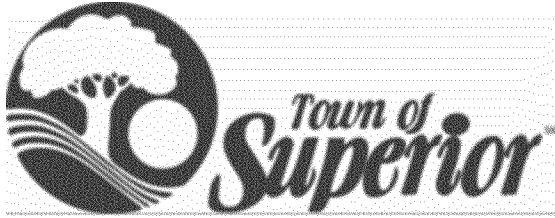




**AGENDA
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 18, 2025
6:00 P.M.
SUPERIOR TOWN HALL
124 E. COAL CREEK DRIVE**

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call to Order a regular meeting of the Planning Commission
2. Preliminary Matters
 - a. Roll Call
 - Public Comment (limit 5 minutes/person)
3. Approval of Minutes of Planning Commission
 - a. February 4, 2025
4. Chapter 16 Land Use Code Updates for Accessory Dwelling Units, Residential Occupancy and Minimum Parking Requirements– presentation by Town Staff
5. Updates
6. Adjourn



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
February 4th, 2025
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Chair David Harper called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan

Absent: Commissioner Michael Barnes
Commissioner Michael J Gordon

Others Present: Lisa Ritchie, Planning and Building Director
Renae Stavros, Planner III
Alex Bullen, Public Works and Utilities Program Supervisor
Nora Bland, Cushing Terrell

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

There was no public comment presented.

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

- a. January 21st, 2025 MEETING MINUTES

MOTION: Commissioner Amanda Vaughan moved to approve January 21st, 2025 Meeting Minutes, Seconded by Vice Chair Lonny Rose

VOTE: Motion carried 7-0

AYES: Chair David Harper, Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

4. COMPREHENSIVE AND TRANSPORTATION PLAN UPDATE – PRESENTATION BY CONSULTING TEAM AND TOWN STAFF

- a. Alex Bullen presented progress on the Transportation Plan Update
- b. Nora Bland presented progress on the Comprehensive Plan Update

5. PLANNING AND BUILDING UPDATES

- a. Block 8 – In progress, actively working on building permits
- b. Bigsby's Folly – still coming but delayed
- c. Kite Route Crossing – applied for funding
- d. Hotel (Everhome Suites) – acquired by a larger entity
- e. Housing Strategies Approved by Town Council
- f. Town Council provided direction on Dec. 16th on State of Colorado Land Use Legislation passed in 2024
- g.

Next Meeting: February 18, 2025: Municipal Code Amendment

6. ADJOURNMENT

Chair David Harper adjourned meeting at 9:24PM



ITEM NO. 4

INFORMATION FOR MEETING OF THE PLANNING COMMISSION

AGENDA ITEM NAME: Chapter 16 -Land Use – Code Updates related to State Legislation: Accessory Dwelling Units, Minimum Parking Requirements, and Occupancy Limits

MEETING DATE: February 18, 2024

PRESENTED BY: Lisa Ritchie, AICP, Planning and Building Director
Renae Stavros, AICP, Planner III

PRESENTED FOR: Recommendation

Item: Chapter 16 – Land Use Code Updates; Case No. LUC-2025-01

Applicant: Town of Superior

Location: Town-wide

BACKGROUND:

The 2023 and 2024 State of Colorado legislative sessions resulted in the adoption of multiple bills that affect the Town of Superior. The Town Council held a discussion during the Work Session on December 16, 2024 to provide direction on the implementation of these bills. The informational memo presented to the Town Council is [here](#), and the video to listen to their discussion is [here](#).

The Land Use Code Amendment under consideration results from the following state bills:

- HB24-1007: Prohibit Residential Occupancy Limits
- HB24-1152: Accessory Dwelling Units
- HB24-1304: Minimum Parking Requirements

HB24-1007 Prohibit Residential Occupancy Limits

This bill requires local jurisdictions in the State of Colorado to remove residential occupancy limits based on familial relationships. The bill is applicable to all municipalities regardless of population or statutory status. The law went into effect on July 1, 2024. The Town of Superior is subject to this [law](#).

The Town's current Municipal Code Sec. 10-5-100. – Maximum occupancy, prohibits more than three (3) persons who are not related to occupy any dwelling within the Town. It further defines *Related* as “those who are related by blood, marriage, domestic partnership or adoption, and any minors for which one (1) of the occupants serves as the minor’s legal guardian.” Section 16-1-70 includes a definition for *Family* also requires amendment.

Based on the approval of HB 1007, the Town can limit occupancy based on “demonstrated health and safety standards” such as the International Building Code, fire code, Colorado Department of Public Health & Environment wastewater and water quality standards, or affordable housing program guidelines (as applicable).

The draft ordinance removes *Sec. 10-5-100. – Maximum occupancy* from the Town Code. The draft ordinance also includes the following changes throughout the code to replace terms related to “family”:

Current terminology	Proposed terminology
“family” means one (1) or more persons living together in a dwelling unit as a single housekeeping unit not including: a. More than three (3) persons not related by blood, marriage, domestic partnership or adoption; or b. More than one (1) individual not related by blood, marriage, domestic partnership or adoption who is required to register as a sex offender under Section 18-3-412.5, C.R.S.	“household” means a group of individuals who occupy a single dwelling unit and have established a cooperative living arrangement, where all members of the household have free and unfettered physical access to the dwelling unit’s kitchen, living areas, all utilities and mechanical equipment, and a bathroom which includes bathing facilities.
“Single-family”, “two-family”, “multi-family”	“single-unit”, “two-unit”, “multi-unit”

HB24-1152: Accessory Dwelling Units

In May 2024, the Colorado Legislature passed [House Bill 24-1152](#) (HB 1152), requiring municipalities allow Accessory Dwelling Units (ADUs) in all zones that allow single-family detached units. An ADU is a smaller, self-contained housing unit on the same property as a single-unit home or duplex. DOLA has published [guidance](#) for municipalities regarding compliance with the new law. The law requires that regulations be adopted by June 30, 2025. Additionally, the grant through DOLA that the Town received to develop the Housing Strategies also required implementation of at least one strategy. Adoption of the code to allow ADUs will fulfill this obligation.

HB 1152 Requirements

The bill defines an ADU as:

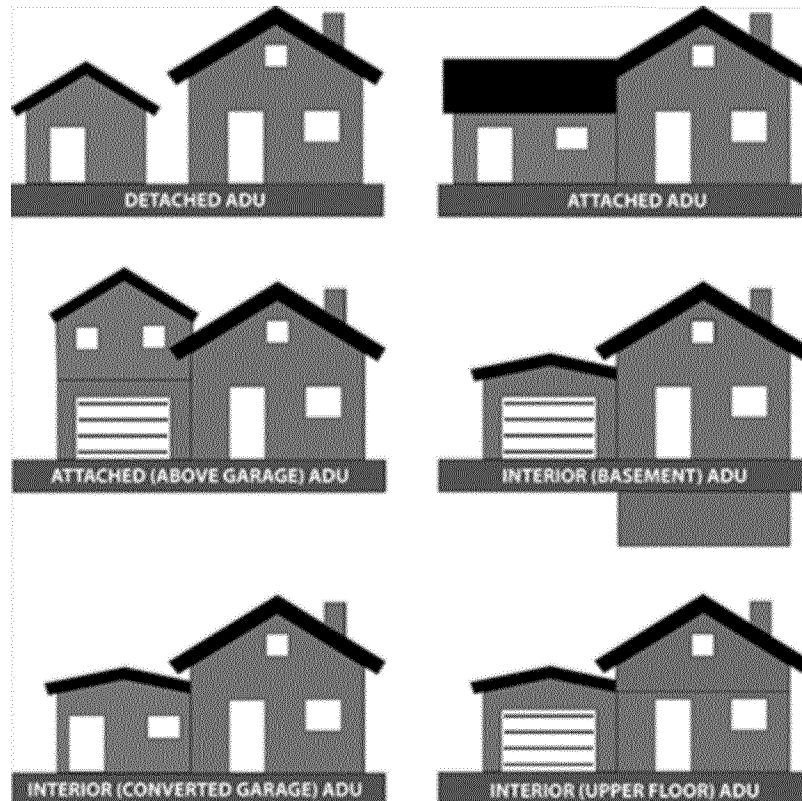
An internal, attached, or detached dwelling unit that:

- a) Provides complete independent living facilities for one or more individuals;*
- b) Is located on the same lot as a proposed or existing primary residence; and*
- c) Includes facilities for living, sleeping, eating, cooking, and sanitation.*

The passing of the bill requires that the Town update the existing ADU requirements of the Municipal Code to meet certain new requirements. These requirements are outlined below:

- The Town must allow ADUs on all detached single-unit lots, including PD zoned properties. This bill also makes void any provision of a declaration, bylaw, or rule of an Association that prohibits ADUs as they are detailed by Section 29-35-102 of HB 1152.
 - Town Council provided direction that ADUs should be permitted on single-unit and two-unit properties
- Permits for ADUs must be allowed to be approved Administratively, which means public hearings or conditional review is not permitted.
- ADUs between 500 and 750 square feet must be permitted (nothing prevents allowing ADUs outside of that range, as well).
 - Town Council provided direction that ADUs should be 50% or less than the size of the principal structure.
- The Town must allow setbacks for ADUs that meet the following:
 - Rear: Minimum setbacks for accessory structures or 5' rear setbacks (whichever is greater). The state has confirmed that if the zoning does not currently have a rear setback standard for accessory structures, then 5' applies. This is the case in the majority of the Town's PDs.
 - Side: Minimum setbacks for the principal structure.
- Must create clear, objective design criteria standards. Design standards cannot be more restrictive than what is required for the principal structure. For example, if a principal structure has requirements for architectural design (compatibility, roof pitch, exterior building materials, etc), you can apply those standards to the ADU. If the home only has regulations related to setbacks, height, etc, you cannot apply architectural design standards to the ADU.
 - Town Council provided direction that even if a PD/FDP/FPSP includes architectural design standards for the principal structure, these shall not apply to the ADU.
- The Town cannot require parking – except in limited circumstances.
 - If an existing off-street parking space exists when the ADU is created, that space can be designated for use by the ADU
 - A new off-street parking space may be required if (a) the ADU is in a zoning district that requires one or more off-street parking space for a single-family detached home, AND (b) there is no existing parking space on the lot that could be used for the ADU, AND (c) the ADU is on a block that on-street parking is prohibited

