

Zone District: R-3 (One and Two-Family Residential District)

Purpose. The standards of this district (R-3) are designed to retain and provide areas of higher density development characterized by single-family and two-family dwelling unit structures.

Setbacks:	Front	25'	Side	5'	Rear	15'
Coverage:	50%					
Max. Height	35'					
Minimum Lot Width:	50'					
Minimum Lot Size:	4,000 Square Feet (*1)					

(*1) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of lot area per dwelling unit. Six (6) or more family dwelling unit structures shall have a minimum of eight thousand (8,000) square feet of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater, and shall provide at least twenty percent (20%) of the parcel in landscaped open space.

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..)

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.

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

Landscape: Not required.

Permitted Uses
§ 17-4-51 (5)

Uses by right.

1. Residence, one-family.
2. Residence, two-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. Charitable institution.
 - 2.1 Child care center.
 - 2.2 Child care home.
3. Church and religious buildings.
4. Recreation facilities, private.
5. Utilities as outlined in Section 17-4-30.
6. Home occupations.
7. Foster home.
8. Elderly foster home.
9. Any use which is permitted as a use by right in a R-4 zone district.