

# Coal Creek Ranch Filing 4 Subdivision Regulations

This summary is intended to aid property owners and design professionals understand the regulations applicable to the Coal Creek Ranch Filing 4 Subdivision. Questions can be directed to the Department of Planning and Building Safety at 303-335-4592 or to [planning@LouisvilleCO.gov](mailto: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 Coal Creek Ranch Filing 4 Subdivision is subject to [Coal Creek Ranch Filing 4 \(PUD\)](#) and the Coal Creek Ranch General Development Plan (GDP).

- Principal Structure Setbacks:
  - Front: 20', see exceptions on PUD
  - Rear: 20'
  - Interior Side: 5'
  - Street Side: 15', see exceptions on PUD
- Maximum Height: 35' for lots on grade less than 8%, 45' for lots on grade more than 8%
- Maximum Lot Coverage:
  - None.

\*Easements and the Floodplain may further restrict development. See "[Coal Creek Ranch Filing 4](#)" subdivisions for more information. An Improvement Survey Plat (ISP) is required with submission of the building permit to verify all easements.

\*Contact the Planning Department if it appears previous development was outside of the above parameters.

CURRENT AS OF: 4/19/2022

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## Coal Creek Ranch Filing 4 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:

- **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.