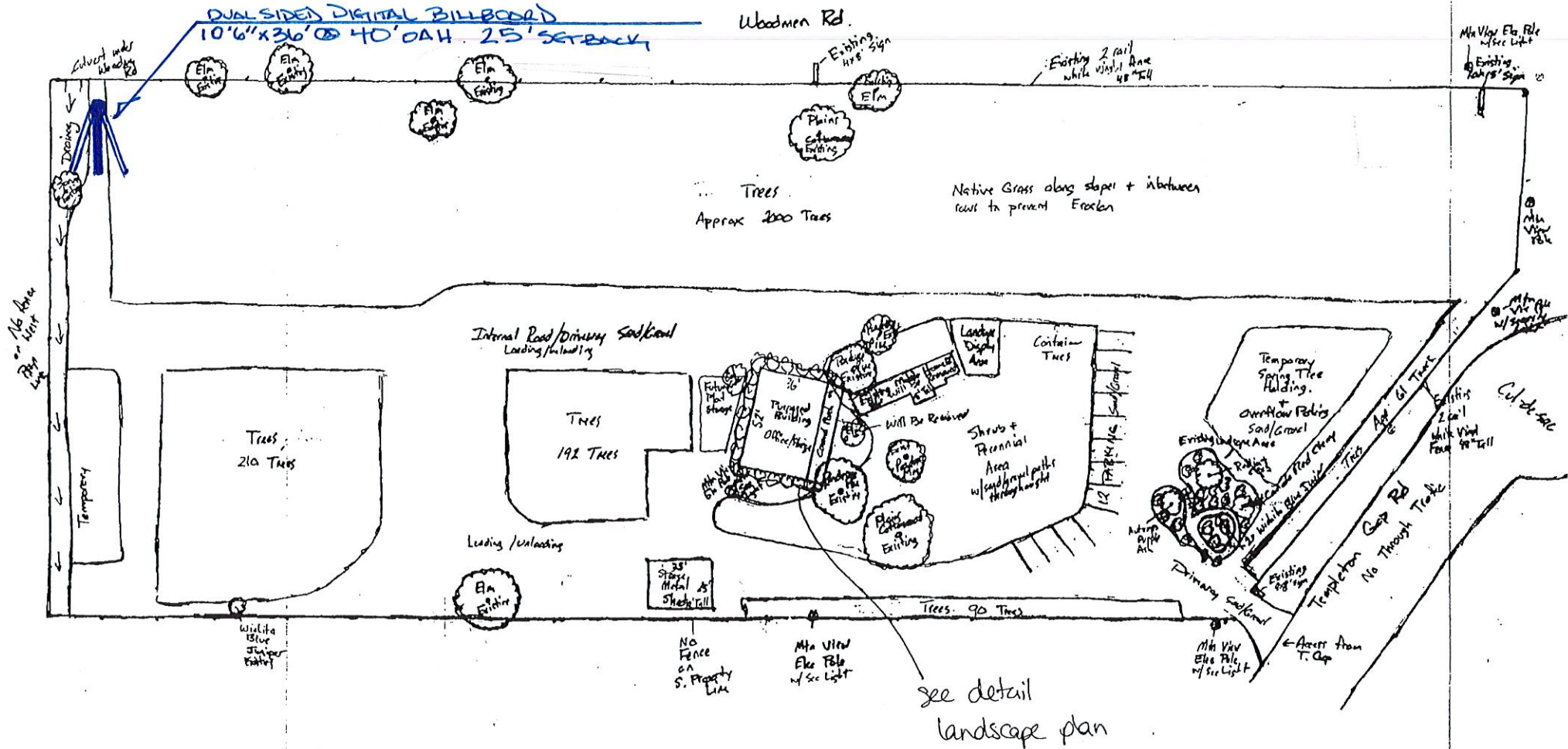


7440 Templeton Gap Rd.
 Colorado Springs, CO 80923
 Schedule # 5307000040
 Size: 5acms
 Zoned: CC for Retail Nursery



Purposed Project:

Remove + Replace existing Mobile
 Home Office with a 36'x52'
 Mertz Building.



1/4" = 12'

see detail
 landscape plan

Table 5-5. Density and Dimensional Standards for Commercial, Industrial and Obsolete Districts.

Zoning District	Zoning District Area	Minimum Lot Size	Minimum Setbacks			Maximum Lot Coverage	Maximum Height
			Front	Rear	Side		
Commercial Zoning Districts							
CC	1 acre ¹¹		25 ft ^{1,11}	25 ft ^{2,11}	25 ft ^{2,11}	40 ft	
CR	5 acres ¹¹		50 ft ^{3,4,11}	25 ft ^{2,3,4,11}	25 ft ^{2,3,4,11}	45 ft	
CS	2 acres ¹¹		25 ft ^{1,3,11}	25 ft ^{1,2,3,11}	25 ft ^{1,2,3,11}	45 ft	
Industrial Zoning Districts							
I-2	20 acres	1 acre ¹¹	50 ft ^{5,11}	50 ft ^{5,11}	30 ft ^{5,11}	35%	45 ft
I-3	40 acres	1 acre ¹¹	30 ft ^{6,11}	30 ft ^{6,11}	30 ft ^{6,11}	25%	7
Obsolete Zoning Districts							
C-1			15 ft ^{1,11}	15 ft ^{9,10}	8, 9		30 ft
C-2			15 ft ^{1,11}	20 ft ^{9,10}	8, 9		50 ft
M			15 ft ^{1,11}	15 ft ¹⁰			50 ft
R-4	All development standards for principal and accessory uses are established by the Development Plan.						
¹ Gasoline pumps and canopies shall be at least 15 feet from the front property line or public right-of-way, except where the landscaping regulations require a greater setback. ² The minimum setback is 25 feet from the perimeter boundary of the district, but no minimum setback is required from any internal side or rear lot line within the same district. ³ Temporary uses shall be setback at least 25 feet from all property lines and 100 feet from Residential zoning districts. ⁴ Gasoline pumps and canopies shall be setback at least 25 feet from all property lines. ⁵ Minimum building setback distance from any adjoining residential zoning district boundary is 125 feet. The PCDDirector may allow a reduction in the setback where appropriate actions are taken including landscaping, fencing, berms or building design, or where the use can be limited to mitigate potential impacts. ⁶ Minimum building setback distance from any adjoining residential zoning district boundary is 175 feet. The PCDDirector may allow a reduction in the setback where appropriate actions are taken including landscaping, fencing, berms or building design, or where the use can be limited to mitigate potential impacts. ⁷ The maximum height of any structure is in accordance with the following formula: A plane with a pitch of 2 feet horizontal to one foot vertical beginning at a height of 25 feet above all property lines using the mean property line elevations as the datum.							