

Centennial 7 Subdivision Regulations

This summary is intended to aid property owners and design professionals understand the regulations applicable to the Centennial 7 Subdivision. Questions can be directed to the Department of Planning and Building Safety at 303-335-4592 or to planning@LouisvilleCO.gov.

Building Codes:

Applicable Building Codes for Single-Family new construction for properties damaged or destroyed by the Marshall Fire can be found on our [Louisville Rebuilds](#) webpage

Zoning Regulations:

The Centennial 7 Subdivision is subject to [the Centennial 7 Planned Unit Development \(PUD\)](#) and the [Residential Estate \(RE\)](#) Zone District.

- Principal Structure Setbacks:
 - Front Yard: 20 Feet
 - Side Yard, Interior: 5 Feet with Minimum of 15 Feet between Structures
 - Side Yard, Street: 20 Feet
 - Rear Yard: 20 Feet
 - * Front Yard for Garages at Angle to Street:
 - Single Story May Encroach 1 Foot for Each 10 Degrees of Angle Turned Away From Street, Up to Maximum of 90 Degrees and 9 Feet
- Maximum Height:
 - 35 Feet
- Maximum Lot Coverage:
 - Lots less than 5,000 sf: 35%
 - Lots between 5,000 to 9,000 sf: 30% or 1,750 sf whichever is greater
 - Lots between 9,001 to 12,000 sf: 25%, or 2,700 sf whichever is greater
 - Lots more than 12,001 sf: 20% or 3,000 sf whichever is greater.

*Easements may further restrict development. See [Centennial 7](#) subdivision for more information. An Improvement Survey Plat (ISP) is required with submission of the building permit to verify all easements.

Department of Planning and Building Safety

749 Main Street
Louisville, Colorado 80027
303-335-4592
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Centennial 7 Vicinity Map



Permit Requirements:

Click [here](#) for a checklist of items required to submit a building permit. Below are a few items to prepare well in advance of applying for a permit:

- Improvement Survey Plat (ISP) or Land Survey Plat provided by a Colorado licensed surveyor
- Soils report prepared by a Colorado licensed geotechnical engineer.

Additional Information:

- **Lot Coverage:** Maximum lot coverage applies to the footprint of the structure at foundation or support posts, including garages and accessory structures, and covered decks and porches. Eaves up to 3' in depth and uncovered decks are not subject to lot coverage. Cantilevers or bay windows with occupiable space are subject to lot coverage.
- **Maximum Height:** Height is measured from existing grade, and taken as an average between the highest and lowest exterior corners at finished grade. See this [handout](#) or contact the Planning Department for more information.

For lots with walk out basements, principal height is measured from existing grade, taken at the average between the highest and lowest exterior corners at the front of the house. All other principal structure heights shall be measured using applicable zoning ordinance standards.