

SEPTEMBER 29TH, 2026

ZONING & PERMIT

SITE SURVEY



LIFE.CHURCH
Falcon, CO



Client	Lifechurch
Project	Falcon, CO
Address	8650 Bent Grass Meadows Drive
Status	Confidential
Zone	CS

Planning and Community Development

Meggan Herington

(719) 520-6300

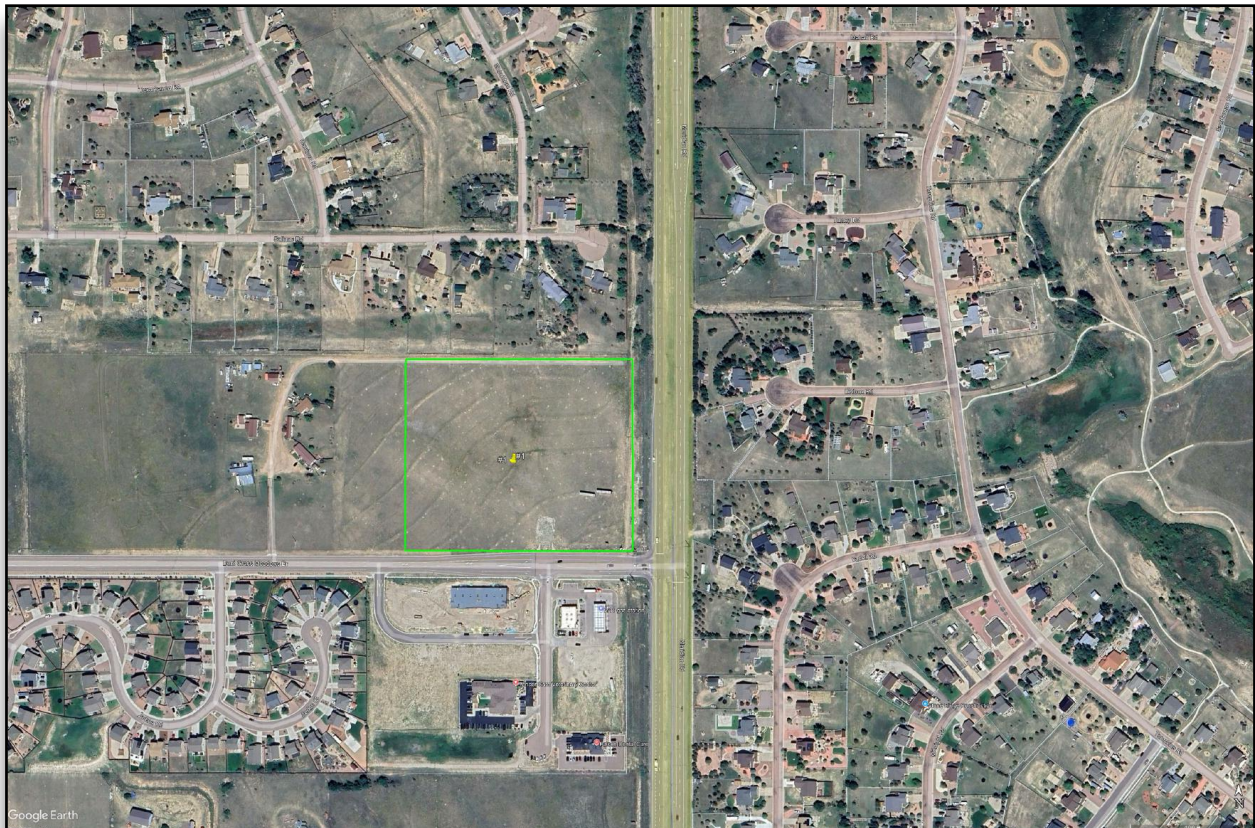
pinweb@elpasoco.com

2880 International Circle, Suite 110

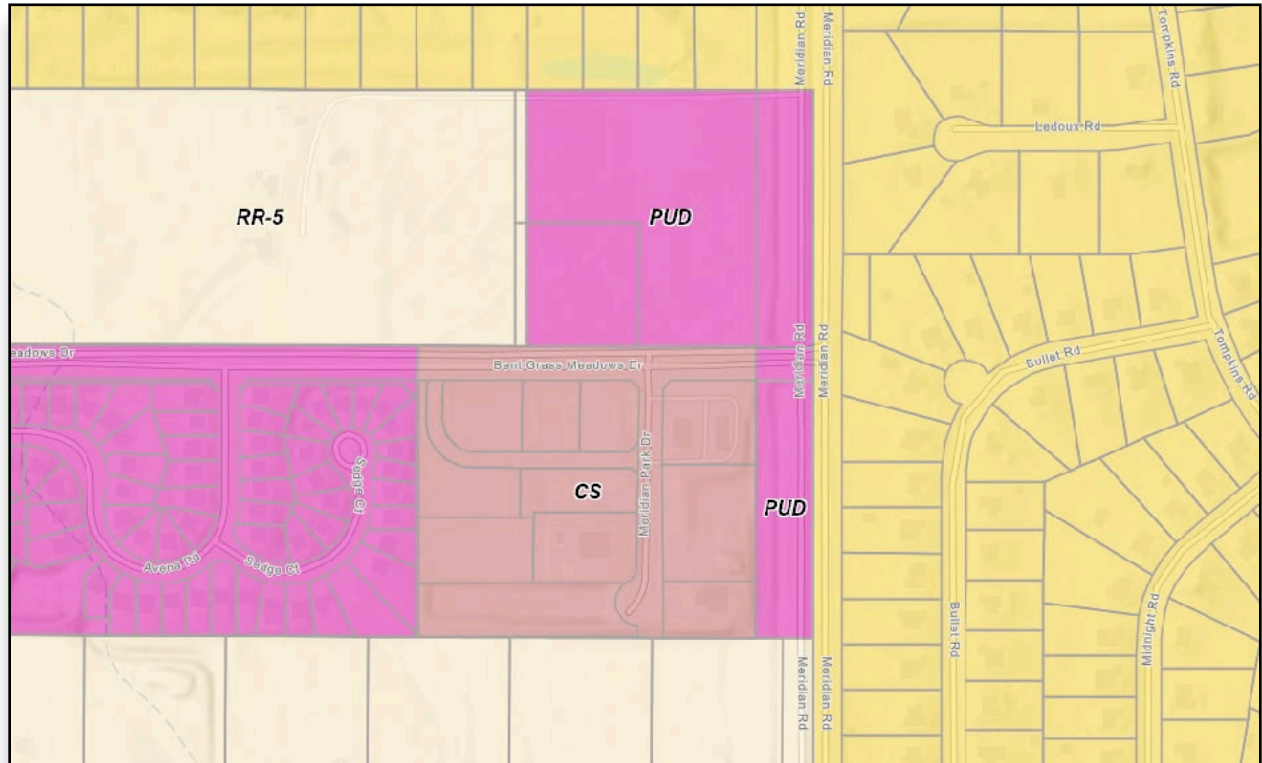
Colorado Springs, CO 80910

<https://planningdevelopment.elpasoco.com>

SITE-DETAILS



ZONING MAP



<https://elpasoco.maps.arcgis.com/apps/View/index.html?appid=5be6431018594c67b035ad0aad3e7e8a>

SIGN ORDINANCE & ALLOWANCES

As a church development, signage follows commercial zoning requirements under Section 6.2.10.D.2 of the El Paso County Land Development Code (no significant amendments identified since 2024 affecting these provisions).

FREESTANDING SIGNS

6.2.10 Signs, On-Premise (D)(2)(b) Freestanding Signs.

Number of Signs

6.2.10 Signs, On-Premise (D)(2)(b)(i) Number of Freestanding Signs.

Commercial Lot or Parcel Less than 10 Acres in Area: Where the commercial lot or parcel is less than 10 acres in total area, 1 sign is allowed per road frontage.

