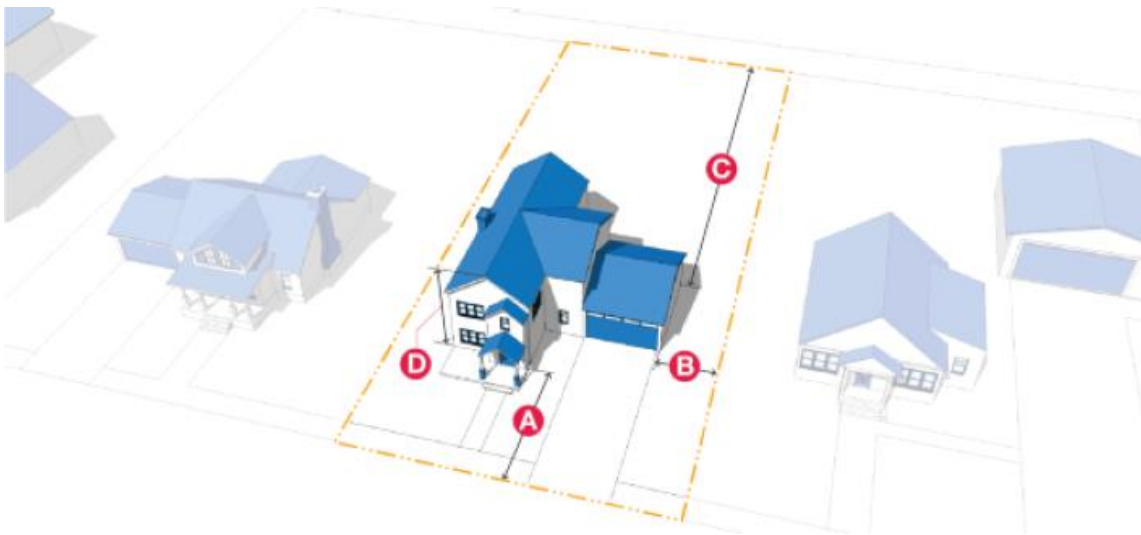


**7.2.203: R-1 9: SINGLE-FAMILY - LARGE**

**Review Criteria**

A. Purpose: This zone district accommodates medium-sized lots with a minimum size of nine thousand (9,000) square feet primarily for detached single-family residential uses. Land uses are as indicated in Table 7.3.2-A (Base and NNA-O District Use Table).



B. Dimensional Standards: The following table is a summary of key district-specific dimensional standards. Complete dimensional standards, including standards for accessory structures, are included in Part 7.4.2 (Dimensional Standards) and Section 7.3.304 (Accessory Uses).



# COLORADO SPRINGS PLANNING

## Land Use Review

### Unified Development Code Review Criteria

Table 7.2.2-C		
R-1 9: Lot and Building Standards		
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Lot Standards		
	Lot area (minimum)	9,000 sf
	Lot width (minimum)	75 ft
	Lot coverage (maximum)	35%
Setbacks (minimum)		
A	Front	
	<i>House</i>	25 ft
	<i>Garage - General (from back of sidewalk) [1]</i>	20 ft (see Table 7.4.2-A )
	<i>House and Garage adjacent to collector, parkway, or arterial street</i>	25 ft
B	Side - Interior	5 ft; 15 ft combined both sides
	Corner Lot - Side Street	15 ft
C	Rear	
	<i>House and Attached Garage or Carport, General</i>	20 ft
	<i>Detached Garage or Carport accessed from alley or rear access easement</i>	5 ft
Height (maximum)		
D	Building height	35 ft
Notes:		
[1] Front Yard Carports shall comply with Subsection 7.3.304C (Carport or Garage, Accessory).		

C. Additional Standards:

1. Reference Part 7.3.3 for additional use-specific standards. (Ord. 23-03)