

### Zone District: **R-6** (Multiple-residential and Commercial District)

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

Setbacks: Front 25' Side 5' Rear 15'  
See Section 17-4-6 for multi-story buildings OVER 35' in height

Coverage: 50%

Floor Area Ratio 2 Floor Area / Land Area

Max. Height Unlimited (See Section 17-4-4 for multi-story buildings)

Minimum Lot Width: 50'

Minimum Lot Size: 3,000 Square Feet (\*)

(\*) 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.**

Off Street Parking **§ 17-4-42.**

Public Sidewalks: **§ 17-4-44**

Landscape: **Required. § 17-4-7**

Performance Standards: **§ 17-4-5**

Permitted Uses

**§ 17-4-51 (8)**

**Uses by right.**

1. Agency offices (real estate, insurance, property management, etc.).
2. Apartment building and apartment hotel.
3. Associations, clubs, lodges.
4. Auto parking.
5. Beauty shop, barbershop.
6. Bed and breakfast home.
7. Bed and breakfast inn.
8. Boardinghouse.
9. Car wash, self-service only.
10. Charitable institution.
11. Child care center.
- 11.1 Child care home.
12. Church and religious buildings.
13. Club: private, social, fraternal.
14. Club: supper and amusement.
15. Cocktail lounge.
16. Convent.
17. Floral shop (retail only).
18. Fraternity or sorority house.
19. Grouped houses.
20. Home: children, blind, disabled, elderly, maternity, religious.
21. Hospital (for humans).
22. Hotel.
23. Laundry and dry cleaning, self-service.
24. Library.
25. Mortuary.
26. Motel.
27. Nurses home, dormitory.
28. Professional offices.
29. Recreation equipment, sales and services (boats, camping equipment, snowmobiles, etc.).
30. Residences.
31. Restaurant.
32. Service station.
33. Sign, advertising.
34. Sign, business.
35. Tavern.
36. Tourist home.
37. Trailer sales.
38. Transient lodging.

**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. Amusement part of facility.
3. Camping area, commercial (transient).
4. Christmas tree sales (temporary).
- 4.1 Community correctional facility or program.
- 4.2 Financial institution/bank (any drive up facility as an accessory use must be attached to financial institution or bank).
5. Fireworks, retail.
6. Golf course.

- 6.1. Homeless shelter.
- 6.2 Home occupations.
7. Hospital, veterinarian.
8. Natural deposits, extraction.
9. Nursery (vegetation).
10. Recreational facilities, commercial.
11. Recreational facilities, private.
12. Restaurant, drive-in.
13. Utilities as outlined in Section 17-4-30.