

## **Pueblo County Code - Title 17 - Chapter 17.40 MULTIPLE-RESIDENTIAL AND OFFICE DISTRICT (R-5)**

### **17.40.010 Purpose.**

The standards of this district (R-5) are designed to retain and provide areas of high density multiple-family dwelling unit structures with limited co-mingling of professional offices and studios.

### **17.40.020 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.;

Apartment hotel;

Auto parking, community;

Boarding house;

Dwelling--condominium;

Dwelling--townhouse;

Fraternity house;

Grouped houses;

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

Hospital;

Hotel;

Lodging house;

Residence, one-family;

Residence, over four-family;

Residence, three-family;

Residence, two-family;

Resort hotel;

Rooming house;

Sorority house.

### **17.40.030 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.);

Car wash;

Cemetery, crematory, mausoleum;  
 Charitable institution;  
 Child care centers;  
 Child care home (large);  
 Church and religious bldgs.;  
 Emergency facility;  
 Farming or ranching;  
 Fireworks, retail;  
 Golf course;  
 Halfway house;  
 Health center;  
 Infirmary;  
 Medical Marijuana Center;  
 Medical Marijuana Contiguous Optional Premises Cultivation Operation;  
 Museum;  
 Musical institute and foundation (non-commercial);  
 Natural deposits, extraction;  
 Office building;  
 Restaurant;  
 Retail Marijuana Contiguous Optional Premises Cultivation Operation;  
 Retail Marijuana Store;  
 Specialized group facilities;  
 Studio;  
 Utilities as outlined in Section 17.120.130;  
 Water, distilled, processing.

**17.40.040 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-five-family dwelling unit structure	1,500 square feet per dwelling unit

Six (6) or more family dwelling unit structures and other permitted uses shall contain a minimum of eight thousand (8,000) square feet, and if one (1) to three (3) habitable stories, shall provide at least twenty (20) percent of the parcel in landscaped open space; if four (4) to six (6) habitable stories, shall provide at least thirty (30) percent of the parcel in landscaped open space; if more than six habitable stories, shall provide at least fifty (50) percent of the parcel in landscaped open space. Such open space may be in the form of balconies at least four (4) feet wide on usable roofs, but may not include space provided for off-street parking, loading or road accessways.

**17.40.050 Lot dimensions.**

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

<b>Use</b>	<b>Minimum Width</b>	<b>Minimum Depth</b>
Single-family dwelling unit	25 feet	70 feet
Two-family dwelling unit structure	50 feet	70 feet
Three or more family dwelling unit structure	75 feet	70 feet
Other permitted uses	75 feet	70 feet

**17.40.060 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.

**17.40.070 Floor area ratio.**

The gross floor area ratio shall not exceed two (2).

**17.40.080 Building height.**

No limit except as provided by other requirements of this Code.

**17.40.090 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.

**17.40.100 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.

<b>Use</b>	<b>Total Side Yard</b>	<b>Minimum Side Yard – 1 side</b>
Single-family dwelling unit	5 feet	2 1/2 feet
Two-family dwelling unit structure	10 feet	5 feet

Three (3) or more family dwelling unit structures and other permitted uses fifteen (15) feet total side yards with five (5) feet minimum on one side for buildings of one (1) to three (3) stories. Buildings over three (3) stories shall provide an additional two and one-half feet (2 1/2) side yard on each side for each additional story over three (3).

**17.40.110 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.

**17.40.120 Parking space.**

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

**17.40.130 Loading space.**

No requirement.

**17.40.140 Fences, walls and hedges.**

See Section 17.120.160.

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