- Town Council provided direction that these limited parking exceptions should not be included for the code update and off-street parking should not be required.
- Cannot require owner occupancy beyond the date of application to build an ADU.
 - Town Council provided direction that owner occupancy should be required on the date an application is filed.
- Must allow internal, attached, or detached ADUs (see examples):



Current Town ADU Ordinance

The Town adopted Ordinance #3, Series 2021 adding a new section 16-6-160, Accessory Dwelling Units to the Town's Municipal Code. This section of the code allows detached ADUs on low (R-L) and medium (R-M) density residentially zoned lots, which applies only to properties that allow single-unit and two-unit homes in Original Town. All new ADUs are subject to current building code regulations, including fire sprinkling for detached ADUs.

Proposed Ordinance

A complete redline of the applicable municipal code edits is included as an attachment.

The draft ordinance includes the following language:

Accessory dwelling units are a permitted use on all lots that allow a single-unit or two-unit dwelling, including without limitation properties that are zoned Planned Development. Accessory dwelling units shall comply with the following:

(1) Number. Only one (1) ADU shall be permitted for each single-unit dwelling unit or two-unit dwelling unit on a lot.

(2) Size. The ADU shall be no larger than fifty percent (50%) of the square feet of the principal dwelling unit.

(3) Design and development standards. An ADU is subject to the development standards that are established for each zone district or Planned Development, as applicable. If the applicable Planned Development, including without limitation a Final Development Plan or Final Plat Site Plan, includes standards for architecture, including without limitation for roof pitch, architectural compatibility, material or color, these standards shall not apply to the ADU.

Standard	Proposal
Maximum height (attached or internal)	Equivalent to the maximum height allowed for the principal dwelling unit
Maximum height (detached)	Equivalent to the maximum height allowed for the principal dwelling unit or 32,' whichever is less
Front setback	Equivalent to the front setback allowed for the principal dwelling unit
Rear setback	Equivalent to the rear setback allowed for accessory structures. If none is stated, then 5'. If the ADU is attached or internal to the principal dwelling, the portion of the structure that contains the principal dwelling unit must maintain the rear setback for principal structures.
Side setback (internal lot line)	Side setback (internal) of principal dwelling unit
Side setback (street side)	Side setback (street side) of principal dwelling unit
Maximum Lot Coverage	If the zone district includes a maximum lot coverage allowance, the ADU is subject to such standard

(4) Parking. Off-street parking is not required.

(5) Timing. A certificate of occupancy for an ADU may be issued prior to a certificate of occupancy being issued for the principal dwelling unit.

(6) Occupancy. The property owner shall reside on the property on the date an application is filed to construct an ADU; provided, however, this requirement does not apply to the construction of an ADU on a vacant lot.

(7) Utility service. ADUs shall be connected to the water and wastewater utilities of the principal dwelling unit and may not have separate connections, unless the Town or applicable district approves of separate connections in writing.

(8) Mobile and manufactured homes. A mobile home shall not be used as an ADU, but a manufactured home may be used as an ADU.

(9) Subdivision. No portion of a lot on which an ADU is located may be subdivided from or legally described differently than, the lot containing the principal dwelling unit, and no portion of a structure containing an ADU may have ownership different from the ownership of the principal dwelling unit.

(10) Permitting. An ADU constructed prior to construction of a principal dwelling unit shall remain an ADU, regardless of whether a principal dwelling unit is constructed.

The draft ordinance also includes updates to the Schedule of Use Tables to note that ADUs are permitted in all zone districts that allow single-unit and two-unit homes. It also includes clean-up and consolidation of the Schedule of Requirements for Residential Districts and Commercial and Mixed-Use Districts. These standards were not changed, rather numerous footnotes were consolidated into the tables.

When the draft ordinance is presented to Town Council, it will include adoption of portions of the IRC code for accessory dwelling units to address building code requirements.

HB24-1304: Minimum Parking Requirements

This bill requires that subject jurisdictions not enact or enforce local laws requiring minimum amounts of parking for multi-family residential, adaptive reuse for residential, or adaptive reuse for mixed-use that includes at 50% of use for residential within a ¼ mile buffer from designated transit stations.

While the published map identifying areas subject to the law includes a ¼ mile buffer around McCaslin Station Park and Ride, there currently is no property zoned to allow multi-family residential uses, therefore specific amendments to Planned Developments and parking standards are not required at this time. As zoning amendments that allow housing are considered in the future, implications of this law will be accounted for at that time.

Guidance published by DOLA recommends, at a minimum, that all communities subject to the bill adopt the following statement within their parking regulations:

However, no off-street parking shall be required for new multiple dwelling development or in any adaptive reuse development in which more than 50 percent of the gross floor area of the development is in residential dwelling use, within those areas designated by statute and identified by a map maintained by the Colorado Department of Local Affairs as Applicable Transit Service Areas.

The draft ordinance includes language to achieve compliance with the State law.

ATTACHMENTS:

1. Planning Commission Resolution
2. Draft Ordinance

3. Redline of Code Amendment
4. Planned Development Neighborhood Development Standards

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-
SERIES 2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF AMENDMENTS TO CERTAIN
SECTIONS OF CHAPTER 10 AND CHAPTER 16 OF THE SUPERIOR
MUNICIPAL CODE CONCERNING LAND USE**

WHEREAS, the Town desires to amend Section 10-5-100 of the Superior Municipal Code (the "Code") by repealing this section in its entirety;

WHEREAS, the Town desires to amend various sections in Chapter 16 of the Code regarding maximum occupancy limits, accessory dwelling units, and minimum parking requirements for certain multi-family developments; and

WHEREAS, on February 18, 2025, the Planning Commission considered the changes to the Superior Land Use Code contained herein and recommended adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby recommends that the Town Council approve the amendments to Chapter 16 of the Superior Municipal Code as shown in Exhibit A.

Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

_____ "yes" votes

_____ "no" votes

ADOPTED this 18th day of February, 2025.

David Harper, Chair

ATTEST:

Shannon Dujardin, Town Clerk

Exhibit A

EXHIBIT A

TOWN OF SUPERIOR
ORDINANCE NO. O-
SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
AMENDING PORTIONS OF CHAPTER 10 AND CHAPTER 16 OF THE
SUPERIOR MUNICIPAL CODE CONCERNING LAND USE

WHEREAS, the Town desires to amend various parts of Chapter 16 of the Superior Municipal. Code (the "Code") regarding maximum occupancy limits, accessory dwelling units, and minimum parking requirements for certain multi-family developments;

WHEREAS, on February 18, 2025, the Planning Commission considered the changes to the Superior Land Use Code contained herein and recommended adoption; and

WHEREAS, after giving due consideration to the issue, the Town Council finds it is in the best interest of the public health, safety and welfare to adopt the following changes to the Code.

NOW BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Section 10-5-100 of the Superior Municipal Code is hereby repealed in its entirety.

Section 2. Section 16-1-70 of the Superior Municipal Code is hereby amended as follows:

* * *

Accessory dwelling unit or ADU means an internal, attached or detached dwelling unit that:

a. Provides complete independent living facilities for one (1) household;

b. Is located on the same lot as a proposed or existing single-unit dwelling unit or duplex; and

c. Includes facilities for living, sleeping, eating, cooking and sanitation.

* * *

~~Family means one (1) or more persons living together in a dwelling unit as a single housekeeping unit not including:~~

a. ~~More than three (3) persons not related by blood, marriage, domestic partnership or adoption; or~~

b. ~~More than one (1) individual not related by blood, marriage, domestic partnership or adoption who is required to register as a sex offender under Section 18-3-412.5, C.R.S.~~

* * *

Household means a group of individuals who occupy a single dwelling unit and have established a cooperative living arrangement, where all members of the household have free and unfettered physical access to the dwelling unit's kitchen, living areas, all utilities and mechanical equipment, and a bathroom which includes bathing facilities.

* * *

~~Single-family~~ Single-unit detached residence means a residential building containing one (1) dwelling unit located on a lot containing no other dwelling units; provided, however, that one ADU may be permitted on the lot.

* * *

Section 3. All references in the Code to "single-family", "two-family", "multi-family", and "multiple-family" shall be replaced with "single-unit", "two-unit", "multi-unit", and "multiple-unit", respectively. All references in Chapter 16 of the Code to "family" or "immediate family" shall be replaced with "household."

Section 4. The various Schedules of Uses Tables in Section 16-6-120 of the Code are hereby amended to add "Accessory Dwelling Units" as a permitted use in the R-E, R-VL, R-L, and R-M, M-U and A-UR zone districts.

