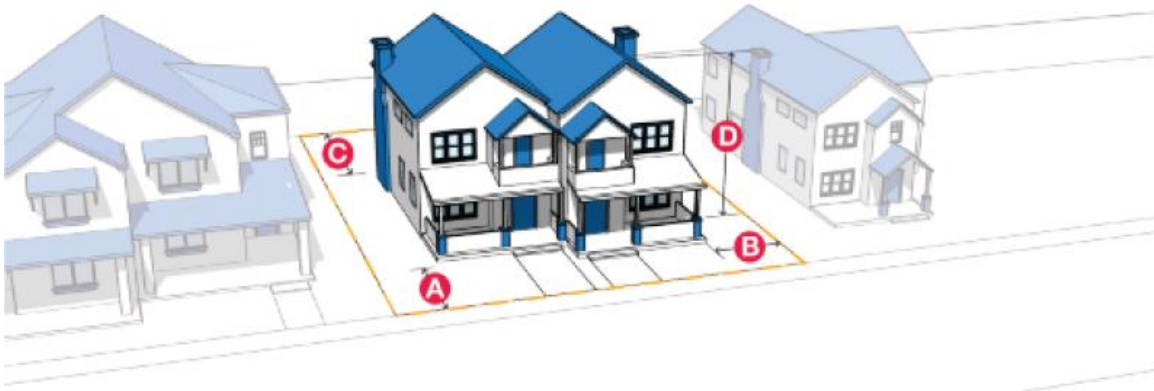


7.2.205: R-2: TWO-FAMILY

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).

Table 7.2.2-E

R-2: Lot and Building Standards

Table 7.2.2-E

R-2: Lot and Building Standards

Lot Standards

	Lot area (minimum)	
	<i>Single-Family Detached</i>	5,000 sf
	<i>Duplex on one lot</i>	7,000 sf
	<i>Single-Family Attached [2]</i>	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	
	<i>House</i>	10 ft or average of two adjacent or nearest developed properties facing the same street frontage, whichever is greater
	<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 [2]	5 ft
	Corner Lot - Side Street	15 ft
C	Rear	
	<i>House and Attached Garage or Carport, General</i>	15 ft
	<i>Detached Garage or Carport accessed from alley or rear access easement</i>	5 ft

Height (maximum)

D	Building height	35 ft
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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.



COLORADO SPRINGS PLANNING

Land Use Review

Unified Development Code Review Criteria

C. Additional Standards:

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