

### Zone District: **R-2U (Single Family Residential)**

Purpose. The standards of this district (R-2U) are designed to retain and provide areas primarily for single-family development of medium density, while providing opportunities for a variety of blocks, lots and setbacks. It is the intention of this district to allow mixed-lot sizes and housing sizes along the same street and the same block, while not increasing the gross density of the development. A homeowners' association shall be created to provide for the maintenance of common areas, private open spaces and other neighborhood assets.

Setbacks:	Front	18' (*1) (*2)	Side	5'	Rear	15'
Coverage:	50%					
Max. Height	35'					
Minimum Lot Width:	50' (*3)					
Minimum Lot Size:	5,000 Square Feet (*3)					

(\*1) The minimum front yard setback shall be eighteen (18) feet. The garage and the required off-street parking space for the lot shall be at least twenty (20) feet from the back of the public sidewalk.

(\*2) Unless located beneath a habitable room or story, unenclosed porches, even if the porch is covered by a roof, may encroach up to eight (8) feet into the front yard setback.

(\*3) A minimum lot area of four thousand five hundred (4,500) square feet is permissible when utilized within a block of mixed lot widths. The average lot area of the block, however, shall be at least five thousand (5,000) square feet. Alternative lot width configurations may be as narrow as forty-five (45) feet, but the average lot width of the block shall be no less than fifty (50) feet. Lot depth shall not exceed three-(3) times the average lot width unless the lot abuts an alley.

#### **ALL SINGLE-FAMILY HOMES SHALL:**

- Utilize at least Eight (8) of the design features listed on the Single-Family Home Application (Section 17-4-11)
- Be placed on a subdivided lot of record.
- Require applicable building permits obtained from Pueblo Regional Building Dept.
- Comply with Sec. 12-3-23 of the Pueblo Municipal Code and with the Pueblo Public Works Department Specifications, Standards and Details handbook.
- Have a paved, asphalt or concrete, driveway and paved off street parking spaces, as required, and a paved sidewalk from either the public sidewalk or driveway to the front entry.
- Be placed on a permanent masonry or poured-in-place concrete perimeter foundation with no more than 12"(average) of masonry or concrete exposed above the grade on the street face, which meet Code as determined from plans and specifications submitted to obtain a building and siting permit.
- Any exterior wall used to support backfilled material on one side must be suitably engineered and constructed of masonry or concrete materials.
- Have a consistent, continuous facade (material, color, pattern) from the bottom of the soffit (top of wall section) downward to within 8" of the grade, if not placed on concrete or masonry foundation.
- All extensions of and attachments to single family homes not part of the original dwelling shall be constructed only after receiving a permit from the Pueblo Regional Building Dept. (covered steps, porches, carports, etc..)
- Driveways shall be located to provide at least one (1) on-street parking space per lot within the block except lots on the turning circle of cul-de-sacs. The City Traffic Engineer shall approve all driveway curb cut locations on corner lots as provided in Section 17-4- 44(h) of this Code before a building permit is issued for such lot.
- Notwithstanding anything to the contrary in the Roadway Classification Design Standards and Policies for the City of Pueblo, adopted by Resolution 10264, or as the same may be subsequently amended, local public streets shall neither be wider than thirty-two (32) feet nor narrower than thirty (30) feet, as measured from flow-line to flow-line.
- Homeowners' associations or individual property owners shall be responsible to install and maintain all landscaping in public rights-of-way adjoining their respective lots.

#### Outdoor Lighting **§ 17-4-52 Outdoor Lighting Performance Standards.**

Residential incandescent lighting of 150 watts or fewer for each light fixture, and/or fluorescent lights of 20 watts or fewer per fixture are permitted.

Off Street Parking     **§ 17-4-42. Off-street parking residential.**  
Each single family home or two-family dwelling constructed or relocated after the effective date of the ordinance from which this provision is derived shall provide on the building site at least one (1) accessible and usable off-street parking space for each dwelling unit, unless additional off-street parking spaces are required by the Roadway Classification Design Standards and Policies. Said parking space may be open or covered; however, no portion of the building site which is required for front or side yard setbacks shall be used as a part of the required off-street parking spaces. The parking space shall be permanent in character, shall be provided with a permanent driveway to a public roadway, and both the parking space and the driveway shall be paved with asphalt concrete, Portland cement concrete, pavers, or equivalent material.

Landscape:             Not Required

Public Sidewalks:     **§ 17-4-44 (p)** Five-foot public sidewalks as a minimum shall be provided.

Permitted Uses       **Uses by right.**  
**§ 17-4-51 (4.1)**       1. Residence, one-family.

**Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.**

1. Bed and breakfast home.
2. Church and religious building.
3. Child care center.
- 3.1. Child care home.
4. Recreation facilities, private.
5. Utilities as outlined in Section 17-4-30.
6. Home occupation.
7. Foster home.
8. Elderly foster home.
9. Any use which is permitted as a use by right in a R-3 zone district.