Section 5. Section 16-6-120 (c) is hereby amended as follows:

(c) The Schedule of Requirements includes basic bulk, setback, density, intensity and open space requirements for each zone district; provided, however, that requirements for Accessory Dwelling Units may differ and may be found in Section 16-6-160. Additional requirements are listed for uses permitted by special review. All developments in the Superior Urban Renewal Area shall comply with the applicable Superior Urban Renewal Authority Guidelines in addition to the Schedule of Requirements.

Section 6. The Schedule of Requirements for Residential Districts table in Section 16-6-120 of the Code is hereby repealed in its entirety and reenacted as follows:

Standard	R-E	R-VL	R-L	R-M	R-MH
Minimum lot area (square feet)	43,560	14,520	7,000	6,000	3,750
Maximum principal building or structure height (feet)	32	32	32	32	32
Maximum height of accessory-structures less than 120 square feet)	10	10	10	10	10
Maximum height of accessory structures greater than 120 square feet	32	32	32	32	32
Maximum number of stories	2	2	2	2	1
Minimum lot width (feet)	150	75	50	50	37.5
Minimum yard requirements (feet)					
Front yard setbacks (see Town of Superior Design Standards and Specifications for Street Classifications)					
Arterial – all structures	50	40	25	25	30
Major collector – all structures	35	25	25	25	30
Minor collector and local					
Principle structure	25	25	15	15	30
Front Porches	25	25	9	9	30
Face of Garage & Accessory Structures	25	25	20	20	30
Side yard setback all structures (interior lot line)	20	10	5	10 Two-Unit & Multi-Unit 5 Single-Unit	5
Side yard setback (principal structures - abutting street or alley, including a corner lot)	20	10	8	8	10
Side yard setback (accessory structures and garages abutting street or alley, including corner lot)	20	10	6	6	10
Rear yard setback (principal uses and structures)	35	20	20	20	20
Rear yard (accessory uses and structures - no alley)	35	20	10	10	10

Rear yard (accessory uses and structures - abutting street or alley)	35	20	8	8	8
Creek setback (feet) (principal and accessory uses and structures) (see Note 1)	30	30	30	30	30
Maximum lot coverage	20%	30%	40%	40%	
The following additional standards shall be applicable only to development projects on greater than six (6) lots or with a total site area of two (2) acres or greater:					
Density limits (dwelling units per acre)	1	3	6	8	6
Minimum total open space ²	15%	20%	25/35% ³	45% ⁵	25%
Minimum usable open space ²	10%	10%	20/25% ⁴	See Note 6	25%

Notes:

1. Measured from high water mark or boundary line of floodway.
2. The usable open space may be included within the total open space calculation. The percentages shown in the chart for total open space and for usable open space are percentages of the gross lot area.
3. Developments with lot sizes 8,500 sq. ft. or greater shall have a minimum of 25% total open space; those below 8,500 sq. ft. shall have a minimum of 35% total open space.
4. Developments with lot sizes 8,500 sq. ft. or greater shall have a minimum of 20% usable open space; those below 8,500 sq. ft. shall have a minimum of 25% usable open space.
5. May be reduced to 40% for multi-unit and to 35% for single- unit through the PD process.
6. 75% of the "minimum total open space."

Section 7. The Schedule of Requirements for Commercial and Mixed Use Districts table in Section 16-6-120 of the Code is hereby repealed in its entirety and reenacted as follows:

<i>Standard</i>	<i>B-C</i>	<i>B-R</i>	<i>B-O</i>	<i>M-U</i>
Minimum lot area (square feet)				
Nonresidential	6,000	10,000	10,000	3,125
Residential	—	6,000	—	6,000
Combined residential/commercial	6,000	10,000	10,000	3,125

Maximum building or structure height	40	40	40	40
Minimum lot width (feet)	25	50	50	50
Maximum number of stories	4	4	3	3
Maximum floor area ratio				
Nonresidential	0.5	0.75	1.0	1.5
Residential	—	0.5	—	0.5
Combined residential/commercial	—	1.25	—	2.0
Yard requirement (feet)				
Front yard setback (see <u>Town of Superior Design Standards and Specifications for Street Classifications</u>)				
Arterial	25	50	50	25
Major collector	25	40	40	25
Minor collector	25	25	25	25
Local	25	25	25	15
Side yard setback	See Note 1	See Note 1	See Note 1	5 ³
Rear yard setback	15	25	15	25
Creek setback from high water mark (minimum) (see also Section 16-29-90)	30	30	30	30
Minimum landscaped open space	25% ²	25% ²	40% ²	30% ²
Maximum building height for single-family <u>unit</u> detached (feet)	N/A	N/A	N/A	32

1. In the B-R, B-C and B-O Districts, the minimum side yard shall be ten (10) feet for the first twenty-five (25) feet of building height. Buildings more than twenty-five (25) feet tall shall increase the side yard setback one (1) foot for each two (2) feet of building height over twenty-five (25) feet to a maximum setback of twenty-five (25) feet.

2. Of the required minimum landscaped open space, up to twenty (20%) percent may be provided in the public right-of-way with credits given for pedestrian improvements, street furniture, subject to the approval of the Planning Commission and Board of Trustees.

3. Zero lot line or patio/single-unit detached units are allowed in this district. The minimum side setback to the next unit from a zero-lot line unit is five (5) feet.

Section 8. Section 16-6-130 of the Code is hereby repealed in its entirety and reenacted as follows:

Sec. 16-6-130. – Accessory uses.

(a) An accessory use shall:

(1) Be customary to and commonly associated with the operation of the principal use and actively maintained at the same time as the principal use;

(2) Clearly subordinate and incidental to the principal use;

(3) Operated and maintained under the same ownership as the principal use on the same lot;

(4) Include only those structures or structural features consistent with the principal use;

(5) Not be detrimental to the character of the area in which the lot is located;

(6) Be related to the principal use and actively maintained at the same time as the principal use; and

(7) Meet setback and other design standard requirements in each zone district.

(b) Without limiting the generality of Subsection (a) hereof, the following activities, if they satisfy the general criteria set forth above, are specially regarded as accessory to principal residential uses:

(1) Offices or studios in an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on administrative or artistic activities of a commercial nature, if such activities do not fall within the definition of a home occupation, which is regulated separately in this Chapter.

(2) Hobbies or recreational activities of a noncommercial nature, limited to the premises.

(3) Yard sales or garage sales, if such sales are not conducted on the same lot for more than three (3) days (whether consecutive or not) during any ninety (90) day period.

(c) Without limiting the generality of Subsection (a) hereof, the following activities shall not be considered accessory uses and are prohibited in residential districts:

(1) Storage, outside of a substantially enclosed structure, of any motor vehicle that is not licensed or not operational.

(2) Parking or storage of a motor home or travel trailer exceeding thirty (30) feet in length for more than thirty (30) days.

(3) Parking of more than four (4) motor vehicles between the front building line of the principal building and the street on any lot outside of a substantially enclosed structure.

Section 9. Section 16-6-160 of the Code is hereby repealed in its entirety and reenacted as follows:

Sec. 16-6-160. – Accessory dwelling units.

Accessory dwelling units are a permitted use on all lots that allow a single-unit or two-unit dwelling unit, including without limitation properties that are zoned Planned Development. Accessory dwelling units shall comply with the following:

(1) Number. Only one (1) ADU shall be permitted for each single-unit dwelling unit or two-unit dwelling unit on a lot.

(2) Size. The ADU shall be no larger than fifty percent (50%) of the square feet of the principal dwelling unit.

(3) Design and development standards. An ADU is subject to the development standards that are established for each zone district or Planned Development, as applicable. If the applicable Planned Development, including without limitation a Final Development Plan or Final Plat Site Plan, includes standards for architecture, including without limitation for roof pitch, architectural compatibility, material or color, these standards shall not apply to the ADU.

<i>Standard</i>	
Maximum height (attached or internal)	Equivalent to the maximum height allowed for the principal dwelling unit
Maximum height (detached)	Equivalent to the maximum height allowed for the principal dwelling unit or 32,' whichever is less
Front setback	Equivalent to the front setback allowed for the principal dwelling unit
Rear setback	Equivalent to the rear setback allowed for accessory structures. If none is stated, then 5'. If the ADU is attached or internal to the principal dwelling, the portion of the structure that contains the principal dwelling unit must maintain the rear setback for principal structures.
Side setback (internal lot line)	Side setback (internal) of principal dwelling unit
Side setback (street side)	Side setback (street side) of principal dwelling unit

Maximum Lot Coverage	If the zone district includes a maximum lot coverage allowance, the ADU is subject to such standard
----------------------	---

- (4) Parking. Off-street parking is not required.
- (5) Timing. A certificate of occupancy for an ADU may be issued prior to a certificate of occupancy being issued for the principal dwelling unit.
- (6) Occupancy. The property owner shall reside on the property on the date an application is filed to construct an ADU; provided, however, this requirement does not apply to the construction of an ADU on a vacant lot.
- (7) Utility service. ADUs shall be connected to the water and wastewater utilities of the principal dwelling unit and may not have separate connections, unless the Town or applicable district approves of separate connections in writing.
- (8) Mobile and manufactured homes. A mobile home shall not be used as an ADU, but a manufactured home may be used as an ADU.
- (9) Subdivision. No portion of a lot on which an ADU is located may be subdivided from or legally described differently than, the lot containing the principal dwelling unit, and no portion of a structure containing an ADU may have ownership different from the ownership of the principal dwelling unit.
- (10) Permitting. An ADU constructed prior to construction of a principal dwelling unit shall remain an ADU, regardless of whether a principal dwelling unit is constructed.

