

Falcon Highlands Planned Unit Development Guidelines

C. Accessory Buildings and Uses

Refer to the Accessory Buildings and Uses provisions of the El Paso County Land Development Code

Home Occupations, subject to the terms, limitations, and conditions of the Home Occupation provisions of the El Paso County Land Development Code

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D. Development Standards

Minimum Lot Area (Area 4) --- 8,000 square feet

Minimum Lot Area (Area 2) --- 15,000 square feet

Maximum Percentage of Structural Coverage--- 35%

Maximum Structural Height--- 35 feet

Minimum Width of Lot at Front Building Setback--- 50 feet

Minimum Building Setbacks

Principal Buildings

Front Yard--- 25 feet

Rear Yard--- 25 feet

Side Yard (Area 4) --- 5 feet

Side Yard (Area 2) --- 10 feet

Corner Lot- The required front yard setback for that side of the residence where the driveway access to the street is not located may be 10 feet, provided no part of any such residence shall project into the corner visibility triangle as defined in the El Paso County Engineering Criteria Manual

Accessory Buildings

Front and Side Yard Setbacks shall be the same as Principal Buildings

Rear Yard Setback---7.0 feet

*Get WRMD.
fee receipt \$500.00*

*Correct Setbacks
8-17-06
BAR*

E. General Development Standards

Off Street Parking and Advertising Devices shall be subject to the applicable provisions of the El Paso County Land Development Code

SECTION 4

PLOT PLAN APPROVAL

Prior to the issuance of a building permit a plot plan, in conformance with the applicable provisions of the El Paso County Land Development Code, shall be approved by the Development Services Department.