



ORIGINAL TOWN B-C REGULATIONS

Marshall Fire Rebuilding Resources

JUNE 29, 2022

This document may be updated as necessary.



ORIGINAL TOWN B-C REGULATIONS SUMMARY

This document is intended to aid property owners and design professionals understand the regulations applicable to Original Town. Please review the [Superior Municipal Code Chapter 16](#) 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 some of which apply to the B-C Zone District in the Original Town neighborhood:

[Ordinance 2](#) : 2021 IECC Opt-Out Provision

VICINITY MAP



ALLOWED USES

The B-C District is intended to accommodate commercial development on a scale that is less intensive than that permitted in a B-R District, including retail sales and personal services.

| USE | PERMITTED | PROHIBITED |
|------------------------------|-----------|------------|
| Residential uses (all kinds) | | X |
| Retail | X | |
| Office | X | |
| Dental or medical clinics | X | |

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 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



| USE | PERMITTED | PROHIBITED |
|----------------------------|-----------|------------|
| Utilities | X | |
| Parks and recreation areas | X | |
| Family care homes | X | |

Additional uses may be permitted by conditional or special use review -- consult the [Superior Municipal Code Chapter 16](#) for more information.

DEVELOPMENT STANDARDS

Shaded letters correspond to the district illustrations on page 4.

| SITE CHARACTERISTICS | |
|--------------------------|-----------------|
| Minimum lot area | 6,000 sf |
| Minimum lot width | 25' |
| Maximum floor area ratio | 0.5 |
| MAXIMUM BUILDING HEIGHT | |
| Principal structure | 40' (4-stories) |
| MINIMUM SETBACKS | |
| Front | 25' |
| Side | 15' |
| Rear | 15' |



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. For more information:

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