Section 10. The Parking Space Requirements Table in Section 16-24-10 of the Code is hereby amended by the addition of the following under the Residential Uses subheading:

Multiple-unit housing and adaptive reuse developments, if more than fifty percent (50%) of the gross floor area of the development is in residential dwelling use, within those areas designated by C.R.S. § 29-36-101, <i>et seq.</i> , as applicable transit service areas	Not Applicable.
--	-----------------

Section 11. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 12. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 13. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

**INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this ____ day
of _____, 2025.**

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

TOWN OF SUPERIOR
ORDINANCE NO. O-
SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
AMENDING PORTIONS OF CHAPTER 10 AND CHAPTER 16 OF THE
SUPERIOR MUNICIPAL CODE CONCERNING LAND USE

WHEREAS, the Town desires to amend various parts of Chapter 16 of the Superior Municipal. Code (the "Code") regarding maximum occupancy limits, accessory dwelling units, and minimum parking requirements for certain multi-family developments;

WHEREAS, on February 18, 2025, the Planning Commission considered the changes to the Superior Land Use Code contained herein and recommended adoption; and

WHEREAS, after giving due consideration to the issue, the Town Council finds it is in the best interest of the public health, safety and welfare to adopt the following changes to the Code.

NOW BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Section 10-5-100 of the Superior Municipal Code is hereby repealed in its entirety.

Section 2. Section 16-1-70 of the Superior Municipal Code is hereby amended as follows:

* * *

Accessory dwelling unit or ADU means an internal, attached or detached dwelling unit that:

a. Provides complete independent living facilities for one (1) household;

b. Is located on the same lot as a proposed or existing single-unit dwelling unit or duplex; and

c. Includes facilities for living, sleeping, eating, cooking and sanitation.

* * *

~~Family means one (1) or more persons living together in a dwelling unit as a single housekeeping unit not including:~~

a. ~~More than three (3) persons not related by blood, marriage, domestic partnership or adoption; or~~

b. ~~More than one (1) individual not related by blood, marriage, domestic partnership or adoption who is required to register as a sex offender under Section 18-3-412.5, C.R.S.~~

* * *

Household means a group of individuals who occupy a single dwelling unit and have established a cooperative living arrangement, where all members of the household have free and unfettered physical access to the dwelling unit's kitchen, living areas, all utilities and mechanical equipment, and a bathroom which includes bathing facilities.

* * *

~~Single-family~~ Single-unit detached residence means a residential building containing one (1) dwelling unit located on a lot containing no other dwelling units; provided, however, that one ADU may be permitted on the lot.

* * *

Section 3. All references in the Code to "single-family", "two-family", "multi-family", and "multiple-family" shall be replaced with "single-unit", "two-unit", "multi-unit", and "multiple-unit", respectively. All references in Chapter 16 of the Code to "family" or "immediate family" shall be replaced with "household."

Section 4. The various Schedules of Uses Tables in Section 16-6-120 of the Code are hereby amended to add "Accessory Dwelling Units" as a permitted use in the R-E, R-VL, R-L, and R-M, M-U and A-UR zone districts.

Section 5. Section 16-6-120 (c) is hereby amended as follows:

(c) The Schedule of Requirements includes basic bulk, setback, density, intensity and open space requirements for each zone district; provided, however, that requirements for Accessory Dwelling Units may differ and may be found in Section 16-6-160. Additional requirements are listed for uses permitted by special review. All developments in the Superior Urban Renewal Area shall comply with the applicable Superior Urban Renewal Authority Guidelines in addition to the Schedule of Requirements.

Section 6. The Schedule of Requirements for Residential Districts table in Section 16-6-120 of the Code is hereby repealed in its entirety and reenacted as follows:

Standard	R-E	R-VL	R-L	R-M	R-MH
Minimum lot area (square feet)	43,560	14,520	7,000	6,000	3,750
Maximum principal building or structure height (feet)	32	32	32	32	32
Maximum height of accessory-structures less than 120 square feet)	10	10	10	10	10
Maximum height of accessory structures greater than 120 square feet	32	32	32	32	32
Maximum number of stories	2	2	2	2	1
Minimum lot width (feet)	150	75	50	50	37.5
Minimum yard requirements (feet)					
Front yard setbacks (see Town of Superior Design Standards and Specifications for Street Classifications)					
Arterial – all structures	50	40	25	25	30
Major collector – all structures	35	25	25	25	30
Minor collector and local					
Principle structure	25	25	15	15	30
Front Porches	25	25	9	9	30
Face of Garage & Accessory Structures	25	25	20	20	30
Side yard setback all structures (interior lot line)	20	10	5	10 Two-Unit & Multi-Unit 5 Single-Unit	5
Side yard setback (principal structures - abutting street or alley, including a corner lot)	20	10	8	8	10
Side yard setback (accessory structures and garages abutting street or alley, including corner lot)	20	10	6	6	10
Rear yard setback (principal uses and structures)	35	20	20	20	20
Rear yard (accessory uses and structures - no alley)	35	20	10	10	10

Rear yard (accessory uses and structures - abutting street or alley)	35	20	8	8	8
Creek setback (feet) (principal and accessory uses and structures) (see Note 1)	30	30	30	30	30
Maximum lot coverage	20%	30%	40%	40%	
The following additional standards shall be applicable only to development projects on greater than six (6) lots or with a total site area of two (2) acres or greater:					
Density limits (dwelling units per acre)	1	3	6	8	6
Minimum total open space ²	15%	20%	25/35% ³	45% ⁵	25%
Minimum usable open space ²	10%	10%	20/25% ⁴	See Note 6	25%

Notes:

1. Measured from high water mark or boundary line of floodway.
2. The usable open space may be included within the total open space calculation. The percentages shown in the chart for total open space and for usable open space are percentages of the gross lot area.
3. Developments with lot sizes 8,500 sq. ft. or greater shall have a minimum of 25% total open space; those below 8,500 sq. ft. shall have a minimum of 35% total open space.
4. Developments with lot sizes 8,500 sq. ft. or greater shall have a minimum of 20% usable open space; those below 8,500 sq. ft. shall have a minimum of 25% usable open space.
5. May be reduced to 40% for multi-unit and to 35% for single- unit through the PD process.
6. 75% of the "minimum total open space."

Section 7. The Schedule of Requirements for Commercial and Mixed Use Districts table in Section 16-6-120 of the Code is hereby repealed in its entirety and reenacted as follows:

<i>Standard</i>	<i>B-C</i>	<i>B-R</i>	<i>B-O</i>	<i>M-U</i>
Minimum lot area (square feet)				
Nonresidential	6,000	10,000	10,000	3,125
Residential	—	6,000	—	6,000

Combined residential/commercial	6,000	10,000	10,000	3,125
Maximum building or structure height	40	40	40	40
Minimum lot width (feet)	25	50	50	50
Maximum number of stories	4	4	3	3
Maximum floor area ratio				
Nonresidential	0.5	0.75	1.0	1.5
Residential	—	0.5	—	0.5
Combined residential/commercial	—	1.25	—	2.0
Yard requirement (feet)				
Front yard setback (see <u>Town of Superior Design Standards and Specifications for Street Classifications</u>)				
Arterial	25	50	50	25
Major collector	25	40	40	25
Minor collector	25	25	25	25
Local	25	25	25	15
Side yard setback	See Note 1	See Note 1	See Note 1	5 ³
Rear yard setback	15	25	15	25
Creek setback from high water mark (minimum) (see also Section 16-29-90)	30	30	30	30
Minimum landscaped open space	25% ²	25% ²	40% ²	30% ²
Maximum building height for single-family unit detached (feet)	N/A	N/A	N/A	32

1. In the B-R, B-C and B-O Districts, the minimum side yard shall be ten (10) feet for the first twenty-five (25) feet of building height. Buildings more than twenty-five (25) feet tall shall increase the side yard setback one (1) foot for each two (2) feet of building height over twenty-five (25) feet to a maximum setback of twenty-five (25) feet.

2. Of the required minimum landscaped open space, up to twenty (20%) percent may be provided in the public right-of-way with credits given for pedestrian improvements, street furniture, subject to the approval of the Planning Commission and Board of Trustees.

3. Zero lot line or patio/single-unit detached units are allowed in this district. The minimum side setback to the next unit from a zero-lot line unit is five (5) feet.

Section 8. Section 16-6-130 of the Code is hereby repealed in its entirety and reenacted as follows:

Sec. 16-6-130. – Accessory uses.

(a) An accessory use shall:

- (1) Be customary to and commonly associated with the operation of the principal use and actively maintained at the same time as the principal use;
- (2) Clearly subordinate and incidental to the principal use;
- (3) Operated and maintained under the same ownership as the principal use on the same lot;
- (4) Include only those structures or structural features consistent with the principal use;
- (5) Not be detrimental to the character of the area in which the lot is located;
- (6) Be related to the principal use and actively maintained at the same time as the principal use; and
- (7) Meet setback and other design standard requirements in each zone district.

(b) Without limiting the generality of Subsection (a) hereof, the following activities, if they satisfy the general criteria set forth above, are specially regarded as accessory to principal residential uses:

- (1) Offices or studios in an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on administrative or artistic activities of a commercial nature, if such activities do not fall within the definition of a home occupation, which is regulated separately in this Chapter.
- (2) Hobbies or recreational activities of a noncommercial nature, limited to the premises.
- (3) Yard sales or garage sales, if such sales are not conducted on the same lot for more than three (3) days (whether consecutive or not) during any ninety (90) day period.

(c) Without limiting the generality of Subsection (a) hereof, the following activities shall not be considered accessory uses and are prohibited in residential districts:

- (1) Storage, outside of a substantially enclosed structure, of any motor vehicle that is not licensed or not operational.

