

Single-Family Residential Development



Facts to Know

INTRODUCTION:

In the City of Commerce City, there are three single-family residential zone districts. They are as follows:

- R-1: Single-Family Detached Residential District
- R-2: Single-Family Attached Residential District
- AG: Agricultural District

Each zone district has a unique purpose, and the combination of regulations for a particular zone district are designed to meet that intended purpose. For example, the R-1: Single-Family Detached Residential District is intended to allow for single-family detached dwellings in low-density residential developments, while the R-2: Single-Family Attached Residential District allows for single-family attached dwellings (duplexes) as well as single-family detached homes in moderate-density residential neighborhoods. The regulations for each zone district contribute to the creation of the intended type of development.

These regulations can generally be broken down into two categories: bulk standards, and design standards.

Bulk standards deal with the general form of a building, and determine things like the maximum size and placement of a building on a lot. These regulations typically include the lot size, floor area ratio, open space, height, and setbacks. The purpose of bulk standards is to allow building forms within a particular zone district that are characteristic of the built environment that zone district is intended to create.

Design standards deal with the specific architectural details of a building. These regulations typically include exterior materials, garage placement, and location of windows and doors. The purpose of design standards is to ensure that the physical appearance and functional characteristics of a home provide an attractive, safe, compatible, and long-lasting design, and that their design qualities encourage and strengthen the sense of community and neighborhood pride.

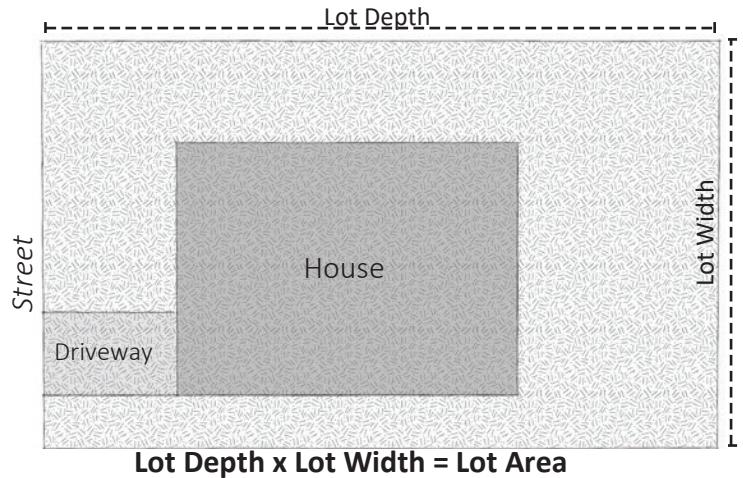
This packet explains what each of the bulk standards means and how to measure it, as well as lists the specific requirements for new single-family development in both of the single-family residential zone districts.

There are also various residential areas, predominately in the northern part of the city, that are zoned PUD (Planned Unit Development). Each of these PUDs is unique and may have different standards than those for the regular residential zone districts. Please contact the Planner of the Day to obtain a copy of a PUD zone document for the specific standards that apply to a particular PUD.

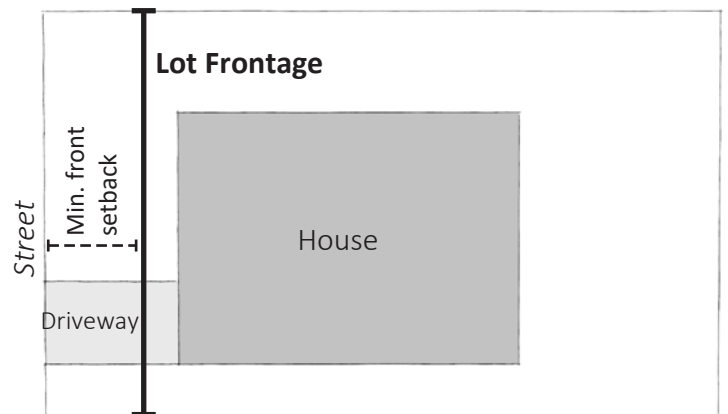
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BULK STANDARDS:

