

## **Pueblo County Code - Title 17 - Chapter 17.44 MULTIPLE-RESIDENTIAL AND COMMERCIAL DISTRICT**

### **17.44.010 Purpose.**

The standards of this district (R-6) are designed to retain and provide areas of mixed residence, commercial establishments, and accommodations for transients.

### **17.44.020 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.

Advertising device, off-premises (see [Chapter 17.116](#));

Apartment building;

Apartment hotel;

Auto court;

Auto parking, community;

Boarding house;

Dwelling--condominium;

Dwelling--townhouse;

Grouped houses;

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

Hospital;

Hotel;

Laundry, self-service;

Lodging house;

Mineral springs;

Motel;

Residence, one-family;

Residence, over four-family;

Residence, three- and four-family;

Residence, two-family;

Resort hotel;

Rooming house;

Tourist court, home;

Trailer, sales.

### **17.44.030 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;  
 Cafe;  
 Carnival (temp.);  
 Car wash;  
 Cemetery, crematory, mausoleum;  
 Charitable institution;  
 Child care centers;  
 Child care home (large);  
 Christmas tree sales (temp.);  
 Church and religious buildings;  
 Club, supper and amusement;  
 Cocktail lounge;  
 Emergency facility;  
 Farming or ranching;  
 Fireworks, retail;  
 Garage--public;  
 Golf course;  
 Halfway house;  
 Home, receiving;  
 Mini-warehouse;  
 Natural deposits, extraction;  
 Recreational vehicle park;  
 Refreshment stand;  
 Restaurant;  
 Specialized group facilities;  
 Studio;  
 Tavern;  
 Utilities as outlined in Section 17.120.130;  
 Water, distilled, processing.

**17.44.040 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

1. If one (1) to three (3) habitable stories, shall provide at least twenty (20) percent of the parcel in landscaped open space;
2. If four (4) to six (6) habitable stories, shall provide at least fifty (50) percent of the parcel in

open landscaped space. Such open space may be in the form of balconies at least four (4) feet wide or usable roofs, but may not include space provided for off-street parking, loading or road accessways; and further provided a net area of eight hundred (800) square feet of ground area shall be provided for each dwelling unit, or room, or rental unit for transients in a hotel and/or motel; and provided further the other permitted uses shall provide a parcel of land at least five thousand (5,000) square feet.

**17.44.050 Lot dimensions.**

No parcel of land shall be less than sixty (60) feet in width or fifty (50) feet in depth.

**17.44.060 Lot coverage.**

The total ground area covered by all buildings except for mobile home trailer sales lots shall not exceed fifty (50) percent.

**17.44.070 Floor area ratio.**

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

**17.44.080 Building height.**

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

**17.44.090 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. Mobile homes or mobile home sales lots shall observe the front yard setback standards with regard to the front property line of the sales lot parcel.

**17.44.100 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 units	5 feet	2 1/2 feet
Two-family dwelling unit structures	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 (1) side for structures of one(1) to three (3) stories. Buildings over three (3) stories shall provide an additional two and one-half (2 1/2) feet of side yard on each side for each story over three (3).

**17.44.110 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.

**17.44.120 Parking space.**

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

**17.44.130 Loading space.**

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

**17.44.140 Fences, walls and hedges.**

See Section 17.120.160.

**17.44.150 Signs.**

Signs shall be as provided in Chapter 17.116.

**Source URL:** <http://county.pueblo.org/government/county/code/title17/chapter17-44>