(2) Parking or storage of a motor home or travel trailer exceeding thirty (30) feet in length for more than thirty (30) days.

(3) Parking of more than four (4) motor vehicles between the front building line of the principal building and the street on any lot outside of a substantially enclosed structure.

Section 9. Section 16-6-160 of the Code is hereby repealed in its entirety and reenacted as follows:

Sec. 16-6-160. – Accessory dwelling units.

Accessory dwelling units are a permitted use on all lots that allow a single-unit or two-unit dwelling unit, including without limitation properties that are zoned Planned Development. Accessory dwelling units shall comply with the following:

(1) Number. Only one (1) ADU shall be permitted for each single-unit dwelling unit or two-unit dwelling unit on a lot.

(2) Size. The ADU shall be no larger than fifty percent (50%) of the square feet of the principal dwelling unit.

(3) Design and development standards. An ADU is subject to the development standards that are established for each zone district or Planned Development, as applicable. If the applicable Planned Development, including without limitation a Final Development Plan or Final Plat Site Plan, includes standards for architecture, including without limitation for roof pitch, architectural compatibility, material or color, these standards shall not apply to the ADU.

<i>Standard</i>	
Maximum height (attached or internal)	Equivalent to the maximum height allowed for the principal dwelling unit
Maximum height (detached)	Equivalent to the maximum height allowed for the principal dwelling unit or 32,' whichever is less
Front setback	Equivalent to the front setback allowed for the principal dwelling unit
Rear setback	Equivalent to the rear setback allowed for accessory structures. If none is stated, then 5'. If the ADU is attached or internal to the principal dwelling, the portion of the structure that contains the principal dwelling unit must maintain the rear setback for principal structures.

Side setback (internal lot line)	Side setback (internal) of principal dwelling unit
Side setback (street side)	Side setback (street side) of principal dwelling unit
Maximum Lot Coverage	If the zone district includes a maximum lot coverage allowance, the ADU is subject to such standard

(4) Parking. Off-street parking is not required.

(5) Timing. A certificate of occupancy for an ADU may be issued prior to a certificate of occupancy being issued for the principal dwelling unit.

(6) Occupancy. The property owner shall reside on the property on the date an application is filed to construct an ADU; provided, however, this requirement does not apply to the construction of an ADU on a vacant lot.

(7) Utility service. ADUs shall be connected to the water and wastewater utilities of the principal dwelling unit and may not have separate connections, unless the Town or applicable district approves of separate connections in writing.

(8) Mobile and manufactured homes. A mobile home shall not be used as an ADU, but a manufactured home may be used as an ADU.

(9) Subdivision. No portion of a lot on which an ADU is located may be subdivided from or legally described differently than, the lot containing the principal dwelling unit, and no portion of a structure containing an ADU may have ownership different from the ownership of the principal dwelling unit.

(10) Permitting. An ADU constructed prior to construction of a principal dwelling unit shall remain an ADU, regardless of whether a principal dwelling unit is constructed.

Section 10. The Parking Space Requirements Table in Section 16-24-10 of the Code is hereby amended by the addition of the following under the Residential Uses subheading:

Multiple-unit housing and adaptive reuse developments, if more than fifty percent (50%) of the gross floor area of the development is in residential dwelling use, within those areas designated by C.R.S. § 29-36-101, <i>et seq.</i> , as applicable transit service areas	Not Applicable.
--	-----------------

Section 11. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held

to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 12. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 13. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

**INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this ____ day
of _____, 2025.**

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

Sec. 16-1-70. Definitions.

For purposes of this Chapter, the following terms shall have the following meanings:

Accessory dwelling unit ("ADU") means an internal, attached, or detached dwelling unit that: (a) provides complete independent living facilities for one household; (b) is located on the same lot as a proposed or existing single-unit dwelling unit or duplex; and (c) includes facilities for living, sleeping, eating, cooking, and sanitation.

Family means one (1) or more persons living together in a dwelling unit as a single housekeeping unit not including:

- a. More than three (3) persons not related by blood, marriage, domestic partnership or adoption;
or
- b. More than one (1) individual not related by blood, marriage, domestic partnership or adoption who is required to register as a sex offender under Section 18-3-412.5, C.R.S.

Household means a group of individuals who occupy a single dwelling unit and have established a cooperative living arrangement, where all members of the household have free and unfettered physical access to the dwelling unit's kitchen, living areas, all utilities and mechanical equipment, and a bathroom which includes bathing facilities.

Single-family-unit detached residence means a residential building containing one (1) dwelling unit located on a lot containing no other dwelling units, provided however one ADU may be permitted.

Sec. 16-6-120. Schedules of uses and requirements.

- (a) To facilitate public understanding of this Chapter and for convenient reference and use, the following Schedule of Uses is provided for the residential, commercial and industrial districts.
- (b) The Schedule of Uses indicates by zone district those uses that are permitted by right, permitted by conditional or special review or prohibited. Any use that is not specifically permitted shall be deemed to be prohibited. If a question arises as to whether a specific use does or does not fall within the expressed use categories, application may be made to the Planning Commission for a determination as to whether a specific use is permitted.

**Schedule of Uses
Residential Districts**

Use	R-E	R-VL	R-L	R-M	R-MH
Single-family unit dwellings (including modular or manufactured homes on permanent foundations)	P	P	P'	P	C
Mobile homes (no permanent foundation)	X	X	X	X	P
Two-family unit dwellings	X	X	X	P	C

Multiple-family unit dwellings, apartments, townhouses, not exceeding 6 units/lot	X	X	X	P	S
Multiple-family unit dwellings, in excess of 6 units/lot	X	X	X	S	X
Accessory dwelling units	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
Recreation vehicles (used as living quarters)	X	X	X	X	X
Park and recreation areas and facilities	P	P	P	P	P
Public schools	X	X	P	P	P
Fire stations	S	S	S	C	C
Places of worship	S	S	S	C	C
Community centers	S	S	S	C	C
Golf courses (pro-shop and restaurant/dining room)	P	P	P	P	P
Governmental uses	S	S	S	S	S
Neighborhood convenience stores	X	X	X	X	X
Private education or instructional facilities	S	S	C	C	S
Family care homes	P	P	P	P	P
Child care centers	X	X	X	S	S
Small total care	S	S	S	S	S
Large total care	X	X	X	S	X
Day care homes	P	P	P	P	P
Safe houses	P	P	P	P	P
Home occupations	P	P	P	P	P
Bed & breakfast establishments	X	X	X	S	X
Telecommunications facilities	X	X	X	X	X
Utilities	P	P	P	P	P
Livestock ¹	X	X	X	X	X
Household pets	P	P	P	P	P
Halfway houses	X	X	X	X	X
Pet temporary care facilities	X	X	X	X	X
Sexually oriented businesses	X	X	X	X	X

P = Permitted use
 C = Permitted by conditional use review
 S = Permitted by special use review
 X = Prohibited

Notes:

1. The livestock prohibition in residential districts is subject to the exception in Section 7-2-90, which allows 6) chicken hens and 1 goat under specific conditions.

**Schedule of Uses
RCS District**

Permitted uses:

1. Single-family unit detached, or single-family unit attached residential, and accessory dwelling units conforming with the residential uses allowed in the R-L and R-M Zone Districts.
2. Personal service/professional office uses, such as law offices, doctors' offices, insurance offices, real estate offices, banks, government offices subject to the Schedule of Requirements for R-M Zone Districts.
3. Above uses are subject to Section 16-20-80.

Uses allowed by special use permit:

1. Multi-family unit uses as allowed in the R-M Zone District with a maximum of 3 units per lot.
2. Any allowed use operating beyond the hours of 8:00 a.m. - 9:00 p.m., Monday through Saturday.
3. Any drive-up or drive-through services.
4. Any site used for off-site parking.
5. Any public or private outdoor recreation facility.
6. Any use allowed above that generates over 100 vehicular trips per day to and from the site.
7. Any site lighting in addition to that allowed in the Design Parameters.
8. Monument signs.
9. Alley access to and from nonresidential uses.
10. Fences other than along the rear property line.

**Schedule of Uses
Commercial and Mixed Use Districts (See Note 1)**

<i>Use</i>	<i>B-C Community</i>	<i>B-R Regional</i>	<i>B-O Office Park</i>	<i>M-U Mixed Use</i>
Retail businesses	P	P	C	P
Wholesale businesses	X	C	X	S
Automobile sales and services	X	P	X	X
Gas stations	S	C	X	X
Parking lots/structures	S	P	S	P
Fast-food and drive-in restaurants	X	C	X	S
Restaurants	C	P	X	P
Public and commercial recreation facilities, including pool halls, bowling alleys, clubs, theaters, skating rinks, recreation centers	C	S	X	S

Professional and business offices	P	P	P	P
Hotels	X	P	X	P
Dental or medical clinics	P	P	P	P
Places of worship	C	S	C	S
Public schools	X	S	C	C
Private education or instructional facilities	X	C	C	C
Transportation facilities, terminals	X	S	X	S
Public and government facilities	C	C	P	P
Apartments in conjunction with a business	X	S	S	P
Community centers	C	S	X	C
Banking, savings and loans with drive-up window	C	C	S	C
Utilities	P	P	P	P
Telecommunications facilities	S	S	S	S
Multiple- ~~family~~ <u>unit</u> dwellings	X	S	S	C
Mobile home sales	X	S	X	X
Extractions, processing and transportation of natural resource materials	X	S	X	X
Park and recreation areas	P	P	P	P
Pet temporary care businesses	X	X	X	X
Veterinary clinics	X	P	C	S
Child care centers	C	P	C	P
Lumberyards	X	P	X	X
Family care homes	P	X	X	S
Radio/TV stations	X	C	C	X
Bed and breakfast establishments	C	X	X	S
Mini-storage	X	C	X	X
Temporary uses (see Note 2)*				
Light manufacturing	X	P	P	S
Single- ~~family~~ <u>unit</u> detached dwelling units	X	X	X	P
<u>Accessory dwelling units</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>

Secondary residences (including but not limited to basement apartments, carriage houses, residence rented rooms as part of a single-family unit residence)	X	X	X	S
Sexually-oriented business	X	X	X	X
Retail Marijuana Store	P	P	P	X

P = Permitted use

C = Permitted by conditional use review

S = Permitted by special use review

X = Prohibited

Notes:

1. All types of uses, P, C and S require an SDP per the design standards of the Town.
2. Temporary uses require a temporary use permit.

