

DECKS, ADDITIONS and ACCESSORY STRUCTURES

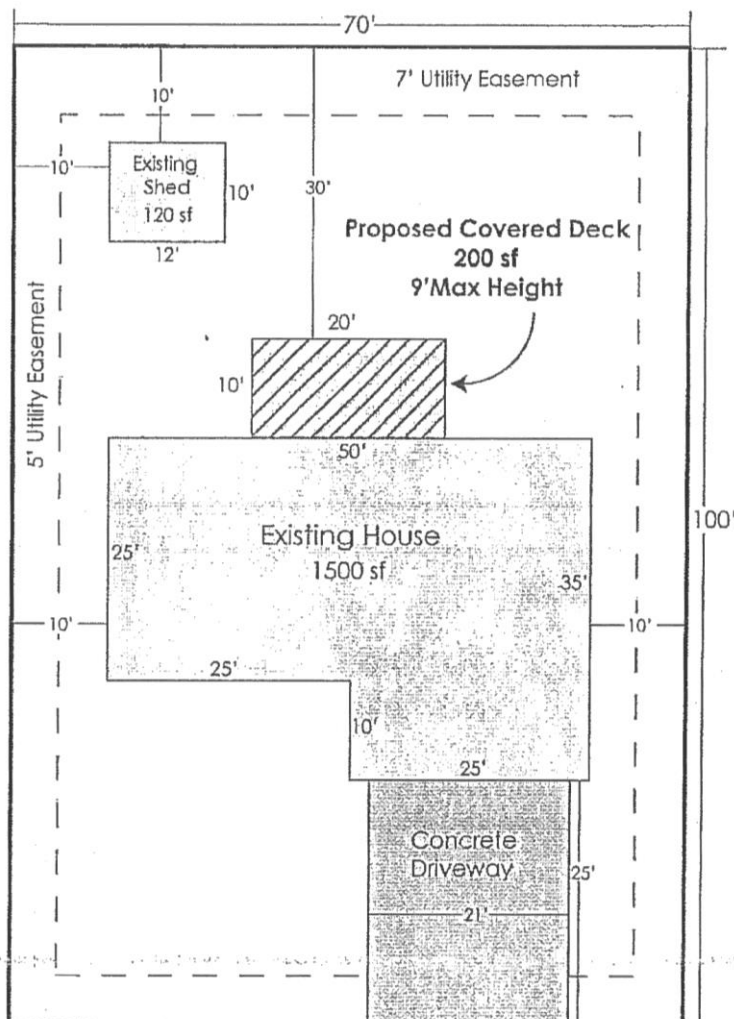
For parcel information refer to: <http://land.elpasoco.com/>

For subdivision information refer to: <http://web-engineering/SubDivView/#openinnewwindow>

SITE PLAN REQUIREMENTS

- A clear indication of the project
- Property address
- Tax Schedule Number
- Zone
- Legal Description
- Property line location and dimensions
- Easements
- Dimension of existing and proposed structure(s)
- Distance to property line from all structures
- Square footage of proposed structure(s)
- Percent lot coverage (include house, garage, covered decks and patios, decks 8" or taller, carports, sheds and gazebos).
- Height of existing and proposed structure(s)
- North arrow
- Scale (draw site plan to standard scale 1"=20' preferred).

EXAMPLE SITE PLAN



EXAMPLE LEGEND

Property Address	123 Your Street
Tax Schedule #	12345-01-012
Zone	R1-6
Legal	Lot 1, X Subdivision Fil 1
Lot Size	7000 sf
Total Structure	1820 sf
Lot Coverage	26%
Existing Building Height	25'
Proposed Building Height	25'



SCALE: 1" = 20'

EXAMPLE LOT COVERAGE CALCULATION

Existing House	=	1500 sf
Existing Shed	=	120 sf
Proposed Covered Deck	=	200 sf
Total	=	1820 sf
Lot size	=	7000 sf
1820 sf	÷	7000 sf
(Total)	(Lot Size)	= 26%
		(Lot Coverage)

FOR HILLSIDE OVERLAY SITE PLANS

- Show location of existing vegetation
- Indicate any vegetation removal
- Note any grade change(s)
- For additions, provide the Fire Department Residential Construction Plan Review Checklist

HELPFUL INFORMATION

- **Decks** less than 18” are allowed anywhere on a property and can encroach into setbacks but are NOT allowed within easements
- **Decks** over 18” must meet setbacks for the zone where the property is located
- **Decks** that are covered or are 8’ or taller above grade must be included in lot coverage
- **Garages** are limited to a combined size of 1,200 square feet. Detached garages are allowed an additional 450 square feet of storage
- **Accessory structures** can NOT be located in the front yard or side yard setback
- **Accessory structures less than 120 square feet in size** are allowed to be located within the rear yard setback but have a maximum height limitation of 8’
- **Accessory structures greater than 120 square feet in size or greater than 8’ in height** must maintain the required setbacks for the zone where the property is located. The standard development setbacks are as follows

A, R-Estate and R-1-9000: 10 feet

R-1-6000, R-2, R-5 and R-5: 5 feet

PUD and TND: 5 feet unless otherwise specified on the approved development plan

- **Accessory structures** with a roof pitch less than 6:12 have a maximum height limitation of 16’
- **Accessory structures** with a roof pitch 6:12 or greater have a maximum limitation of 20’

SITE INFORMATION

Zone: _____ Front Yard Setback: _____ Maximum Height: _____
 Lot Size: _____ Side Yard Setback: _____ Maximum Lot Coverage: _____
 Tax Schedule Number: _____ Rear Yard Setback: _____

For more information or if you have questions, contact the Development Review Enterprise office:
 2880 International Circle, #200-7
 Colorado Springs, CO 80910
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