



COAL CREEK CROSSING REGULATIONS

Marshall Fire Rebuilding Resources

JUNE 28, 2022

This document may be updated as necessary.



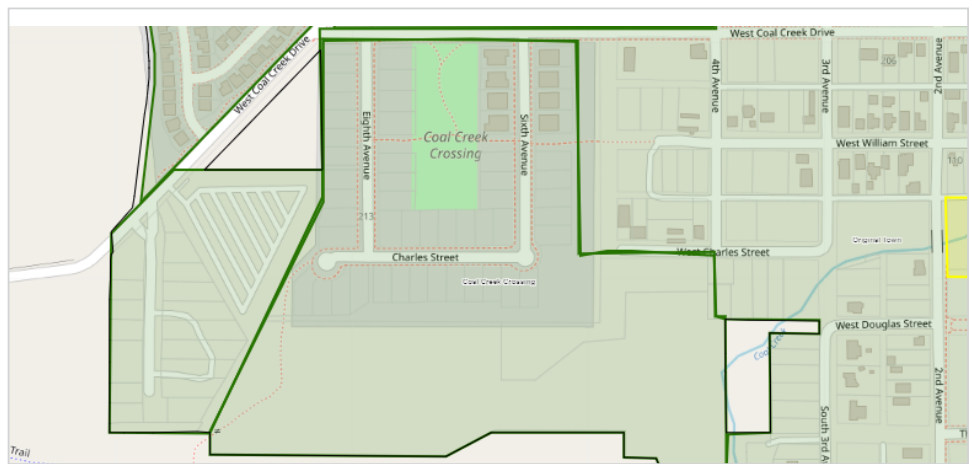
COAL CREEK CROSSING REGULATIONS SUMMARY

This document is intended to aid property owners and design professionals understand the regulations applicable to Coal Creek Crossing. Please review the [Final Development Plan](#) for more complete information. For additional Marshall Fire-specific information go to the Town of Superior's [Marshall Fire Community Planning and Rebuilding Effort](#) page.

To assist homeowners impacted by the Marshall Fire, the Superior Town Board has passed several ordinances concerning the R-M Zone District in the Original Town neighborhood:

- [Ordinance 1](#) : Waive Building Permit Fees and Rebate Use Tax
- [Ordinance 2](#) : 2021 IECC Opt-Out Provision
- [Ordinance 8](#) : 2018 Automatic Fire Sprinklers Opt-Out Provision

VICINITY MAP



BUILDING CODES

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

- 2018 IRC
- 2018 IECC
- 2020 NEC

* Owners of detached single-family homes lost in the Marshall Fire are eligible to rebuild under the 2018 IECC Codes and can receive an exemption from the 2018 IRC P2904 Sprinkler Code by signing [Marshall Fire Rebuild Affidavit](#).

For more information:

- [Building Department Website](#)
- superiorinspections@safebuilt.com

TOWN OF SUPERIOR PLANNING DEPARTMENT

- [Planning Department Website](#)
- planning@superiorcolorado.gov
- 303-499-3675 ext. 131

ALLOWED USES

USE	PERMITTED	PROHIBITED
Single-family dwellings (including modular or manufactured homes on permanent foundations)	X	
Recreation vehicles (used as living quarters)		X
Mobile homes (no permanent foundation)		X
Two- and multi-family dwellings		X
Accessory dwelling unit		X

DEVELOPMENT STANDARDS

Shaded letters correspond to the district illustrations on page 4.

SITE CHARACTERISTICS	
Minimum lot area	7,200 sf
Maximum lot area	9,201 sf
A Minimum lot width	60'
Maximum lot coverage	45%
MAXIMUM BUILDING HEIGHT	
B Principal structure	32' (2-story maximum)
C Accessory structure	No accessory buildings are allowed.
PARKING REQUIRED	
Off-site parking per lot	4-5 spaces



PERMIT REQUIREMENTS




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

- Stamped and signed [Plot Plan](#) by Licensed Professional
- Marshall Fire [Debris Removal and Demolition Process](#)
- [Grading and Drainage Plan](#)

DRAINAGE REQUIREMENTS

A grading and drainage plan is required for each rebuilt house. Specific requirements and methodologies vary by location. Refer to the [Grading and Drainage handout](#) for neighborhood-specific guidance.

For more information:

-  [Public Works Department Website](#)
-  pwu@superiorcolorado.gov
-  303-499-3675 ext. 110



MINIMUM SETBACKS

Shaded letters correspond to the district illustrations on page 4.

PERTINENT DEFINITIONS:

Setback means the horizontal distance between a lot line and the nearest extremity of any building or structure. Eaves, awnings and other architectural projections may project no more than thirty (30) inches into the setback space, and fences may project into any setback space a total of two (2) feet.

Setbacks are measured at ground level to face of nearest building wall (typically a foundation).

FRONT SETBACK

D	From garages	20'
E	From living space	13'

Note: the front setback is measured from the ROW. The ROW begins at the back of the sidewalk, except for in cul-de-sacs where it is 3.3' from the back of the sidewalk.

SIDE SETBACK

F	To interior lot line	5'
G	To abutting street or ROW	10'

REAR SETBACK

H	Principal uses and structures	10'
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ALLOWABLE ENCROACHMENT INTO SIDE AND REAR SETBACKS

	For cantilevers, patios, decks, stairs, or window wells	2'
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