



703 WCR 37, Lochbuie, CO 80603

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**Silver Peaks Standards**

	<b>R-1</b>	<b>R-1</b>	<b>R-2</b>	<b>R-2</b>	<b>R-2</b>
	<b>SFD</b>	<b>SFA</b>	<b>SFD</b>	<b>SFA</b>	<b>MF</b>
<b>Principal Building</b>					
Front- Dwelling Area from back of sidewalk	12'	12'	n/a	n/a	n/a
Front- Garage – Front Face from back of sidewalk	20'	20'	n/a	n/a	n/a
Front – Garage – Side Load from back of sidewalk	18'	18'	n/a	n/a	n/a
Garage Front on Private Drives, Public ROW from back of sidewalk	n/a	n/a	20'	20'	20'
Building Setback from Perimeter Property Lines – Arterial, Major Collector Streets	n/a	n/a	25'	25'	25'
Building Setback from Perimeter Property Lines – Other instances	n/a	n/a	20'	20'	20'
Street Side Yard Min.	<sup>1</sup>	<sup>1</sup>	n/a	n/a	n/a
Rear Yard Min. (excluding uncovered patios and decks)	15'	15'	n/a	n/a	n/a
Building Separation Min. <sup>2</sup>	10'	10'	n/a	n/a	n/a
Building Separation Min. Front & Rear	n/a	n/a	25'	25'	25'
Building Separation Min. Side.	n/a	n/a	5'	5'	5'
Building Height Max	35'	35'	35'	35'	35'
Floor Area Sq. Ft. Min.	700	450 – 1bd; 600 – 2bd	700	450 – 1bd; 600 – 2bd	450 – 1bd; 600 – 1 bd; 700 – 3bd
Lot Coverage Max.	Max 40% of lots have 50+ % bldg. coverage		Max 40% of lots have 50+ % bldg. coverage		
<b>Accessory Buildings</b> – must be located behind the front setback					
Front Yard Min.					
Side Yard Min.					

<sup>1</sup> On all sides adjacent to street, a 50 feet sight distance triangle measured from the curb shall be preserved.

<sup>2</sup> If setback is less than 5 feet, a combination setback and maintenance easement across the adjoining lot of 5 feet shall be provided.

Street Side Yard Min.					
Rear Yard Min.					
Building Separation – Front & Rear			10'	10'	10'
Building Separation – Side			5'	5'	5'
Building Height Max.	12'	12'	15'	15'	15'
Floor Area Sq. Ft. Max.	400	400	400	400	400
Architectural Projections	3	3			

**Notes:**

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

All private improvements shall be reviewed and approved by the Silver Peaks Development Review committee prior to issuance of building permit.

Source: Silver Peaks PUD  
 Amended 12/22/05 Administratively Ex. B 7.3.2 to 18' for side-load garages