

## **Pueblo County Code - Title 17 - Chapter 17.60 NEIGHBORHOOD BUSINESS DISTRICT (B-1)**

### **17.60.010 Purpose.**

The standards of this district (B-1) are designed to retain and provide areas for the sale at retail of those convenience type goods and services required by the residents of the immediate neighborhood and for those outlets which by their nature create no nuisances and serve a trade territory of only one neighborhood (3,000-7,000 persons or one- to two-square miles of area).

### **17.60.020 Uses by right.**

A use by right is any of the following uses which are permitted upon issuance of a zoning permit by the County Zoning Administrator.

- Beauty and barber shop;
- Bakery (retail only);
- Drug store (not over 5,000 square feet);
- Gasoline service station;
- Grocery store;
- Meat and fish market (retail only);
- Professional office;
- Self service laundry and cleaning;
- Pick up station;
- Shoe repair.

### **17.60.030 Uses by review.**

A use by review is any of the uses by right in the Business-4 (B-4) district plus a caretaker's residence (one parking space per dwelling unit) which are permitted only upon issuance of a Special Use Permit by the Planning Commission.

### **17.60.040 Lot area.**

No parcel of land shall be smaller than five thousand (5,000) square feet, nor shall any parcel of land existing in single ownership at the time of passage of this Code henceforth be divided for sale in units smaller than five thousand (5,000) square feet.

### **17.60.050 Lot dimensions.**

No parcel of land shall be less than fifty (50) feet in width or fifty (50) feet in depth.

### **17.60.060 Lot coverage.**

The total ground area covered by all buildings shall not exceed thirty-five (35) percent.

### **17.60.070 Floor area ratio.**

No requirement.

**17.60.080 Building height.**

The height of any structure shall not exceed thirty-five (35) feet.

**17.60.090 Front yard setback.**

No building shall be set back less than twenty-five (25) feet from the front property line.

**17.60.100 Side yard setback.**

A principal structure shall provide total side yards of not less than fifteen (15) feet and provide not less than five (5) feet on one (1) side, and, except as provided in Section 17.120.020, an accessory building shall be set back from the side lot line at least five (5) feet. No side yard shall be required on interior lots not abutting an agricultural or residential zone district if the side walls are of eight (8) inches solid masonry or equal, and contain no openings.

**17.60.110 Rear yard setback.**

A principal structure shall be set back at least fifteen (15) feet from a rear lot line and except as provided in Section 17.120.020, an accessory building shall be set back from a rear lot line at least five (5) feet.

**17.60.120 Parking space.**

Off-street parking shall be as provided in Chapter 17.112.

**17.60.130 Loading space.**

Off-street loading requirements shall be provided in Chapter 17.112.

**17.60.140 Fences, walls and hedges.**

See Section 17.120.160.

**17.60.150 Signs.**

Signs shall be as provided in Chapter 17.116.

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