

Understanding the county's floor area report

7922 Meadow Lake Road · Boulder County Parcel 131531221007 · RR Zoning, 1.11 acres

If you've looked at the Boulder County **Residential Floor Area (RFA)** report for this property, the numbers on it won't match the square footage on the listing — and they aren't meant to. **RFA is a zoning measurement** the county uses to set how much floor area is permitted on a parcel. It counts things a listing doesn't, which is why it runs larger.

WHERE THE COUNTY'S 2,874 COMES FROM

COUNTED AS RESIDENTIAL FLOOR AREA	SQ FT
Main floor, finished living area	1,708
Finished basement	660
Attached garage	506
Existing RFA on county report	2,874
NOT COUNTED	SQ FT
Barn — accessory agricultural structure	546
Covered porch (unenclosed)	312
Patio	176

2,368 sq ft

FINISHED LIVING SPACE

1,708 on the main floor plus a 660 sq ft finished basement. 3 bedrooms, 1 full bath + 1 three-quarter bath, ranch, built 1977. This is the figure to compare against other homes.

The 506 sq ft difference is the attached garage. RFA counts garages and basements; a listing's square footage doesn't. Neither figure is wrong — they measure different things.

WHY THE REPORT SHOWS TWO DIFFERENT NUMBERS — 3,624 AND 4,752

This is the part most people misread. The Land Use Code runs two calculations and sets the parcel's maximum at **whichever comes out larger** — not the smaller one.

PATH A	Median RFA of the defined neighborhood	4,752
PATH B	Existing RFA (2,874) plus a 750 sq ft allotment	3,624
GOVERNS	Maximum RFA the code identifies for this parcel	4,752

So **3,624 is the lower of the two figures, and it isn't the operative number here**. The allotment is a floor, not a bonus — it guarantees every parcel some ability to expand even where a neighborhood median is low. It is tiered by the size of the existing home (**+1,000** at 1,500 sq ft or less, **+750** from 1,501–3,000 — this home, at 2,874 — and **+675** from 3,001–3,500), measured as of May 13, 2025, and it does not reset after a project.

Confirm this with Boulder County before relying on it. These figures come from a county report and the code as written; how they apply to any specific plan is a determination only Community Planning & Permitting can make.

WHAT THE REPORT DOES — AND DOESN'T — TELL YOU

What the county document shows

- Existing RFA **2,874**; maximum identified for this parcel **4,752**.
- Of 28 homes measured in this neighborhood, about half are already at or above 4,752.
- No building permits or added square footage recorded since September 8, 1998, and no prior land use reviews.
- The home is served by public sanitation rather than a septic system.

What it doesn't address

Boulder County states it on page one: *"This report is not an indication of the developability of any parcel."* It doesn't address floodplain or natural area designations, setbacks, subdivision covenants, utility capacity, whether a project requires Site Plan Review, or whether an addition would be approved. Those depend on what is actually proposed — **and should be confirmed directly with Boulder County**.

HOW TO GET ANSWERS — CONSULT BOULDER COUNTY DIRECTLY

The county's on-call planner answers these questions at no cost, for anyone. Have the parcel number ready: **131531221007**.

Boulder County Community Planning & Permitting: 303-441-3930 · boco.org/askaplanner

- "Is this parcel within the Floodplain Overlay District or a mapped Natural Area?"
- "What would be involved in adding to this home, and at what point does Site Plan Review apply?"
- "The barn is an agricultural accessory structure — what changes if it were used differently?"

An architect, builder, or land use consultant can take it from there. Subdivision covenants come from title, not the county.

Provided for information only. This sheet summarizes public county records and code provisions in plain language. It is not a representation, warranty, or assurance that any addition, conversion, or improvement can be built on this property, and it is not legal, zoning, or engineering advice. Buyer should consult Boulder County Community Planning & Permitting and their own professionals. Sources: Boulder County Residential Floor Area Size Analysis (parcel 131531221007, 5/11/2026); Assessor Property Assessment Report (acct R0056602, 8/25/2026); Land Use Code 5/13/2025 §18-189D, §4-103.E.3, §4-802, §4-516.C. Square footages are the Assessor's and may differ from a professional measurement. Prepared by Tara Littell, Compass.