimension Requirements**

- (1) Minimum lot size - 3,500 square feet
- (2) Maximum building height - 30 feet
- (3) Minimum setback:
  - (a) Front yard - 0 feet in block one (between the Diagonal Highway and Franklin Street; 20 feet in block two (between Franklin Street and Niwot Road);
  - (b) Side yard - 0 or 12 feet
  - (c) Rear yard - 0 with an alley; 10 feet without an alley
- (4) Supplemental Setbacks:
  - (a) Within the NRCD, no supplemental setback from the center line of Second Avenue is required.
  - (b) Along Niwot Road, within the NRCD, the minimum yard requirements for all structures, with the exception of signs, shall not be less than 80 feet from the center line of the roadway.

#### **(D) Parking Requirements**

- (1) Retail uses - 1 per 200 square feet
- (2) Office uses - 1 per 300 square feet
- (3) Eating and Drinking Places - 1 per 100 square feet
- (4) Parking may be provided on the lot or on another lot within 250 feet of the front door of the business. Credit will be given for on-street parking at a ratio of 1 space per 15 feet of street frontage in the area west of Franklin and 1 per 25 feet of frontage in the area east of Franklin Street.
- (5) Small car spaces may be used to meet on-site parking requirements provided they are designated for employee parking. In no case shall the designated small car spaces exceed 40 percent of the required on-site parking spaces.
- (6) Commercial Bakeries – 1 space for every 500 square feet of floor area (no loading space required unless determined to be necessary through the site plan review process.)

#### **(E) Design Guidelines**

- (1) Parking  
Parking shall not occur in the front yard within 7 feet of the front property line.
- (2) Signs
  - (a) Wall mounted signs per building face shall not exceed 32 square feet total
  - (b) Wall mounted perpendicular signs may not exceed 12 square feet per sign face
  - (c) One ground sign (not raised on a pole) per building lot of no more than 32 square feet or 16 square feet per sign face is permissible
  - (d) Items may be displayed outside of a structure provided they are displayed for no more than 48 hours and not more than once per week or have received the approval of the Old Town Niwot Design Review Subcommittee. Such objects shall not obstruct pedestrian traffic on sidewalks.
- (3) Landscaping
  - (a) With the exception of a driveway, paving shall not be permitted in the front yard within 7 feet of the front property line.
  - (b) Only deciduous trees shall be permitted in the front yards. Any type of shrub shall be allowed.
  - (c) Grass, turf-block, or organic mulch are permitted; gravel is not permitted in the front

- yard within 7 feet of the front property line
- (d) The grade may be raised no more than 2 feet above existing grade to create a berm within the first 7 feet of the front property line
  - (e) Any lighting shall be low intensity - no greater than 50 watts per light fixture
  - (f) Freestanding lighting shall be no more than 12 feet in height with the exception of street lights
  - (g) Lighting attached to a building must be directed at the building facade or directed down
- (4) Building materials in the nonhistoric area
- (a) Front facades shall be composed of brick, wood or a non-organic wood facsimile siding, stucco, or stone; or, a material approved by the Old Town Niwot Design Review Subcommittee
  - (b) Preapproved paint colors listed in Appendix A may be used; If a color not listed in Appendix A is requested, it shall go through a approval by the Old Town Niwot Design Review Subcommittee is required.
  - (c) Fences shall be wood or wrought iron and shall be no higher than 4 feet in the front yard
- (5) Building form
- (a) Roofs should conform with the existing roof forms on Second Avenue
  - (b) Expanses of building facade longer than 25 feet shall incorporate design variations to break up the continuity of the facade in an attempt to reduce the possibility of a long monotonous wall
  - (c) Service areas and rooftop mechanical equipment shall be screened.

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**Boulder County Land Use Code – Article 4 Zoning**  
**Article 4-503 Commercial/Business Service Uses**

**D. Commercial Bakery**

1. Definition: A commercial establishment for the production of baked goods, *primarily for sale to other commercial establishments.*
2. Districts Permitted: By right in C, LI, and GI
3. Parking Requirements: One space per 5000 square feet of floor area
4. Loading Requirements: One loading space for 10,000 or more square feet of floor area
5. Additional Provisions: None

*Note: The Site Plan Review (SPR) process is required for any change of use on a property. Therefore, to establish a commercial bakery (or any other new use) on a particular property, approval through the SPR process is needed.*