

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 10, 2021

ATTN: Taryn Johnson
Partner Engineering and Science, Inc.
1761 East Gary Ave
Santa Ana, CA 92705

RE: Administrative Determination for Zoning Verification for Parcel ID #7201402024,
7201402023

File: ADM-21-040
Parcel ID: 7201402024, 7201402023

Dear Taryn Johnson:

This letter is in response to a request for zoning verification for the property located at Parcel ID #7201402024, 7201402023, in unincorporated El Paso County.

The current zoning classification for the subject properties is CS (Commercial Service).

There are no open code violations for either parcel at this time.

A copy of the approved site development plan for parcel 7201402024 can be located at <https://epcdevplanreview.com/Public/ProjectDetails/78921> along with additional documents.

Area regulations can be located within the land development code in table 5.4. (see attached)

The required off-street parking regulations can be located within the land development code in section 6.2.5.

Site or zone development standards can be located within chapter 6 of the land development code and can be located at https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=CH6G EDEST.

There are no legal nonconforming issues/regulations.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

If you have any questions or concerns, please contact me at (719) 520-6317 or petrarangel@elpasoco.com.

Sincerely,

Petra Rangel
Administrative Tech III
El Paso County Planning and Community Development Department

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) ^{14,3}			Maximum Lot Coverage	Maximum Height
		Area ¹	Width (at front setback line)	Front	Rear	Side		
Forestry and Agriculture								
F-5		5 acres ²	200 ft	25 ft ^{3,4}	25 ft ^{3,4}	25 ft ⁴	25%	30 ft
A-35		35 acres	500 ft	25 ft ^{3,4,5}	25 ft ^{3,4,5}	25 ft ^{3,4,5}	None	30 ft ⁶
A-5		5 acres ²	200 ft	25 ft ^{3,4}	25 f ^{3,4}	25 ft ^{3,4}	None	30 ft
Rural Residential/Rural Suburban								
RR-5		5 acres ²	200 ft	25 ft ³	25 ft ³	25 ft ³	25%	30 ft
RR-2.5		2.5 acres	200 ft	25 ft ³	25 ft ³	15 ft ³	None	30 ft
RR-0.5		21,780 sq ft	100 ft	25 ft ^{3,11}	25 (5) ft ³	10 ft ^{3,11}	None	30 ft
Residential Suburban Zoning Districts								
RS-20000		20,000 sq ft	100 ft	40 ft	40 (15) ft	15 ft	20%	30 ft

RS-6000		6,000 sq ft 7,13	50 ft	25 ft ¹³	25 (5) ft ¹³	5 ft ¹³	40%/45% ¹⁵	30 ft
RS-5000		5,000 sq ft 7,13	50 ft	25 ft ¹³	25 (5) ft ¹³	5 ft ¹³	40%/45% ¹⁵	30 ft

Residential Multifamily Zoning Districts

RM-12	12	3,500 sq ft 8,13	35 ft	15 ft ^{10,13}	20 ft ^{10,13}	10 ft ^{10,13}	70%	40 ft
RM-30	30	5,000 sq ft 9,13	75 ft	25 ft ^{10,13}	15 ft ^{10,13}	15 ft ^{10,13}	60%	40 ft

Special Purpose Zoning Districts

R-T		5 acres	200 ft	25 ft	25 (5) ft	25 ft ¹²	30%	30 ft
MHP	All standards are located in the zoning district standards.							
MHS	All standards are located in the zoning district standards.							
RVP	All standards are located in the zoning district standards.							
PUD	All development standards for principal and accessory uses are established by the Development Plan.							

¹ Specific uses may be subject to larger minimum lot area requirements.

² In the event that the land to be partitioned, platted, sold or zoned abuts a section line County road, the minimum lot area for lots abutting the road shall be 4.75 acres and minimum lot width shall be 165 ft.

³ Agricultural stands shall be setback a minimum of 35 feet from all property lines.

⁴ Sawmills shall be setback a minimum of 300 feet from all property lines.

⁵ Livestock feed and sales yards shall be setback a minimum of 200 feet from all property lines, except that loading facilities may be located adjacent to a road right-of-way where loading/unloading of animals takes place.

⁶ One additional foot of height is allowed for each foot of additional setback provided above the required minimums up to a maximum of 100 feet. For example, a maximum height of 35 feet is allowed for structures setback a minimum of 30 feet from all property lines and a maximum height of 50 feet is allowed for structures setback a minimum of 45 feet from all property lines.

⁷ Minimum lot area applies to single-family detached dwellings. For two-family dwellings and all other uses a minimum lot area of 7,000 square feet is required.

⁸ The minimum lot area of 3,500 square feet applies to single family attached dwellings. The minimum lot area for single-family detached dwelling units is 5,000 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

⁹ Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

¹⁰ The minimum distance between buildings shall be 10 feet.

¹¹ The side yard setback for an accessory structure shall be 10 feet, unless the structure is at least 60 from the front property line or nearest road right of way, where a 5 feet setback is allowed. In no instance shall an accessory structure be closer to the front property line than the principal structure.

¹² The side yard setback is 25 feet when the lot is 5 acres or larger, or 5 feet if the lot is less than 5 acres.

¹³ If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.

¹⁴ If no separate setback is shown in parentheses for accessory structures, the principal structure setback applies to accessory structures.

¹⁵ Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45% of the total lot area.