Schedule of Uses Agricultural and Open Space Districts

<i>Use</i>	<i>A-UR</i>	<i>OS-R</i>	<i>OS-N</i>
Single-family unit dwellings	P	X	X
Accessory dwelling units	P	X	X
Mobile homes	X	X	X
Farm, ranching and garden accessory buildings for storage and animal husbandry uses	P	X	X
Living quarters for farm operation personnel	P	X	X
Livestock and livestock boarding	P	X	X
Cultivation, storage, sale of crops, vegetables, plants, flowers and nursery stock	P	X	X
Golf courses with clubhouse	X	C	X
Oil and gas facilities	O	X	X
Veterinary clinics/hospitals	X	C	X
Public recreation facilities	X	C	X
Places of worship	X	C	X
Campgrounds	X	C	X
Communications facilities	C	S	X
Telecommunications facilities	S	S	X
Major facilities of a public utility	S	X	X
Temporary uses	P	X	X

Utilities and cable facilities, overhead (existing overhead facilities exempted)	P	S	X
Utilities and cable facilities, underground	P	P	S
Dog parks	X	C	X
Parks	X	P	X
Picnic shelters at trailheads	P	C	X
Picnic shelters not at trailheads	P	C	X
Restroom facilities not at trailheads	P	C	X
Kiosks - information	P	C	S
Playgrounds	X	C	X
Restoration or reclamation of natural habitat greater than ½ acre	P	P	C
Trails, unpaved	P	C	C
Trails, paved	P	C	S
Trailheads without restroom facilities	P	C	S
Trailheads with restroom facilities	P	C	X
Parking, paved or unpaved*	P	C	S*
Fencing	P	C	P
Barbed wire fences	P	X	P
Signage	P	P	P*
Swimming pools	X	C	X
Reservoirs	P	C	X
Athletic fields	P	C	X
Basketball courts	X	C	X
Tennis courts	X	C	X
Flood control improvements	P	P	C
Markers and lights necessary for public or private airports	X	C	X
Pedestrian bridges	P	C	C
Maintenance equipment sheds	P	C	X
Installation of landscaping, not a part of restoration or reclamation	P	C	X
Public roadways, paved or unpaved	P	C	X

Unpaved maintenance roads	P	P	S
Grading and berms, not a part of restoration or reclamation	P	C	X

P = Permitted use

C = Permitted by conditional review

S = Permitted by special review

O = Permitted by oil and gas permit

X = Prohibited

*The number of parking spaces shall be determined by a demand analysis and only those parking standards for parking space size, aisle width and ADA requirements shall apply. Signage shall be approved only as part of a signage program that establishes design consistency within the site/property and consistency with signs at other OS-N and OS-R sites or open space properties in the Town.

- (c) The Schedule of Requirements includes basic bulk, setback, density, intensity and open space requirements for each zone district. See Sec. 16-6-160 for requirements for Accessory Dwelling Units. Additional requirements are listed for uses permitted by special review. All developments in the Superior Urban Renewal Area shall comply with the applicable Superior Urban Renewal Authority Guidelines in addition to the Schedule of Requirements.

Schedule of Requirements Residential Districts

Standard	R-E	R-VL	R-L	R-M	R-MH
Minimum lot area (square feet)	43,560	14,520	7,000	6,000	3,750
Maximum <u>principal</u> building or structure height (feet)	32	32	32	32	32
Maximum height of accessory ~~uses~~ structures less than 120 square feet (see Note 9)	10	10	10	10	10
Maximum height of accessory structures greater than 120 square feet	32	32	32	32	32
Maximum number of stories	2	2	2	2	1
Minimum lot width (feet)	150	75	50	50	37.5
Minimum yard requirements (feet)					
Front yard setbacks (~~principal and accessory uses and structures~~) (see Town of Superior Design Standards and Specifications for Street Classifications ~~see Note 1 for street classifications types~~)					
Arterial – <u>all structures</u>	50	40	25	25	30
Major collector – <u>all structures</u>	35	25	25	25	30
Minor collector <u>and local</u>	25	25	25 ¹¹ 20 15 ²	25 ¹¹ 20 15 ²	30

<u>Principle structure</u>	<u>25</u>	<u>25</u>	<u>15</u>	<u>15</u>	<u>30</u>
<u>Front Porches</u>	<u>25</u>	<u>25</u>	<u>9</u>	<u>9</u>	<u>30</u>
<u>Face of Garage & Accessory Structures</u>	<u>25</u>	<u>25</u>	<u>20</u>	<u>20</u>	<u>30</u>
Local	25	25	25 ⁴⁴ 20 15 ²	25 ⁴⁴ 20 15 ²	30
Side yard setback <u>all structures</u> (principal and accessory uses and structures - interior lot line)	20	10	5	10 ⁴⁰ Two-Unit & Multi-Unit 5 Single-Unit	5
Side yard setback (principal and accessory uses and structures - abutting street or alley, including a corner lot)	20	10	8 ⁴⁴	8 ^{3, 44}	10
<u>Side yard setback (accessory structures and garages abutting street or alley, including corner lot)</u>	<u>20</u>	<u>10</u>	<u>6</u>	<u>6</u>	<u>10</u>
Rear yard setback (principal uses and structures)	35	20	20	20	20
Rear yard (accessory uses and structures - no alley)	35	20	10	10	10
Rear yard (accessory uses and structures - abutting street or alley)	35	20	8	8	8
Creek setback (feet) (principal and accessory uses and structures) (see Note <u>12</u>)	30	30	30	30	30
Maximum lot coverage	20%	30%	40%	40%	
<u>Maximum landscaped open space (see Note 3)</u>	<u>15%</u>	<u>20%</u>	<u>25%</u>	<u>45%</u>	<u>25%</u>
The following additional standards shall be applicable only to development projects on greater than six (6) lots or with a total site area of two (2) acres or greater:					
Density limits (dwelling units per acre)	1	3	6	8	6
Minimum total open space ²⁵	15%	20%	25/35% ⁵⁻³	45% ⁷⁻⁵	25%

Minimum usable open space ²⁵	10%	10%	20/25% ⁶⁴	See Note 86	25%
---	-----	-----	----------------------	-------------	-----

Notes:

1. ~~As defined in Section 16-17-20.~~
1. Measured from high water mark or boundary line of floodway.
3. ~~Or as specified otherwise in Section 16-20-40.~~
2. The usable open space may be included within the total open space calculation. The percentages shown in the chart for total open space and for usable open space are percentages of the gross lot area.
3. Developments with lot sizes 8,500 sq. ft. or greater shall have a minimum of 25% total open space; those below 8,500 sq. ft. shall have a minimum of 35% total open space.
4. Developments with lot sizes 8,500 sq. ft. or greater shall have a minimum of 20% usable open space; those below 8,500 sq. ft. shall have a minimum of 25% usable open space.
5. May be reduced to 40% for multi-family unit and to 35% for single-family unit through the PD process.
6. 75% of the "minimum total open space."
9. ~~Detached garages may be a maximum of 2) stories and 32 feet in height.~~
10. ~~Single-family unit dwellings have a minimum of a 5-foot side setback.~~
11. ~~Applies to all structures unless specifically noted otherwise.~~
12. ~~The minimum front yard setback from garages that are accessed from the front of the lot shall be 20 feet.~~
13. ~~The minimum setback for single-family unit dwellings is 15 feet; provided that front porches may encroach up to 6 feet into the front yard setback; and minimum setback for accessory structures is 20'.~~
14. ~~If no off-street parking is required, garages may encroach up to 2 feet into the side yard setback. If off-street parking is required, then the minimum side yard setback shall be 20 feet for garages.~~

**Schedule of Requirements
Commercial and Mixed Use Districts**

Standard	B-C	B-R	B-O	M-U
Minimum lot area (square feet)				
Nonresidential	6,000	10,000	10,000	3,125
Residential	—	6,000 ¹	—	6,000 ¹
Combined residential/commercial	6,000	10,000	10,000	3,125
Maximum building or structure height	40	40	40	40
Minimum lot width (feet)	25	50	50	50
Maximum number of stories	4	4	3	3
Maximum floor area ratio				
Nonresidential	0.5	0.75	1.0	1.5
Residential	—	0.5	—	0.5

Combined residential/commercial	—	1.25	—	2.0
Yard requirement (feet)				
Front yard setback (see <u>Town of Superior Design Standards and Specifications for Street Classifications Note 2 for street types</u>)				
Arterial	25	50	50	25
Major collector	25	40	40	25
Minor collector	25	25	25	25
Local	25	25	25	15
Side yard setback	See Note 3 1	See Note 3 1	See Note 3 1	5 ⁵⁻³
Rear yard setback	15	25	15	25
Creek setback from high water mark (minimum) (see also Section 16-29-90)	30	30	30	30
Minimum landscaped open space	25% ⁴⁻²	25% ⁴⁻²	40% ⁴⁻²	30% ⁴⁻²
Maximum building height for single-family unit detached (feet)	N/A	N/A	N/A	32

Notes:

- ~~1. Residential minimum lot sizes in the B-R District shall conform to the requirements of the R-M District.~~
- ~~2. As defined in subsections 16-17-20(b) and (c).~~
- ~~1. 3. In the B-R, B-C and B-O Districts, the minimum side yard shall be ten (10) feet for the first twenty-five (25) feet of building height. Buildings in excess of twenty-five (25) feet shall increase the side yard setback one (1) foot for each two (2) feet of building height over twenty-five (25) feet to a maximum setback of twenty-five (25) feet.~~
- ~~2. 4. Of the required minimum landscaped open space, up to twenty (20%) percent may be provided in the public right-of-way with credits given for pedestrian improvements, street furniture, subject to the approval of the Planning Commission and Board of Trustees.~~
- ~~3. 5. Zero lot line or patio/single-family unit detached units are allowed in this district. The minimum side setback to the next unit from a zero-lot line unit is five (5) feet.~~

Sec. 16-6-130. Accessory uses.