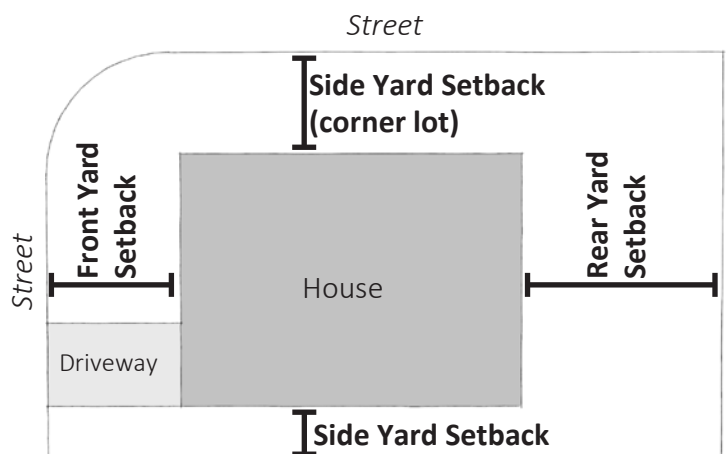
Lot Area: The term “lot area” refers to the size of the lot, and is defined as the total square footage within the lot lines of a lot. This information can typically be found in a variety of places, including tax assessment records, subdivision plats, and property deeds. Any new lots to be created through the subdivision process must meet the applicable lot area requirements for the particular zone district in which the property is located. Existing lots which do not meet the lot area requirements may still be allowed to develop so long as the use complies with the underlying zone district and any new structures meet the remaining bulk standards.



Lot Frontage: The term “lot frontage” refers to the distance between the side lot lines, as measured along a straight line parallel to the front lot line and located the minimum front setback distance from the front lot line. The front lot line is the one adjacent to the street on which the property has its principal access.

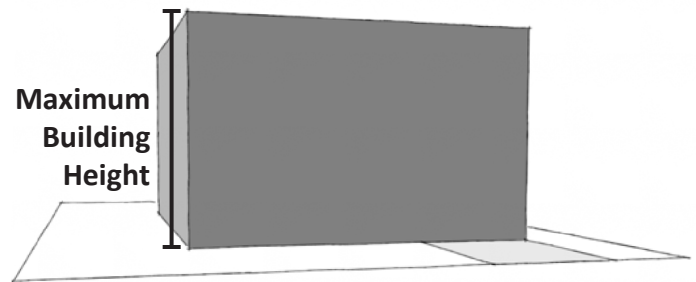


Setback: A “setback” is the distance between a lot line and a building or structure. There are setback requirements for all sides of a property, as measured from the front lot line (the side with the primary pedestrian access), the side lot lines, and the rear lot line. These can be measured by drawing a straight line at a right angle from the lot line to the closest projection of the building or structure. Cornices, cupolas, box and bay windows, or similar architectural features are allowed to extend up to one foot into any setback.

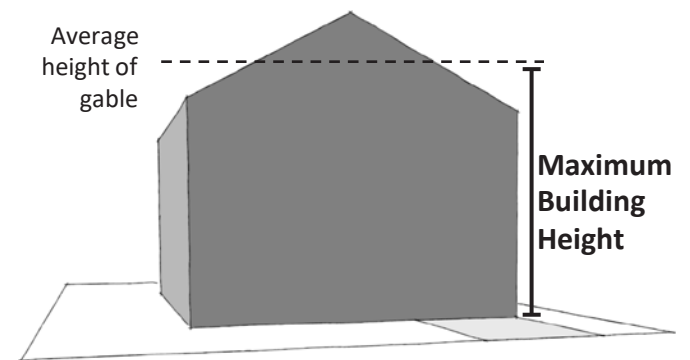


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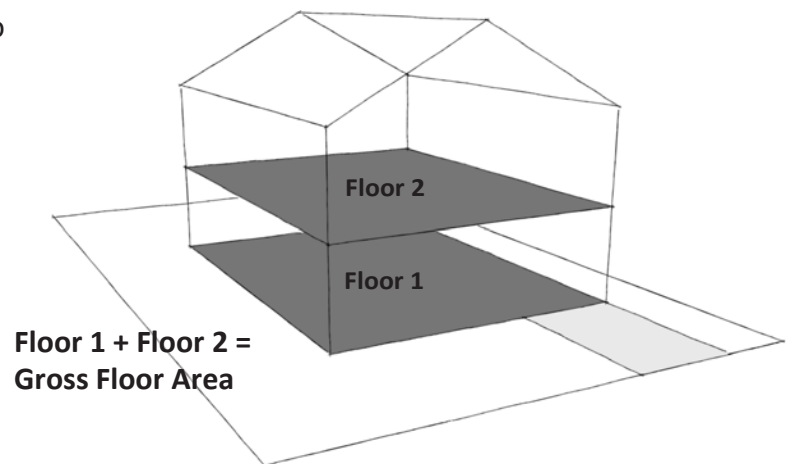
Building Height: Building height is the vertical distance from the highest finished grade adjacent to the building to the highest point of the building, which is determined in one of three ways depending on roof style. For flat roofs, the highest point is considered to be the cap. For pitched roofs, the highest point is considered to be the average height of the highest gable or hip.



