



COLORADO SPRINGS PLANNING

Land Use Review

Unified Development Code Review Criteria

7.4.201: GENERAL DIMENSIONAL STANDARDS

Review Criteria

The following four tables, Tables 7.4.2-A through 7.4.2-D, establish the dimensional standards for the agricultural and residential, mixed-use, industrial, public and semi-public, and North Nevada Avenue Overlay (NNA-O) zone districts established in Article 7.2: Zone Districts. In case of conflict between the dimensions shown in this Section 7.4.201 and the dimensions shown for individual zone districts in Article 7.2: Zone Districts, the

dimensions in this Section shall control. Accessory structures shall meet the required minimum setbacks and maximum heights applicable to primary structures unless otherwise noted in Section 7.4.203 (Exceptions and Encroachments) or otherwise noted in this UDC. Maximum heights of structures may be further limited by the FAA's regulations on Safe, Efficient Use, and Preservation of the Navigable Airspace, 14 CFR Part 77, particularly on lands close to Colorado Springs Airport and the United States Air Force Academy.

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).

<p>Table 7.4.2-A</p> <p>Single-Family and Two-Family Residential District Dimensional Standards</p> <p>NOTE: Different standards in overlay districts supersede standards in this table.</p> <p>DU = Dwelling Unit AC = Acre SF = Square Feet ADU = Accessory Dwelling Unit</p> <p>ADU-I = Integrated ADU ADU-D = Detached ADU AFS = Accessory Family Suite</p>							
Zone District	A	R-E	R-1 9	R-1 6	R-2	R-4	R-5
<p>Table 7.4.2-A</p> <p>Single-Family and Two-Family Residential District Dimensional Standards</p> <p>NOTE: Different standards in overlay districts supersede standards in this table.</p> <p>DU = Dwelling Unit AC = Acre SF = Square Feet ADU = Accessory Dwelling Unit</p> <p>ADU-I = Integrated ADU ADU-D = Detached ADU AFS = Accessory Family Suite</p>							
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)							
Single-Family Detached	5 ac	20,000 sf	9,000 sf	6,000 sf	5,000 sf	5,000 sf	4,000 sf

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Single-Family Attached	N/A	N/A	N/A	N/A	3,500 sf	3,000 sf	2,200 sf
Two-Family (Duplex)	N/A	N/A	N/A	N/A	7,000 sf	6,000 sf	6,000 sf
Multi-Family - one-story structure	N/A	N/A	N/A	N/A	N/A	2,500 sf per du	1,400 sf per du
Multi-Family - two-story structure	N/A	N/A	N/A	N/A	N/A	2,000 sf per du	1,100 sf per du
Multi-Family - three-story structure	N/A	N/A	N/A	N/A	N/A	1,500 sf per du	900 sf per du
Multi-Family - four-story structure	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							
5,000 - 6,500 sf lot	N/A	N/A	N/A	55%	55%	N/A	N/A
6,501 - 7,500 sf lot	N/A	N/A	N/A	50%	50%	N/A	N/A
7,501 - 8,500 sf lot	N/A	N/A	N/A	45%	45%	N/A	N/A
8,501+ sf lot	N/A	N/A	N/A	40%	40%	N/A	N/A
Setbacks							
Front (minimum)	25 ft						
House - General (from property line)		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
Garage - General (from back of sidewalk) [1]		20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
House and Garage adjacent to collector, parkway, or arterial street (from property line) [2]		25 ft	25 ft	25 ft	25 ft	20 ft	20 ft
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					
House and Attached Garage or Carport, General			20 ft	15 ft	15 ft	15 ft	15 ft
Detached Garage or Carport accessed from alley or rear access			5 ft	5 ft	5 ft	5 ft	5 ft



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easement							
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.							

B. Flex Residential Zone Districts: Dimensional standards for the R-Flex Low, R-Flex Medium, and R-Flex High zone districts are shown in Table 7.4.2-B (Flex Residential District Dimensional Standards).

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Table 7.4.2-B

Flex Residential District Dimensional Standards

NOTE: Different standards in overlay districts supersede standards in this table

DU = Dwelling Unit SFD = Single-Family Detached DU MF = Multi-family DU
SFA = Single-Family Attached DU 2F= Duplex O = Other

Zone District	R-Flex Low Residential Uses [1]	R-Flex Medium Residential Uses [1]	R-Flex High Residential Uses [1]	R-Flex Low, Medium & High Non-Residential Uses [1]
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Table 7.4.2-B

Flex Residential District Dimensional Standards

NOTE: Different standards in overlay districts supersede standards in this table

DU = Dwelling Unit SFD = Single-Family Detached DU MF = Multi-family DU
SFA = Single-Family Attached DU 2F= Duplex O = Other

Zone District	R-Flex Low Residential Uses [1]	R-Flex Medium Residential Uses [1]	R-Flex High Residential Uses [1]	R-Flex Low, Medium & High Non-Residential Uses [1]
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Lot Standards

Residential density range of area included in Land Use Plan	Up to 6 du/ac	5 - 16 du/ac	15 - 30 du/ac	N/A
Lot area (minimum)	2,000 sf per du	1,500 sf per du	SFA/SFD/2F: 1,000 sf MF: N/A	N/A
Lot width (minimum)	25 ft per du	20 ft per du	SFA/SFD/2F: 16 ft per du MF: N/A	N/A