(a) An accessory use:

- (1) Is customary to and commonly associated with the operation of the principal use;
- (2) Is clearly subordinate and incidental to the principal use;
- (3) Is operated and maintained under the same ownership as the principal use on the same lot;
- (4) Includes only those structures or structural features consistent with the principal use;

- (5) Is not detrimental to the character of the area in which the lot is located;
 - (6) Is related to the principal use and actively maintained at the same time as the principal use; and
 - (7) May include home occupations, as permitted by this Code.
- (b) ~~The gross floor area utilized by all accessory uses, except a private garage, shall not exceed ten percent (10%) of the total floor area of the principal use which is active and operational. The maximum square footage of the portion of a lot used for an accessory use shall be determined based on the above criteria; however, in no event shall the square footage of the portion of the lot used for the accessory use exceed twenty-five percent (25%) of the square footage of the principal use which is active and operated at the same time as the accessory use.~~
 - (c) ~~There shall be no more than one (1) accessory building, unless a detached garage is an accessory use on the property, then one (1) other accessory building on the lot shall be allowed.~~
 - (d) ~~Accessory uses that have a total roof area not exceeding one hundred twenty (120) square feet do not require a building permit.~~
 - (e) Accessory uses shall meet setback and other design standard requirements in each zone district. ~~Construction of accessory buildings may or may not require a building permit. If such a permit is required, a plot plan showing the location of the accessory use on the zone lot shall be required. Accessory uses meeting the above conditions are permitted by a building permit issued for a principal use, as long as the accessory uses were shown on the same plot plan as the principal use.~~
 - (f) Without limiting the generality of Subsection (a) hereof, the following activities, if they satisfy the general criteria set forth above, are specially regarded as accessory to principal residential uses:
 - (1) Offices or studios in an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on administrative or artistic activities of a commercial nature, if such activities do not fall within the definition of a home occupation, which is regulated separately in this Chapter.
 - (2) Hobbies or recreational activities of a noncommercial nature, limited to the premises.
 - (3) Yard sales or garage sales, if such sales are not conducted on the same lot for more than three (3) days (whether consecutive or not) during any ninety-day period.
 - (g) Without limiting the generality of Subsection (a) hereof, the following activities shall not be considered accessory uses and are prohibited in residential districts:
 - (1) Storage, outside of a substantially enclosed structure, of any motor vehicle that is not licensed or not operational.
 - (2) Parking or storage of a motor home or travel trailer exceeding thirty (30) feet in length for more than thirty (30) days.
 - (3) Parking, outside a substantially enclosed structure, of more than four (4) motor vehicles between the front building line of the principal building and the street on any lot.

Sec. 16-6-160. Accessory dwelling units. Accessory dwelling units are a permitted use on all lots that allow a single-unit or two-unit dwelling, including without limitation properties that are zoned Planned Development. Accessory dwelling units shall comply with the following

Accessory dwelling units ("ADUs") are permitted as accessory structures to single-family and two-family dwelling units in the R-L, Low Density Residential District and the R-M, Medium Density Residential District, subject to the following:

- (1) Number. Only one (1) ADU shall be permitted for each single-family unit dwelling unit or two-family unit dwelling unit on a lot.
- (2) Size. For a principal dwelling unit of one thousand (1,000) square feet or more, the ADU shall be no larger than fifty (50) percent of the square feet of the principal dwelling unit or eight hundred (800) square feet, whichever is smaller. For a principal dwelling unit of less than one thousand (1,000) square feet, the ADU shall be no larger than five hundred (500) square feet. For purposes of this subsection, square footage calculations shall exclude any garage, porch or similar area.
- (3) Design and development standards. An ADU is subject to the development standards that are established for each zone district or Planned Development, as applicable. meet the same development standards required for the principal dwelling unit, as listed in the Schedule of Requirements for Residential Districts in Section 16-6-120 of this Code. If the entrance to the ADU is visible from an adjacent street, the entrance shall be designed in a manner as to be clearly subordinate to the entrance of the principal dwelling unit. If the applicable Planned Development (including a Final Development Plan or Final Plat Site Plan) includes standards for architecture (such as roof pitch, architectural compatibility, material, color, etc), these standards shall not apply to the ADU.

Standard	
Maximum height (attached or internal)	Equivalent to the maximum height allowed for the principal dwelling unit
Maximum height (detached)	Equivalent to the maximum height allowed for the principal dwelling unit or 32,' whichever is less
Front setback	Equivalent to the front setback allowed for the principal dwelling unit
Rear setback	Equivalent to the rear setback allowed for accessory structures. If none is stated, then 5'. If the ADU is attached or internal to the principal dwelling, the portion of the structure that contains the principal dwelling unit must maintain the rear setback for principal structures.
Side setback (internal lot line)	Side setback (internal) of principal dwelling unit
Side setback (street side)	Side setback (street side) of principal dwelling unit
Maximum Lot Coverage	If the zone district includes a maximum lot coverage allowance, the ADU is subject to such standard

- (4) Parking. Off-street parking is not required. One (1) on-site parking space shall be required for the ADU. Parking for an ADU shall be in addition to the required parking for the principal dwelling unit.
- (5) Timing. A certificate of occupancy for an ADU may be issued prior to a certificate of occupancy being issued for the principal dwelling unit.
- (6) Occupancy. No more than three (3) unrelated persons shall occupy an ADU at any time. One (1) or more of the property owners shall occupy either the principal dwelling unit or the ADU at all times;

~~provided that, if the ADU is temporarily unoccupied, the principal dwelling unit may also be unoccupied. The property owner shall reside of the property on the date an application is filed to construct an ADU. This is not required if the application is to allow construction of an ADU on a vacant lot.~~

- (7) Utility service. ADUs shall be connected to the water and wastewater utilities of the principal dwelling unit and may not have separate connections, unless the Town or applicable district approves of separate connections in writing.
- (8) Mobile and manufactured homes. Mobile homes are prohibited for use as an ADU, but manufactured homes may be used as ADUs.
- (9) ~~Deed restriction. Every property on which an ADU is permitted pursuant to this Section shall be subject to a deed restriction agreement in a form provided by the Town, and such deed restriction agreement shall be recorded prior to the issuance of a certificate of occupancy for the ADU. The deed restriction shall include the following provisions, at a minimum:~~
 - ~~a. The ADU shall not be sold separately from the principal dwelling unit;~~
 - ~~b. The ADU shall be restricted to the approved size;~~
 - ~~c. The deed restriction shall lapse upon removal of the ADU; and~~
 - ~~d. The restrictions shall run with the land and are binding upon any successor in ownership of the property.~~
- (10) Subdivision. No portion of a lot on which an ADU is located may be subdivided from or legally described differently than, the lot containing the principal dwelling unit, and no portion of a structure containing an ADU may have ownership different from the ownership of the principal dwelling unit.
- (11) ~~Permitting. An ADU constructed prior to construction of a principal dwelling unit shall remain an ADU, regardless of whether a principal dwelling unit is constructed.~~

ARTICLE XXIV Parking and Loading

Sec. 16-24-10. Off-street parking spaces required.

- (a) The following off-street parking spaces shall be provided with the construction of or addition to any of the buildings and uses listed below. This schedule shall be supplemented by Institute of Transportation Engineers (ITE) schedule of parking in the most current adopted edition, Parking Generation, as it may be amended where the ITE standards are more restrictive. This reference document is on file and available for inspection at the Town Hall.