Chimneys, cornices without windows, cupolas, domes not used for human occupancy, elevator penthouses, monuments, parapet walls, skylights, spires, steeples, theater scenery lofts, towers, and other similar structures may exceed the maximum permitted height by up to 150%.



Gross Floor Area: The term “gross floor area” refers to the total area in square feet of all floors of a building measured from exterior walls.



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R-1: SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT:

The purpose of the single-family detached residential district is to allow for single family detached dwellings in low-density residential developments. Only single-family detached homes are allowed.

BULK STANDARD	REQUIREMENT
Minimum gross floor area	1,080-square feet for a single-story dwelling and 1,600-square feet for a two-story dwelling
Minimum lot area	7,000-square feet; 8,000-square feet per corner lot
Maximum lot area	43,560-square feet
Minimum lot frontage	60 feet per lot; 70 feet per corner lot
Minimum front yard setback	10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback	50 feet (new dwellings only)
Minimum side yard setback (interior lot)	5 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	10 feet
Maximum side yard setback (corner lot)	50 feet
Minimum side yard setback (corner lot along collector or arterial)	25 feet
Minimum rear yard setback	20 feet
Minimum building height	10 feet
Maximum building height	35 feet
Minimum open space	N/A
Building separation	N/A

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R-2: SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT: 3

The purpose of the single-family attached residential district is to provide a residential district which permits single-family attached and detached dwellings in a moderate density setting. Duplexes as well as single-family detached homes are allowed. Single-family detached homes must meet the R-1 bulk standards shown on the previous page (except for lot area and lot frontage). For duplexes, these R-2 bulk standards apply. A common wall subdivision may also be allowed to place each half of a duplex on an individual lot.

BULK STANDARD		REQUIREMENT
Minimum gross floor area		2,160-square feet (1,080-square feet per unit)
Minimum lot area	Not subdivided	8,000-square feet.
	Duplex, subdivided	4,000-square feet.
Maximum lot area		43,560-square feet
Minimum lot frontage	Not subdivided	70 feet
	Duplex, subdivided	35 feet
Minimum front yard setback		10 feet (garages to be set back 20 feet minimum)
Maximum front yard setback		50 feet (new dwellings only)
Minimum side yard setback (interior lot)		5 feet. If subdivided, common wall setback, 0 feet
Maximum side yard setback (interior lot)		N/A
Minimum side yard setback (corner lot)		15 feet
Maximum side yard setback (corner lot)		40 feet
Minimum side yard setback (corner lot along collector or arterial)		25 feet
Minimum rear yard setback		20 feet
Minimum building height		10 feet
Maximum building height		35 feet
Minimum open space		N/A
Building separation		N/A

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AG: AGRICULTURAL DISTRICT:

The purpose of the agricultural district (AG district) is to provide areas in the city for large-lot, single-family detached dwelling uses; provide areas for limited production of agricultural crops and livestock; and to allow for land that has no future land use proposed at the time of annexation or that is in a transitional stage with regard to its ultimate development. For residential uses, only single-family detached homes are allowed.

BULK STANDARD	REQUIREMENT
Minimum gross floor area for single-family detached dwellings	1,080-square feet for a single-story dwelling and 1,600-square feet for a multi-story dwelling.
Minimum lot area	43,560-square feet
Maximum lot area	N/A
Minimum lot frontage	100 feet
Maximum lot frontage	N/A
Minimum front yard setback	10 feet (garages to be setback 20 feet minimum)
Maximum front yard setback	N/A
Minimum side yard setback (interior lot)	10 feet
Maximum side yard setback (interior lot)	N/A
Minimum side yard setback (corner lot)	30 feet
Maximum side yard setback (corner lot)	N/A
Minimum side yard setback (corner lot along collector or arterial)	30 feet
Minimum rear yard setback	30 feet
Minimum building height	10 feet
Maximum building height	35 feet
Minimum open space	50 percent of gross lot area. Open space may include corrals, riding rings, pasture area, farming area, or landscaped areas.

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DESIGN STANDARDS:

The purpose of this section is to provide for a uniform set of standards for the review of single-family detached and attached dwellings proposed for construction in developments of less than eight acres in the city. For residential developments over eight acres in size, please contact the Planner of the Day for more information. These standards are designed to assure that new single-family dwellings are planned and developed with the scale and character of the surrounding neighborhood and provide for some aesthetic variation. The regulations contained herein are designed to protect and promote the public health, welfare, and safety of the citizens.

