

COLORADO SPRINGS PLANNING Land Use Review

Unified Development Code Review Criteria

7.2.205: R-2: TWO-FAMILY

Review Criteria

A. Purpose: The R-2 zone district accommodates detached single-family and two-family (duplex) residential uses on a single lot larger than five thousand (5,000)square feet, or duplex structures on separate lots provided each lot is larger than three thousand five hundred (3,500) square feet. 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).



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Table 7.2.2-E	
R-2: Lot and Building Standards	
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Lot Standards	
Lot area (minimum)	
Single-Family Detached	5,000 sf
Duplex on one lot	7,000 sf
Single-Family Attached [2]	3,500 sf for each lot
Lot width (minimum) [2]	50 ft
Lot Coverage (maximum)	
Building equal to or exceeding 18 ft in height	40%
Buildings less than 18 ft in height	
5,000 - 6,500 sf lot	55%
6,501 - 7,500 sf lot	50%
7,501 - 8,500 sf lot	45%
8,501+ sf lot	40%
Setbacks (minimum)	•
A Front	
House	10 ft or average of two adjacent or nearest developed properties facing the same street frontage, whichever is greater
Garage - General (from back of sidewalk) [1]	20 ft (see Table 7.4.2-A)
House and Garage adjacent to collector, parkway, or arterial street	25 ft
B Side - Interior [2]	5 ft
Corner Lot - Side Street	15 ft
C Rear	
House and Attached Garage or Carport, General	15 ft
Detached Garage or Carport accessed from alley or rear access easement	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). [2] Minimum side setbacks do not apply to the interior lot line where two residential dwelling units share a common wall. When a common wall is shared, the minimum lot width for each dwelling unit shall be 25 ft.	



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