



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

**Residential
 Dimensional
 Standards**

	R-1 – Spacious Living	R-R – Lochwood Farms¹ 2	Lochwood³
Principal Building			
Front Yard Min.	20'	30'	20'
Front Yard Max.	n/a	75'	n/a
Side Yard Min.	5'	15'	5'
Street Side Yard Min.	15'	15'	15'
Rear Yard Min.	10'	10'	10'
Decks/Patio Street Side Yard Min.	7.5'	n/a	7.5'
Building Height Max.	35' – max 2 ½ story	35' – max 2 ½ story	n/a
Floor Area Ratio Max.	40%	15%	n/a
Minimum Floor Area	750 sq. ft.	840 sq. ft.	n/a
Open Space per dwelling unit Min.	30%		n/a
Accessory Buildings			
Front Yard Min.	20'	30'	20'
Side Yard Min.	5'	5'	5'
Street Side Yard Min.	15'	15'	10'
Rear Yard Min.	3'	5'	8'
Building Height Max.	35' – max 1 story	35' – max 1 story	n/a
Stables – Side & Rear Yard Min.	n/a	10'	n/a
Architectural Projections	2'	2'	n/a

Notes:

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

¹ The measurement of setback requirements shall be from the lot line, or from the sidewalk, roadway or alleyway easements, whichever is less to the base or foundation of the residence.

² Principal building includes the home and garage. Minimum floor area does not include basement, carport, or garage.

³ There are no records, other than comments in Board minutes indicating dimensional standards. Those in the minutes match those of Highplains. Staff has determined based on similar standards and proximity to Highplains, Lochwood standards are consistent with Highplains, with the exception of rear utility easement dimension. Lochwood has an 8' rear utility easement.