

## **Pueblo County Code - Title 17 - Chapter 17.64 COMMUNITY BUSINESS DISTRICT (B-4)**

### **17.64.010 Purpose.**

The standards of this district (B-4) are designed to retain and provide areas for the sale at retail of convenience type and shopper goods and services.

### **17.64.020 Uses by right.**

All retail and personal service uses; Adult Uses; advertising device, off-premises; and public utilities upon issuance of a zoning permit by the County Zoning Administrator. Advertising device, off-premises (see [Chapter 17.116](#)).

Medical Marijuana Center, Medical Marijuana-Infused Products Manufacturer, and Medical Marijuana Contiguous Optional Premises Cultivation Operation as defined in Section [17.04.040](#), Definitions and subject to Sections [17.120.200](#), [17.120.210](#) and [17.120.220](#), respectively, in this Title.

Retail Marijuana Store, Retail Marijuana-Infused Products Manufacturer, Retail Marijuana Contiguous Cultivation Operation Facility, and Retail Marijuana Testing Facility as defined in [Section 17.04.040](#), Definitions and subject to Sections [17.120.200](#), [17.120.210](#), [17.120.220](#), and [17.120.240](#), respectively, in this Title.

### **17.64.030 Uses by review.**

A use by review is any of the following uses which are permitted only upon issuance of a Special Use Permit by the Planning Commission.

Amusement facility;

Any retail or service use which incorporates the production, fabrication, warehousing, bulk storage, repair or maintenance of merchandise;

Automobile storage yard;

Bed and breakfast;

Equestrian arena, commercial/club;

Equestrian arena, personal;

Food processing;

Golf course, miniature;

Hotel;

Mini-warehouse;

Mobile home park;

Motel;

Private Social Club, Marijuana Permitted;

Recreation camp;

Residences;

Sports complex;

Tourist court;  
Winery.

**17.64.040 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 the Code henceforth be divided for sale in units smaller than five thousand (5,000) square feet.

**17.64.050 Lot dimensions.**

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

**17.64.060 Lot coverage.**

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

**17.64.070 Floor area ratio.**

No requirement.

**17.64.080 Building height.**

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

**17.64.090 Front yard setback.**

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

**17.64.100 Side yard setback.**

Zero feet, provided construction meets building code requirements (re: fire ratings) and provided that the requirements of Sections 17.64.120 and 17.64.130 are met.

**17.64.110 Rear yard setback.**

Zero feet, provided construction meets building code requirements (re: fire ratings) and provided that the requirements of Sections 17.64.120 and 17.64.130 of this Chapter are met.

**17.64.120 Parking space.**

Off-street parking shall be provided in Chapter 17.112.

**17.64.130 Loading space.**

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

**17.64.140 Fences, walls and hedges.**

See Section 17.120.160.

**17.64.150 Signs.**

Signs shall be as provided in Chapter 17.116.

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