Exterior Materials: New single-family dwelling units shall have a minimum of 50 percent gross masonry on the front side of the structure with a minimum of a 3-foot masonry wrap around the sides. On corner lots, a minimum of 50 percent masonry is required on the front and street side of the structure. Materials that either resemble or are the natural materials of brick, stone, slate, stucco, or textured block are acceptable; EIFS and concrete block structures are prohibited. The remainder of the exterior siding may also include wood or wood products, or other exterior materials allowed by the building code.

Building Front: At a minimum, each single-family dwelling shall have on the front side of the structure 1 door entrance into the living area of the structure and 2 windows, with a total of at least 20-square feet facing the public right-of-way. When located on a corner lot, the single-family dwelling shall face the street frontage most dominated by residentially-used structures

Garages: All new single-family development must include a garage (either attached or detached) with a minimum of 400 square feet per dwelling unit. Garages shall be flush with or recessed behind the front side of the house; however, in no case may the garage be set back less than 20 feet from the back of the sidewalk.

Driveways: For buildings with two or less garage spaces, the driveway must be a minimum of 12 feet wide and a maximum of 20 feet wide. For buildings with three or more garage spaces, the maximum driveway width is 24 feet. Although wider driveways may be necessary to accommodate approved paved recreational vehicle pads or additional off-street parking, driveways must adhere to these standards as measured at the back of the sidewalk. The driveway may transition to the maximum width needed starting 10 feet behind the back of the sidewalk. In addition, a maximum of 50% of the front yard may be paved with driveways and other impervious surfaces.

Roofing: All single-family dwellings shall have a pitched roof with a minimum 4-inch vertical rise for each 12-inches of horizontal run, and shall have a minimum 16-inch eave and/or rake on each side, unless the structure embodies architectural styles of a historical or unique contemporary nature.

Foundation: New single-family dwellings shall be placed on a permanent foundation that complies with the building code, and shall be constructed so that the finished first floor elevation is within 30 inches of grade level.

Offset: For single-family attached dwellings (duplexes), there shall be a minimum of a two-foot offset between the individual dwelling units to differentiate them.

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Landscaping: All new single-family dwellings must adhere to the landscaping standards shown in the table below:

Development Type	Landscape Area	Trees	Shrubs	Material	Turf	Mulch	Tree-Lawn	Additional Requirements
Single-Family Detached (8,000 sq. ft. lot size or less) *	Front and side yard	Minimum of 1 tree.	Minimum of 6 shrubs: 50% must be deciduous.	Landscape area must contain 75% live plants	Max of 50% of landscape area	One type required	Yes- spaced 40 feet apart along all property street frontages	Turf not required by City, but some HOAs may require.
Single-Family Detached (Greater than 8,000 sq. ft. lot)*	Front and side yard	Minimum of 2 trees	Minimum of 12 shrubs: 50% must be deciduous.	Landscape area must contain 75% live plants	Max of 50% of landscape area	One type required	Yes-spaced 40 feet apart along all property street frontages	Turf not required by City, but some HOAs may require.
Single-Family Attached / Duplex*	Front and side yard	Minimum of 1 deciduous Tree and 1 evergreen tree per unit.	Minimum of 6 shrubs per unit; 50% must be deciduous.	Landscape area must contain 75% live plants	Max of 50% of landscape area	One type required	Yes-spaced 40 feet apart along all property street frontages	Turf not required by City, but some HOAs may require.

Fencing: All new residential fences and walls must adhere to the fencing standards shown in the table below:

Location	Maximum Height	Minimum Setback from Property Line	Style
Front Yard	42 inches (3.5 feet)	30 inches	Open
Side or Rear Yard	6 feet	0 feet	Open or Screen
Side or Rear Yard along Public Right-of-Way	5 feet	5 feet	Open
Along a Public or Private Open Space or Park	48 inches (4 feet)	0 feet	Open

SOURCES FOR ADDITIONAL INFORMATION:

- Interactive Property Lookup Map (What’s My Zoning?): maps.c3gov.com/propertylookup
- Land Development Code Article IV (Zoning Districts)
- Land Development Code Article VII (Development and Design Standards)
- Approved Plant List
- Facts to Know for Fences
- New Residential Submittal Requirements
- Planner of the Day: 303-227-8777 or cdplanner@c3gov.com
- Building Safety Division: 303-289-3790