

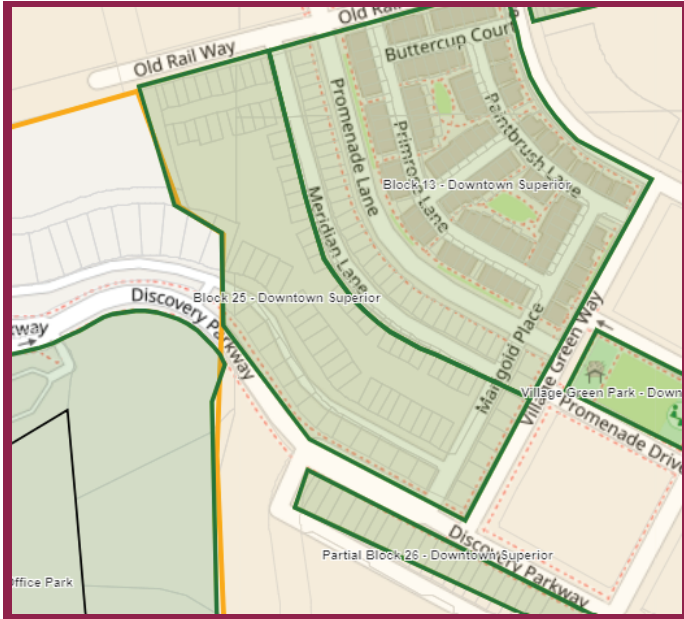
DOWNTOWN SUPERIOR BLOCK 25 REGULATIONS SUMMARY



This document is intended to aid property owners and design professionals understand the regulations applicable to Downtown Superior Block 25. Please review the Recent Developments page on the Town of Superior website for more complete information. For additional Marshall Fire-related information go to <https://www.superiorcolorado.gov/departments/building-department/marshall-fire-building-resources>.

VICINITY MAPS:

Downtown Superior Block 25



BUILDING CODES:

Homes lost in the Marshall Fire are eligible to rebuild under the following building codes:

- 2018 IRC
- 2018 IECC
- 2020 NEC
- Note: WUI and Ignition Resistant Construction Standards are currently under review and may apply.

For more information:

<https://www.superiorcolorado.gov/departments/building-department>
superiorinspections@safebuilt.com

ZONING REGULATIONS:

- **Lot area:** 881-2,107 sf
- **Maximum building height:**
 - townhomes: 44' (55' permitted by PD)
 - single family: 50' (55' permitted)
- **Setbacks:**
 - townhomes: front 0', side 0'/2' internal/end unit, rear 0'
 - single family: front 2', side 3', rear 0'
 - Note: all setbacks are impacted by a 3' utility easement. 0' setback is to allow for overhangs.

• **Parking:**

- 2 bedroom units: 1.5 spaces
- 3 bedroom units: 2 spaces
- No fourth bedrooms are permitted as units are alley loaded and only designed to accommodate 2 garages.

• **Architecture/Building Elevations:** The Block 25 Final Development Plan includes specific building architecture and color and material schemes to ensure a consistent architectural style for this development block. See examples below:



PERMIT REQUIREMENTS:

Below are items to complete in advance of applying for a building permit:

- **Improvement Location Certificate (ILC)** provided by a Colorado licensed surveyor
- **Marshall Fire Debris Removal and Demolition Process**
- For more info visit: <https://www.superiorcolorado.gov/departments/building-department/marshall-fire-building-resources>

TOWN OF SUPERIOR PLANNING DEPARTMENT
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