

Enclave Subdivision Regulations

This summary is intended to aid property owners and design professionals understand the regulations applicable to the Enclave 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 Enclave Subdivision is subject to [The Enclave Planned Unit Development](#) (PUD) and the Centennial Valley General Development Plan (GDP).

- Principal Structure Setbacks:
 - Front Yard: 20 Feet
 - Side Yard, Interior: 7 Feet
 - Side Yard, Street: 20 Feet
 - Rear Yard: 25 Feet

*Houses may not be constructed within 50 feet of the centerline of the Louisville Lateral Ditch
 - Maximum Height:
 - 35 Feet
 - Maximum Lot Coverage:
 - None.
- *Easements may further restrict development. See "[A Replat of the Enclave](#)" subdivision 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.*

The Enclave 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.

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.

Department of Planning and Building Safety

749 Main Street
Louisville, Colorado 80027
303-335-4592
Planning@LouisvilleCO.gov

CURRENT AS OF: 4/19/2022