Setbacks

Front (minimum)				
Structure - General	10 ft	10 ft.	SFA/SFD/2F: 10 ft. MF: 20 ft	Min: 5 ft Max: 20 ft
Street-loaded garage for SFA/SFD/2F	20 ft. from back of sidewalk [3]	20 ft. from back of sidewalk [3]	Not permitted	N/A
Side (minimum) [2]	Interior: 1 ft.; 6 ft. combined both sides; or 0 ft if attached	Interior: 1 ft.; 6 ft. combined both sides; or 0 ft if attached	SFA/SFD/2F: Interior: 1 ft.; 6 ft. combined both sides; or 0 ft if attached MF: 10 ft [3]	10 ft
Corner Lot - Side Street (minimum)	15 ft	15 ft	15 ft	20 ft
Rear (minimum) [3]	10 ft	10 ft	SFA/SFD/2F: 10 ft. MF: 20 ft. [3]	15 ft
Detached garage or carport	5 ft. from property line adjacent to the alley or from the edge of any access easement	5 ft. from property line adjacent to the alley or from the edge of any access easement	5 ft. from property line adjacent to the alley or from the edge of any access easement	N/A

Height

Building height (maximum) [2]	35 ft.	45 ft.	65 ft.	45 ft
Other				
Front parking setback (minimum)	N/A	N/A	N/A	20 ft

NOTES:

- [1] For residential uses, the standards apply as noted in the columns for the R-Flex Low, R-Flex Medium, and R-Flex High zone districts in the columns labeled "Residential Uses" for each district. For permitted or conditional non-residential uses in any of the R-Flex districts, the standards in the last column of this table shall apply.
- [2] A hospital, 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] Setbacks for MF apply only to the perimeter of the parcel/zone district boundary.

C. Mixed-Use Zone Districts: Dimensional standards for the OR, MX-N, MX-T, MX-M, MX-L, and MX-I zone districts are shown in Table 7.4.2-C (Mixed-Use District Dimensional Standards).

Table 7.4.2-D						
Industrial, Public and Semi-Public, and NNA-O District Dimensional Standards						
NOTE: Different standards in overlay districts supersede standards in this table.						
South: NNA South sector Central: NNA Central sector North: NNA North sector						
Zone District	BP	LI	GI	NNA-O		
				South	Central	North
Table 7.4.2-D						
Industrial, Public and Semi-Public, and NNA-O District Dimensional Standards						
NOTE: Different standards in overlay districts supersede standards in this table.						
South: NNA South sector Central: NNA Central sector North: NNA North sector						
Zone District	BP	LI	GI	NNA-O		
				South	Central	North
District Standards						
District area (minimum) [1]	10 ac	N/A	N/A	Per base zone district		
Lot Standards						
Lot area (minimum) [2]	N/A	N/A	[3]	Per base zone district		
Lot width (minimum)	N/A	[3]	[3]			
Setbacks [10]						
Front (minimum)	20 ft [4]	20 ft	20 ft	0 - 15 ft [5]	15 - 80 ft [5]	15 - 80 ft [5]
Side (minimum) [6]	10 ft [4]	[7]	[7]	5 ft [8]	15 ft [8]	15 ft [8]
Corner Lot - Side Street (minimum) [6]	20 ft [4]	[7]	[7]	15 ft [8]	25 ft [8]	25 ft [8]
Rear (minimum) [6]	25 ft [4]	[7]	[7]	5 ft [8]	5 ft [8]	5 ft [8]
Adjacent to residential	100 ft [4]	[7]	[7]	N/A	N/A	N/A
Height						
Building height (maximum) [6]	45 ft [9]	60 ft [9]	80 ft [9]	Per base zone district		
Other						
Front parking setback (minimum)	20 ft	[4]	20 ft [4]	Per base zone district		
NOTES:						
[1] Applies to land zoned into district after the Effective Date. Does not apply to additional land added to adjacent land already in the district after the Effective Date.						
[2] Lot sizes may be established to accommodate only the proposed buildings if all of the required landscaping, parking, drive, and maneuvering areas are included in a commonly owned and maintained tract. In this case, the minimum lot area and minimum setbacks from the platted lot lines shall be determined in conjunction with the review of the Development Plan and all buildings must comply with the standard building setbacks measured from the periphery of the project boundaries.						
[3] Development standards are determined by the review of the Land Use Plan or Development Plan, as applicable, at the time the district is established.						
[4] Or as established in PIP-1, PIP-2, or Land Use Plan or Development Plan approved prior to the Effective Date. Listed setbacks only apply to property lines adjacent to public streets and to side and rear lines adjacent to properties in a different zone district, unless otherwise established in a Land Use Plan or Development Plan.						
[5] Front setback build-to zone.						
[6] 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						



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by an additional foot for each foot that the height of the building exceeds the building height maximum.

[7] Minimum building and parking lot setbacks shall be determined by compliance with the landscape requirements in Article 7.4.

[8] Zero (0) foot setback is permitted if part of overall Land Use Plan or Development Plan.

[9] Height bonuses may apply subject to Subsection 7.4.202C.1 (Building Height). Regardless of any height incentives earned, if the lot is adjacent to a lot in a residential zone district or a lot designated for residential use in a PDZ district, the maximum height of any portion of a building within 75 feet of the property line of an adjacent lot is 35 feet.

[10] Pursuant to Section 7.4.905 (Street Frontage and Street Trees), if the landscape setback is greater than the setback listed in this table, the landscape setback prevails.

(Ord. 23-03)