

Pueblo County Code - Title 17 - Chapter 17.36 MIXED RESIDENTIAL DISTRICT (R-4)

17.36.010 Purpose.

The standards of this district (R-4) are designed to retain and provide areas with co-mingling of single-family dwelling units and limited multiple-family dwelling unit structures.

17.36.020 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.

Apartment bldg. (up to four (4) dwelling units);

Apartment hotel;

Auto parking, community;

Boarding house;

Dwelling--condominium (up to four (4) dwelling units);

Dwelling--townhouse;

Grouped houses;

Home, blind, disabled, elderly, elderly foster, maternity, nursing, religious;

Residence, one-family;

Residence, three- and four-family;

Residence, two-family;

Rooming house.

17.36.030 Uses by review.

A use by review is any of the following uses, other than those uses which come within the purview of [Section 17.140.010\(F\)](#), which are permitted only upon issuance of a Special Use Permit by the Planning Commission.

Airplane beacon, marker or tower;

Associations, clubs and lodges;

Auto parking, commercial;

Carnival (temp.);

Cemetery, crematory, mausoleum;

Charitable institution;

Child care centers;

Child care home (large);

Christmas tree sales (temp.);

Church and religious buildings;

Emergency facility;

Farming or ranching;

Fireworks, retail;

Golf course;

Halfway house;
 Home, receiving;
 Natural deposits, extraction;
 Specialized group facilities;
 Studio;
 Utilities as outlined in Section 17.120.130.

17.36.040 Lot area.

No parcel of land shall be smaller than the sizes shown in the following table, 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 shown in the following table.

Use	Minimum Lot Size
Single-family dwelling unit	3,000 square feet
Two-family dwelling unit structure	4,000 square feet
Three-family dwelling unit structure	4,500 square feet
Four-family dwelling unit structure	6,000 square feet
Other permitted uses	3,000 square feet

17.36.050 Lot dimensions.

No parcel of land shall be less in width or depth than shown in the following table.

Use	Minimum Width	Minimum Depth
Single-family dwelling unit	25 feet	70 feet
Two-family dwelling unit structure	50 feet	70 feet
Three-family dwelling unit structure	65 feet	70 feet
Four-family dwelling unit structure	80 feet	70 feet
Other permitted uses	25 feet	70 feet

17.36.060 Lot coverage.

The total ground area covered by all buildings on the parcel shall not exceed fifty (50) percent of the total ground area of the parcel.

17.36.070 Floor area ratio.

No requirement.

17.36.080 Building height.

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

17.36.090 Front yard setback.

Except as provided in Chapter 17.120, all buildings shall be set back not less than twenty-five (25) feet from the front property line.

17.36.100 Side yard setback.

A principal structure shall provide total side yards as indicated in the following table, 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.

Use	Total Side Yard	Minimum Side Yard 1 Side
Single-family dwelling unit	5 feet	2 1/2 feet
Two-family dwelling unit structure	10 feet	5 feet
Three-family dwelling unit structure	12 feet	5 feet
Four-family dwelling unit structure	15 feet	5 feet
Other permitted uses	5 feet	2 1/2 feet

17.36.110 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 the rear lot line at least five feet.

17.36.120 Parking space.

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

17.36.130 Loading space.

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

17.36.140 Fences, walls and hedges.

See Section 17.120.160.

17.36.150 Signs.

Signs shall be as provided in Chapter 17.116.

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