

A. Single-Family and Two-Family Residential Zone Districts

Dimensional standards for the A, R-E, R-1 9, R-1 6, and R-2 zone districts are shown in Table 7.4.2-A (Single-Family and Two-Family Residential District Dimensional Standards).

Table 7.4.2-A Single-Family and Two-Family Residential District Dimensional Standards							
NOTE: Different standards in overlay districts supersede standards in this table.							
DU = Dwelling Unit AC = Acre SF = Square Feet ADU = Accessory Dwelling Unit							
ADU-I = Integrated ADU ADU-D = Detached ADU AFS = Accessory Family Suite							
Zone District	A	R-E	R-1 9	R-1 6	R-2	R-4	R-5
Lot Standards							
Residential density (maximum)	N/A	N/A	N/A	N/A	N/A	8 du/ac [6]	25 du/ac
Lot area (minimum)							
<i>Single-Family Detached</i>	5 ac	20,000 sf	9,000 sf	6,000 sf	5,000 sf	5,000 sf	4,000 sf
<i>Single-Family Attached</i>	N/A	N/A	N/A	N/A	3,500 sf	3,000 sf	2,200 sf
<i>Two-Family (Duplex)</i>	N/A	N/A	N/A	N/A	7,000 sf	6,000 sf	6,000 sf
<i>Multi-Family – one-story structure</i>	N/A	N/A	N/A	N/A	N/A	2,500 sf per du	1,400 sf per du
<i>Multi-Family – two-story structure</i>	N/A	N/A	N/A	N/A	N/A	2,000 sf per du	1,100 sf per du
<i>Multi-Family – three-story structure</i>	N/A	N/A	N/A	N/A	N/A	1,500 sf per du	900 sf per du
<i>Multi-Family – four-story structure</i>	N/A	N/A	N/A	N/A	N/A	N/A	800 sf per du
Lot width (minimum)	200 ft	100 ft	75 ft	50 ft	50 ft	50 ft	50 ft
Lot Coverage							
Maximum	N/A	30%	35%			45%	50%
Lots containing any building(s) equal to or exceeding 18 ft in height	N/A	N/A	N/A	40%	40%	N/A	N/A
Lots containing only buildings less than 18 ft in height							
<i>5,000 – 6,500 sf lot</i>	N/A	N/A	N/A	55%	55%	N/A	N/A
<i>6,501 – 7,500 sf lot</i>	N/A	N/A	N/A	50%	50%	N/A	N/A
<i>7,501 – 8,500 sf lot</i>	N/A	N/A	N/A	45%	45%	N/A	N/A
<i>8,501+ sf lot</i>	N/A	N/A	N/A	40%	40%	N/A	N/A
Setbacks							
Front (minimum)	25 ft						
<i>House – General (from property line)</i>		25 ft	25 ft	15 ft or average of two adjacent or nearest developed properties facing the same street frontage, whichever is less	10 ft or average of two adjacent or nearest developed properties facing the same street frontage, whichever is less	20 ft	20 ft
<i>Garage – General (from back of sidewalk) [1]</i>		20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
<i>House and Garage adjacent to collector, parkway, or arterial street (from property line) [2]</i>		25 ft	25 ft	25 ft	25 ft	20 ft	20 ft

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Zone District	A	R-E	R-1 9	R-1 6	R-2	R-4	R-5
Side – Interior (minimum) [2] [3] [4]	10 ft	10 ft	5 ft, 15 ft combined both sides	5 ft	5 ft	5 ft.	5 ft.
Corner Lot – Side Street (minimum)	20 ft	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Rear (minimum) [2] [5]	35 ft	25 ft					
<i>House and Attached Garage or Carport, General</i>			20 ft	15 ft	15 ft	15 ft	15 ft
<i>Detached Garage or Carport accessed from alley or rear access easement</i>			5 ft	5 ft	5 ft	5 ft	5 ft
Height							
Building height (maximum) [2]	35 ft	35 ft	35 ft	35 ft	35 ft	40 ft	50 ft

- NOTES:**
- [1] Front Yard Carports shall comply with Subsection 7.3.304C (Carport or Garage, Accessory).
 - [2] A school, religious institution, and other places of public assembly permitted in the zone district may exceed the building height maximums if the side and rear setback requirements are increased by an additional foot for each foot that the height of the building exceeds the building height maximum.
 - [3] In districts with 5 ft. side setbacks, the side setback may be reduced to 3 ft. if Colorado Springs Utilities and the Stormwater Enterprise Manager determine that adequate utilities and drainage can be provided.
 - [4] 5 ft. side setback does not apply where two permitted structures share a common wall.
 - [5] 5 ft. rear setback applies to SFA/SFD/2F dwellings where parking is accessed from an alley and no driveway parking is provided on the lot.
 - [6] Applies only to multi-family residential.