

RetoolCOS Fast Facts

PlanCOS

After a two-year community-wide process, the Colorado Springs City Council approved PlanCOS, our community’s Comprehensive Plan for the physical development of Colorado Springs, in January 2019. Focused around 6 themes, PlanCOS establishes the City’s land-use vision and directs how we will accommodate future growth and change while building upon the strengths of our existing communities.

The six themes are –

- Vibrant Neighborhoods
- Unique Places
- Thriving Economy
- Strong Connections
- Renowned Culture
- Majestic Landscapes

RetoolCOS will create the Unified Development Code (UDC) which provides the technical language needed to implement the established vision of PlanCOS. Largely, the document outlines zoning districts, what uses are permitted, design criteria for development such as landscaping and connectivity, building heights and setbacks, and how applications for development are made to the Planning Department. This will improve the City’s development standards to require better design and encourage more creative projects, as appropriate. Note that dimensional standards will be drafted in Module 2.

The first Module draft of RetoolCOS focuses on Zoning Districts and Uses. Zoning establishes what uses are permissible on a property as well as dimensional standards, such as building height, setbacks, and lot coverage. Through zoning, separation between high intensity uses, such as industrial sites, and low intensity uses like single-family neighborhoods is made possible. The goal of zoning is to protect the health, safety, and welfare of the general public.

What are the Current and Proposed Zoning Districts?

Module 1 proposes new districts, consolidation of existing districts, and deleting some that have not been uses or have been requested very rarely.

Below outlines what the proposal entails –

Current and Proposed Zoning Districts	
Current Base Zoning Districts	Proposed Base Zoning Districts
Agricultural and Residential	Agricultural and Residential
A: Agricultural	A: Agriculture
R: Estate – Single-Family	R-E: Single-Family - Estate
R-1 9000: Single-Family	R-1 9: Single-Family - Large
R-1 6000: Single-Family	R-1 6: Single-Family - Medium
	R-1 2.5: Single-Family - Small
R-2: Two-Family	R-2: Two-Family
	R-3: Multi-Family – Low
	R Flex: Single-Family (Planned District)

Current and Proposed Zoning Districts	
Current Base Zoning Districts	Proposed Base Zoning Districts
R-4 Multi-Family	R-4: Multi-Family – High
R-5: Multi-Family	
Commercial	Mixed Use
OR: Office Residential	MX-N: Mixed-Use Neighborhood Scale
OC: Office Complex	
MU-NC: Mixed-Use Neighborhood Center	
C-5: Intermediate Business	MX-M: Mixed Use Medium Scale
PBC: Planned Business Center	
MU-CC: Mixed-Use Commercial Center	
C-6: General Business	MX-L: Mixed Use Large Scale
MU-R-EC: Mixed-Use Regional Employment Center	
SU: Special Use	MX-I: Mixed Use Institutional
PCR: Planned Cultural Resort	
FBZ: Form-Based Zone	FBZ: Form-Based Zone (Regulating Plan District)
TND: Traditional Neighborhood Development	
Industrial	Special Purpose
M-1: Light Industrial	LI: Light Industrial
PIP-1: Planned Industrial Park	BP: Business Park (Planned District)
PIP-2: Planned Industrial Park	
M-2: Heavy Industrial	GI: General Industrial
Special Purpose	
APD: Airport Planned Development	APD: Airport Planned Development (Planned District)
PF: Public Facilities	PF: Public Facilities
PK: Public Parks	PK: Public Parks
Overlay Districts	Overlay Districts
DFOZ: Design Flexibility Overlay	
HP: Historic Preservation Overlay	HP-O: Historic Preservation Overlay
HR: High Rise Overlay	
HS: Hillside Area Overlay	HS-O: Hillside Area Overlay
AO: Airport Overlay	AP-O: Airport Overlay
SS: Streamside Overlay	SS-O: Streamside Overlay
P/CR: Planned Provision Overlay/Conditions of Record	
	WP-O: Wildfire Protection Overlay
	NC-O: Neighborhood Character Overlay
NNA: North Nevada Avenue Overlay	NC-O/NNA: North Nevada Avenue Neighborhood Character Overlay
	ADU-O: Accessory Dwelling Unit Overlay ¹
Planned Development Zoning Districts	Planned Development Zoning Districts
PUD: Planned United Development	PUD: Planned Unit Development
Traditional Neighborhood Development	<i>Gold Hills Mesa becomes an approved PUD</i>

¹ Placeholder for forthcoming standards based on direction from City Council.

What is the Project Timeline?

The Project Timeline is available on the RetoolCOS webpage. The proposed adoption of the Unified Development Ordinance is April 2021.

What are the Public Engagement Opportunities?

Three more public open houses are scheduled for this process –

- July 21, 2020 – Module 2
- October 6, 2020 – Module 3
- January 5, 2021 – Consolidated Draft

In addition, City Staff and Clarion are providing regular updates at City Planning Commission and City Council meetings. Meeting dates can be found in the Project Timeline, available on the RetoolCOS webpage.

What will not be included in RetoolCOS?

The following will NOT be included in RetoolCOS as they are being accomplished through separate processes –

- Building and construction codes
- Sign regulations
- Parkland and school land dedication
- Impact fees
- Standards for fiscal impact analyses
- Short-term rentals
- Accessory dwelling units
- Wireless communication facilities/small cell telecommunication facilities

For questions/comments, please email RetoolCOS@coloradosprings.gov.