



**Boulder
County**

**Boulder County
Land Use Department
Publications**

Yards, Lot Lines, & Setbacks

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Yards, Lot Lines, & Setbacks

Excerpt from the Boulder County Land Use Code.

Yards, Lot Lines, & Setbacks

7-1402 Supplementary Requirements for Yards

- A. Cornices, canopies, eaves or similar architectural features may extend two feet into a required yard.
- B. Fire escapes may extend six feet into a required rear yard.

7-1403 Supplemental Requirements for Yards Along Major Roads

- A. Existing Freeways, Expressways, Principal Arterials, Minor Arterials, and Collectors shall be designated on the Boulder County zoning maps.
- B. Along these designated roads, the minimum yard requirements for all structures, with the exception of signs, shall be not less than either:
 1. the normal zoning district requirement
 2. the zoning district front yard requirement, or
 3. the following distance from the centerline of the existing roadway
 - a. freeways, expressways 160 feet
 - b. principal arterials 110 feet
 - c. minor arterials 110 feet
 - d. minor arterials in mountainous terrain 55 feet
 - e. collectors not in mountainous terrain 90 feet

18-175 Lot Line: Subdivided land in plats recorded prior to October 19, 1994 (9/5/96)

- A. **Front:** That part of a property line dividing a lot from a road. On a corner lot, only one property line shall be considered as a front line. The shorter property line shall be considered the front unless the property owner chooses another property line dividing the lot from a road.
- B. **Rear:** The line opposite and parallel to the front line. In the event no lot line is opposite and parallel to the front lot line, there shall be no rear.
- C. **Side:** All lot lines other than front lot lines or rear lot lines. A triangular lot has two side lot lines and no rear lot line.

18-175A Lot Line: Unsubdivided land and subdivided land in plats recorded on or after October 19, 1994: (9/5/96)

- A. **Front:** That part of a property line dividing a lot from a road, exempting private thoroughfares which are not in subdivided land. On a corner lot or other lots with multiple frontages, all street frontages shall be governed by front yard regulations.
- B. **Rear:** The boundary line opposite and parallel to the front line. In the event no lot line is opposite and parallel to the front lot line, there shall be no rear.
- C. **Side:** All lot lines other than front lot lines or rear lot lines. A triangular lot has two side lot lines and no rear lot line.

Note: Access location must conform to side yard setback.

Excerpt from the Boulder County Land Use Code

Article 4 • Zoning Table

District	Lot Size		Setbacks			Height	Additional Restrictions
	Subdivided with Water & Sewer in a Community Service Area	Unsubdivided	Front	Side	Rear		
Forestry F	35 acres	35 acres	15'	25'	15'	30'	2 animal units/acre
Agricultural A	35 acres	35 acres	35'	7'	15'	30'/50'	4 animal units/acre
Rural Residential RR	1 acre	35 acres	25'	7'	15'	30'	2 animal units/acre
Estate Residential ER	1 acre	35 acres	35'	10'	25'	30'	2 animal units/acre
Suburban Residential SR	7,500 sq. ft.	35 acres	25'	7'	15'	30'	1 horse per one-half acre of pasturage See footnote [^]
Multifamily MF	7,500 sq. ft. 15,000 sq. ft.	35 acres	25'	7'	15'	50'	1 horse per one-half acre of pasturage
Manufactured Home Park MH	35 acres	35 acres	25'	7'	15'	30'	No animal units/acre
Transitional T	15,000 sq. ft.	35 acres	25'	7'	15'	50'	Within Community Service Areas - Maximum dwelling units on subdivided land - 9/acre. No animal units/acre
Business B	No minimum requirement	35 acres	*60'	0' or 12'	20'	50'	Within Community Service Areas - Maximum dwelling units on subdivided land - 9/acre. No animal units/acre
Commercial C	No minimum requirement	35 acres	*60'	0' or 12'	20'	50'	Within Community Service Areas - Maximum dwelling units on subdivided land - 9/acre. No animal units/acre
Light Industrial LI	No minimum requirement	35 acres	*60'	0' or 12'	20'	50'	4 animal units/acre
General Industrial GI	No minimum requirement	35 acres	*60'	0' or 12'	20'	50'	4 animal units/acre
Mountain Institutional MI	35 acres	35 acres	15'	25'	15'	30'	2 animal units/acre

*From centerline of existing roadway.

[^] Residents in the SR zone may keep up to 8 hens and 2 bee colonies for their own use.