

### **Zone District: R-5** (Multiple-residential and Office District)

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

Setbacks:	Front	25'	Side	5'	Rear	15'
Coverage:	50%					
Floor Area Ratio	2	Floor Area / Land Area				
Max. Height	Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)					
Minimum Lot Width:	50'					
Minimum Lot Size:	3,000 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 and other permitted uses 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, if one (1) to three (3) habitable stories, shall provide at least twenty percent (20%) of the parcel in landscaped open space; if over four (4) habitable stories, shall provide at least fifty percent (50%) of the parcel in landscaped open space. Up to one-half (1/2) of the required open space may be in the form of balconies of at least four (4) feet wide on roofs developed and maintained as garden or recreation areas, but in no case shall space provided for off-street parking, loading or road accessways be counted as open space; and provided that the other permitted uses shall provide a parcel of land at least five thousand (5,000) square feet. The performance standards in Section 17-4-5 shall apply in the R-5 District.

---

#### **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: **Required. § 17-4-7**

Performance Standards: **§ 17-4-5**

Permitted Uses **Uses by right.**  
**§ 17-4-51 (7)**

1. Agency offices (real estate, insurance, property management, etc.).
2. Apartment building and apartment hotel.
3. Art gallery, commercial.
4. Associations, clubs, lodges.
5. Auto parking.
6. Beauty shop, barbershop.
7. Bed and breakfast home.
8. Bed and breakfast inn.
9. Boardinghouse.
10. Child care center.
- 10.1 Child care home.
11. Church and religious buildings.
12. Fraternity house or sorority house.
13. Grouped houses.
14. Health center.
15. Home: children, blind, disabled, elderly, maternity, religious.
16. Hospitals (for humans).
17. Museums.
18. Professional offices.
19. Residence, one-family.
20. Residence, two-family.
21. Residence, three- and four-family.
22. Residence, over four-family.
23. Sign, business.

**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. Aircraft beacon, marker or tower.
2. Charitable institution.
  - 2.1 Day service center, adult.
3. Mortuary.
4. Recreation facilities, private.
5. Utilities as outlined in Section 17-4-30.
6. Restaurant.
7. Hobby shops with retail sales limited to articles used in said hobby with or without group instruction.
8. Home occupations.
9. Crematory.
10. Financial institution/bank (any drive-up facility as an accessory use must be attached to the financial institution or bank)