Parking Space Requirements

<i>Use</i>	<i>Parking Requirements</i>
Residential Uses	
Efficiency or 1 bedroom	1.5 spaces per unit
2 bedrooms	2.0 spaces per unit

3 bedrooms	3.0 spaces per unit
4 or more bedrooms	3.5 spaces per unit
Additional requirements for multiple-family unit residential and mobile home parks with 6 or more units (guest parking)*	0.25 space for each unit
Multiple-family unit housing for the elderly or handicapped	0.5 space per unit
<u>Multiple-unit housing and adaptive reuse developments, if more than fifty percent (50%) of the gross floor area of the development is in residential dwelling use, within those areas designated by C.R.S. § 29-36-101, et seq., as applicable transit service areas</u>	<u>Not applicable</u>
Hotels	1 space per bedroom, plus 1 space per employee (busiest shift)
Temporary multi-family unit or lodges	1.5 spaces per unit, plus 2 spaces for the owner's or manager's unit
Nursing homes, rest homes	1 space per 2 beds, plus 1 space for every 4 employees
Mobile home parks	2.0 per unit, plus 0.5 per unit guest parking
Nonresidential Uses	
Drive-in or fast food restaurant	1 space for every 2 seats or 1 space for every 100 sq. ft. of floor area, whichever is greater, plus 1 space for every employee on the largest work shift, plus 10 stacking spaces for a drive-up window
Animal hospitals	1 space for every 300 sq. ft. of floor area
Hospitals	1 space for every 2 beds, plus 1 space for each staff doctor and employee on the largest work shift
Motor vehicle sales	1 space for every 500 sq. ft. of floor area
Motor vehicle service and repair	1 space for every 300 sq. ft. of floor area
Business and professional offices	1 space for every 250 sq. ft. of floor area
Medical, dental offices and clinics	1 space for every 200 sq. ft. of floor area
Indoor restaurants and bars	1 space for every 3 seats or 1 space for every 200 sq. ft. of floor area, whichever is greater
Retail businesses, except furniture stores and appliance stores	1 space for every 300 sq. ft. of floor area
Furniture stores, appliance stores	1 space for every 500 sq. ft. of floor area
Wholesale business and warehouses	1 space for every 1,000 sq. ft. of floor area or 1 space for every 2 employees, whichever is greater

Industrial uses (excluding offices) not mentioned specifically as another use in this Section	1 space for every 500 sq. ft. or .75 spaces for under every 1 employee, whichever is greater
Places of public assembly, such as places of worship, auditoriums, rooms	1 space for every 4 seats in the principal meeting place of assembly
Libraries	1 space for every 400 sq. ft. of floor area, plus 1 space for every 2 employees
Educational Facilities	
Preschool nurseries or child care centers, kindergarten and elementary schools and middle schools	1 space per classroom, plus 1 space per employee
High schools	1 space per employee, plus 1 space for every 4 students, plus 1 space for every 4 seats in the principal place of assembly (bench capacity is determined as 1 seat per 20 inches)
Recreational facilities	1 space for every 500 sq. ft. of recreational area

Neighborhood	Max. Lot Coverage	Max. Height	Front Setback	Street Side Setback	Interior Side Setback	Principal Rear Setback	Accessory Rear Setback
Rock Creek Ranch Single-Unit	NA	35' max	20'	10'	5'	20'	None noted, so 5' applies
Coal Creek Crossing	45% max	32' (2-story max)	20' from front load garage, 13' to living space, 13' to front porch, 13' to side load garage, all measured from back of walk	10'	5'	10'	None noted, so 5' applies
Sagamore	61%	32', see design standards	20' from garage, 15' from living space	5'	5'	9' to park or open space, 18' to adjacent lot	None noted, so 5' applies
Calmante II	55%	30', max 1 story	15', 10', or 20' (depending on design of home)	15'	5'	15'	None noted, so 5' applies
Lanterns Lane	60%	35'	20', 12' (Depending on garage)	10' to street, 20' to open space	0' (attached side) 5' (interior side lot)	15'	None noted, so 5' applies
Rogers Farm Wee-Cottages	70%	32' or 38' -see FDP	5'	3' (10' from ROW)	3'	6'	None noted, so 5' applies
Discovery Duplexes	NA	32'	18'	See FDP	0' (attached side) 5' (interior side lot)	15'	None noted, so 5' applies
Downtown Superior, Block 13	See FDP (varies by home type)	55'	5'	3'	3'	3'	None noted, so 5' applies
Downtown Superior, Blocks 26 & 27	44%	32'	2'	3'	3'	6'	None noted, so 5' applies
Downtown Superior, Block 25	NA	55'	2'	3'	3'	0'	None noted, so 5' applies
Downtown Superior, Blocks 16-24	NA	32' or 55' - see FDP	2' or 7'	10'	5'	4' or 8'	None noted, so 5' applies

Chapter 16 – Land Use Code Updates

- Occupancy Limits (HB24-1007)
- Accessory Dwelling Units (HB24-1152)
- Minimum Parking Requirements (HB24-1304)

HB24-1007

Prohibit Residential Occupancy Limits

This bill requires local jurisdictions in the State of Colorado to remove residential occupancy limits based on familial relationships.

All references in the Code shall be replaced with the following:

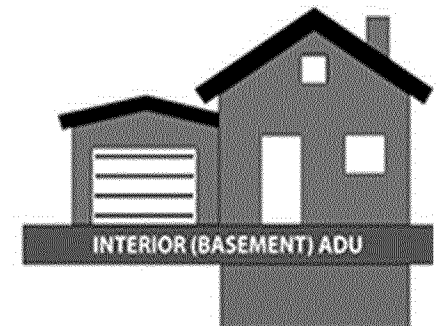
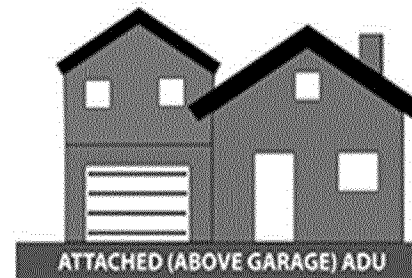
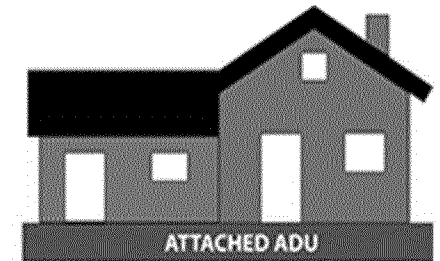
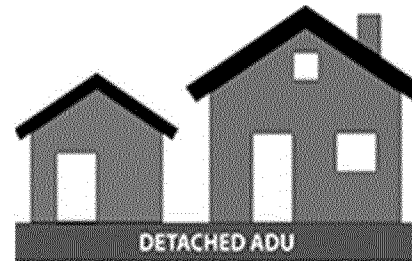
Current Code:

- *Family* —————→ *Household*
- *Single-family* —————→ *Single-unit*
- *Two-family* —————→ *Two-unit*
- *Multi-family* —————→ *Multi-unit*
- *Multiple-family* —————→ *Multiple-unit*

Proposed Code:

Accessory Dwelling Units

This bill requires municipalities allow Accessory Dwelling Units (ADUs) in all zones that allow single-family detached units.



Accessory Dwelling Units

The Schedules of Uses tables are amended to add "Accessory Dwelling Units" as a permitted use in the R-E, R-VL, R-L, and R-M, M-U and A-UR zone districts and all Planned Developments.

The Schedule of Requirements are amended to consolidate multiple footnotes into the table. These regulations include bulk, setback, density, intensity and open space requirements for each zone district.

Section 16-6-130

The Accessory Use regulations are amended to remove items that are regulated under the building code.

Accessory Dwelling Units

Section 16-6-160

- 1) Number. Only one (1) ADU shall be permitted for each single-unit dwelling unit or two-unit dwelling unit on a lot.
- 2) Size. The ADU shall be no larger than fifty percent (50%) of the square feet of the principal dwelling unit, or 750 SF (whichever is greater).
- 3) Design and development standards. An ADU is subject to the development standards that are established for each zone district or Planned Development, as applicable. Architectural requirements do not apply to the ADU

HB24-1152

Development Standards for ADUs

Standard	Proposal
Maximum height (attached or internal)	Equivalent to the maximum height allowed for the principal dwelling unit
Maximum height (detached)	Equivalent to the maximum height allowed for the principal dwelling unit or 32,' whichever is less
Front setback	Equivalent to the front setback allowed for the principal dwelling unit
Rear setback	Equivalent to the rear setback allowed for accessory structures. If none is stated, then 5'. If the ADU is attached or internal to the principal dwelling, the portion of the structure that contains the principal dwelling unit must maintain the rear setback for principal structures
Side setback (internal lot line)	Side setback (internal) of principal dwelling unit
Side setback (street side)	Side setback (street side) of principal dwelling unit
Maximum Lot Coverage	If the zone district includes a maximum lot coverage allowance, the ADU is subject to such standard

2.18.2025

Accessory Dwelling Units

- 4) Parking. Off-street parking is not required.
- 5) Timing. A CO for an ADU may be issued prior to a CO for the principal unit.
- 6) Occupancy. Owner shall reside on the property at the time of application.
- 7) Utility service. Must be connected to the water and wastewater utilities of the principal dwelling unit.
- 8) Mobile homes are not permitted. Manufactured homes on permanent foundations are allowed.
- 9) Subdivision. Lots cannot be subdivided – ADU must have the same ownership as the principal dwelling unit.
- 10) Permitting. An ADU constructed prior to the construction of a principal dwelling unit shall remain an ADU, regardless of whether a principal dwelling unit is constructed.

HB24-1304

Minimum Parking Requirements

DOLA Guidance – Language:

However, no off-street parking shall be required for new multiple dwelling development or in any adaptive reuse development in which more than 50 percent of the gross floor area of the development is in residential dwelling use, within those areas designated by statute and identified by a map maintained by the Colorado Department of Local Affairs as Applicable Transit Service Areas.

2.18.2025

Planning and Building Update

Council – Committee Dinner

Choose a date (Top 2):

March 3 April 28

March 10 May 12

March 24 June 2

April 14

Alternatives: June 9 or June 23

2.18.2025

Town of Superior – Planning Commission