Area of Signs

6.2.10 Signs, On-Premise (D)(2)(b)(ii)(1) Area of Freestanding Signs.

Commercial Lot or Parcel 8 or More Acres and Less than 20 Acres in Area: Where the commercial lot or parcel is 8 or more acres in total area, but less than 20 acres in total area, the maximum area of each sign shall be 5 square feet per acre of land or 1 square foot per 2 linear feet of frontage to which the sign is adjacent, up to a maximum of 80 square feet of sign area.

Variation in Size of Sign

6.2.10 Signs, On-Premise (D)(2)(b)(ii)(2) Variation in Size of Sign.

Increase in Freestanding Sign Area Along Arterial: When a freestanding sign is located along an arterial or expressway identified in the MTCP, the allowable freestanding sign area shall be 125% of the sign area otherwise allowed by this Code. The 25% increase shall be added after determining the maximum sign area allowed by this Code.

Sign Area Calculation:

- $8.25 \text{ acres} \times 5 = 41.25 \times 1.25 = 51.562 \text{ square feet, or}$
- $585.31 \text{ frontage} / 2 = 292.65$ but maximum allowed area is 80 square feet.

Height of Signs

6.2.10 Signs, On-Premise (D)(2)(b)(iv) Height of Freestanding Signs.

Height of Freestanding Signs. The maximum height of a freestanding sign shall not exceed the height of the building with which the sign is associated.

Building Height is **32'-6"H** at highest point.

ATTACHED SIGNS

6.2.10 Signs, On-Premise (D)(2)(c) Attached Signs.

(i) Maximum Sign Area Per Building Wall. The total area of attached signs per building wall including wall signs, fascia signs, awning signs, canopy signs, hanging and projecting signs shall conform to the following requirements:

- Building Walls within 300 Feet of Lot Line in Commercial Zoning Districts or Industrial Zoning Districts. For building walls located within 300 feet of a lot, parcel, or tract line in commercial or industrial zoning districts, $1\frac{1}{2}$ square feet of attached signage is allowed per linear foot of building wall, or 300 square feet, whichever is less.
- Building Walls Beyond 300 Feet of Lot Line in Commercial Zoning Districts or in Industrial Zoning Districts: For building walls located beyond 300 feet of a lot, parcel, or tract line in commercial or industrial zoning districts, 2 square feet of attached signage are allowed per linear foot of building wall, or 300 square feet, whichever is less.
- East Elevation - 245'-1 5/8"
- North Elevation - 184'-9 1/8"
- West Elevation - 245'-1 1/2"
- South Elevation - 184'-9 1/8"

Zoning CS. Attached (wall) rate used: $1\frac{1}{2}$ SF per linear foot of building wall. El Paso County LDC also caps each wall at 300 SF (whichever is less). Both numbers are shown.

ALLOWANCE PER ELEVATION

Elevation	$2.0/1.5 \times \text{LF (raw)}$	Code cap	Permitted attached area
East	$245.1354 \times 2.0 = 490.28 \text{ SF}$	300 SF	300.00 SF
North	$184.7604 \times 1.5 = 277.14 \text{ SF}$	300 SF	277.14 SF
West	$245.1250 \times 2.0 = 490.28 \text{ SF}$	300 SF	300.00 SF
South	$184.7604 \times 1.5 = 277.14 \text{ SF}$	300 SF	277.14 SF

East and West elevations exceed 300 SF, so those two walls stop at **300 SF** each. North and South stay at the **$1.5 \times \text{LF}$** product.

TEMPORARY SIGNS

6.2.10 Signs, On-Premise (D)(2)(e)

Temporary signs do not require a permit, shall not exceed 7 feet in height, must be securely affixed to the ground (not the building), and have a maximum display period of no more than 12 consecutive months.

FOOTNOTES & REFERENCE

On-Premise Signs: Section 6.2.10

Freestanding Signs: Section 6.2.10.D.2 (b)

Attached Signs: Section 6.2.10.D.2 (c)

Temporary Signs & Banners: Section 6.2.10.D.2 (d)

Full Code: https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=CH6GEDEST_6.2DESTANFAAC