



703 WCR 37, Lochbuie, CO 80603
 Phone: 303-655-9308 Fax: 303-655-9311

**Blue Lake
Standards**

	PA-1	PA-1
	SFD	SFA
Principal Building		
Front Yard Min.	20' ¹	20' ¹
Rear Yard Min.	10' ²	15'
Side Yard Min.	10' ³	15'
Street Side Yard Min.	10'	15'
Building Separation Min.	n/a	10'
Building Height Max.	35'	35'
Floor Area Sq. Ft. Min.	1,000	800
Accessory Buildings – must be located behind the front setback		
Front Yard Min.	20'	20'
Side Yard Min.	10'	5'
Street Side Yard Min.	20'	25'
Rear Yard Min.	5'	10'
Building Height Max.	15'	20'
Architectural Projections	30"	n/a

Notes:

Always check utility easements – Plat & Title Search (property owner responsibility)

All private improvements shall be reviewed and approved by the Design Review Board for the subdivision prior to issuance of building permit.

¹ As measured from the ROW; Front setback shall be offset a min. of 2' for every four lots; Covered porches may extend into the front setback to w/in 10' from the back edge of the sidewalk.

² Decks, patios, and covered porches may extend into the rear setback 10' from the principal structure or 10' from the rear property line, whichever is less.

³ As measured from the ROW; A minimum driveway length is 20' from the back of the sidewalk.