

# AMENDED HILLS AT LORSON RANCH DIMENSIONAL STANDARDS & GUIDELINES

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## DIMENSIONAL STANDARDS AND GUIDELINES

### DIMENSIONAL STANDARDS FOR LOTS 1 – 239

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El Paso County, CO



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1. MINIMUM LOT AREA:
  - a. DWELLING, SINGLE-FAMILY: 2,500 SF.
2. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM.
3. MAXIMUM STRUCTURAL HEIGHT: FORTY-FIVE FT (45').
4. MAXIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY-FIVE FEET (25') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. SETBACK REQUIREMENTS (SEE DETAILS):
  - a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE.  
FIFTEEN FEET (15') TO FACE OF HOUSE.
  - b. SIDE YARD: FIVE FEET (5', 10' MIN. BETWEEN BUILDINGS).
  - c. REAR YARD: FIFTEEN FEET (15').
  - d. CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10').
8. ACCESSORY STRUCTURE STANDARDS:
  - a. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10').
  - b. SETBACK REQUIREMENTS:
    - i. SIDE YARD: FIVE FEET (5').
    - ii. REAR YARD: FIVE FEET (5').

### DIMENSIONAL STANDARDS FOR LOTS 271 – 284, 289 – 305, 319 – 335, 352 – 384, 408 – 448, 469 – 514

1. MINIMUM LOT AREA:
  - a. DWELLING, SINGLE-FAMILY: 3,825 SF

2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM.
3. MAXIMUM STRUCTURAL HEIGHT: FORTY-FIVE FT (45').
4. MAXIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. SETBACK REQUIREMENTS (SEE DETAILS):
  - a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE.  
FIFTEEN FEET (15') TO FACE OF HOUSE.
  - b. SIDE YARD: FIVE FEET (5').
  - c. REAR YARD: FIFTEEN FEET (15').
  - d. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10').
8. ACCESSORY STRUCTURE STANDARDS:
  - a. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10').
  - b. SETBACK REQUIREMENTS:
    - i. SIDE YARD: FIVE FEET (5').
    - ii. REAR YARD: FIVE FEET (5').

#### **DIMENSIONAL STANDARDS FOR LOTS 240 – 270, 285 – 288, 306 – 318, 336 – 407, 449 – 468**

1. MINIMUM LOT AREA:
  - a. DWELLING, SINGLE-FAMILY: 5,000 SF.
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM.
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FT (40').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40').
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS

CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

7. SETBACK REQUIREMENTS (SEE DETAILS):
  - a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE.  
FIFTEEN FEET (15') TO FACE OF HOUSE.
  - b. SIDE YARD: FIVE FEET (5').
  - c. REAR YARD: FIFTEEN FEET (15').
  - d. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10').
8. ACCESSORY STRUCTURE STANDARDS:
  - a. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10').
  - b. SETBACK REQUIREMENTS:
    - i. SIDE YARD: FIVE FEET (5').
    - ii. REAR YARD: FIVE FEET (5').

#### **DEVELOPMENT STANDARDS AND GUIDELINES**

##### **PRINCIPAL USES:**

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE-FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL, CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK-RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.

\*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

##### **TEMPORARY USES:**

1. MODEL HOME/ SUBDIVISION SALES OFFICE.
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE.
3. YARD OR GARAGE SALES.

\*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

##### **ACCESSORY USES:**

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAYCARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREENHOUSE OR GARDEN, GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT

\*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

SPECIAL USES:

1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS, HOT TUBS/SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACKYARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.

\*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

TYPICAL LOT NOTES:

1. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
2. OWNER/BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT THE TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
4. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER THE ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

