

Zone District: **RCN (Residential Charter Neighborhood)**

Purpose. The standards of this district (RCN) are designed to maintain the character of the City's original neighborhoods, sometimes referred to as Charter Neighborhoods, while meeting modern needs and standards. These developed neighborhoods have a traditional neighborhood pattern with a diversity of affordable housing types on a variety of lot sizes with small lots predominating. There are tree-lined streets with sidewalks, alleys, neighborhood parks and a mixture of uses within the residential fabric. The neighborhoods historically functioned at a pedestrian scale, with most residences, public amenities, and neighborhood goods and services accessible with little dependence on an automobile. There are some nonresidential uses that present actual or potential compatibility problems. The standards of this district are intended to maintain and enhance these and other such desirable neighborhood characteristics and resolve questions of the compatibility of adjacent uses.

Setbacks:	Front	Residential: (*1) Commercial: 0'	Side	(*2)	Rear	15'
Coverage:	50%	(75% by review)				
Max. Height	35'					
Minimum Lot Width:	25'					
Minimum Lot Size:						
Single Family:	2,500 Square Feet	(*3)				
Duplex	5,000 Square Feet					

(*1) The front yard setback for all buildings, except commercial buildings on a corner lot, shall be the average of the existing building setbacks on adjacent lots. If there is only one (1) adjacent lot with a building, the setback shall be equal to its setback. If both adjacent lots are vacant, the setback shall be the average of all existing building setbacks on the block. If there are no houses on the block, the setback shall be twenty-five (25) feet.

(*2) a. Lot width of thirty-five (35) feet or fewer:

1. Side yard setbacks for one- and two-family residential units and their accessory structures on lots thirty-five (35) feet or fewer in width shall be three (3) feet. Projections shall not extend to a point closer than two (2) feet from the property line.
2. Other buildings: five (5) feet.

3. Two (2) one-family residences may be constructed on two (2) separate parcels, connected to each other (zero setbacks) on one (1) side with a side yard setback of five (5) feet on the other side, provided that the residences are built at the same time.

b. Side yard setbacks for lots greater than thirty-six (36) feet in width: five (5) feet.

(*3) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of land area per dwelling unit. Six (6) or more family dwelling unit structures shall have a minimum of eight thousand (8,000) square feet of land 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.
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- 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..)
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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.
- Detached carports shall not be located closer than two feet six inches (2.5 feet) from the side yard lot line without a variance.
- Any remodeling, rehabilitation or addition smaller than fifty percent (50%) of an existing residence on a parcel smaller than ten thousand (10,000) square feet, and not resulting in additional dwelling units, shall not require an increase in the number of existing off-street parking spaces.
- Off-street parking for residences that are more than four-family in size, and for all nonresidential uses installed after the effective date of this Section shall be located in the rear half of the lot unless the parking is completely enclosed within the main structure.
- Backing into an alley from parking lots and off-street parking spaces will be allowed, provided that the parking lots or spaces serve single-family or two-family residences.
- Any new construction, expansion of a use or building or improvement, to either one (1) single-family or one (1) two-family residence, shall not require the applicant to pave any or all of any alley, but may require the applicant to surface the alley with an all-weather, dust-proof material to the point where the alley meets the nearest street.
- Existing alleys may be vacated only for purposes consistent with an adopted neighborhood plan and subject to requirements of applicable law.

Landscape: **Required. §17-4-7.**

Performance Standards:

- Not more than fifty percent (50%) of the front yard setback shall be covered with an impervious surface.
- Parking is allowed in the front yard of a residence only on a driveway that leads directly to the garage door. The driveway shall be no wider than ten (10) feet to provide access to the garage. If the property can be accessed from an alley and no garage exists, or if garage access is from other than the front, no parking is allowed in the front yard of the residence.
- Except as restricted by Section 15-3-2 of this Code, the height of fences, walls and hedges for parcels containing one-family, two-family, and three- and four-family residences, and townhouses shall not exceed four (4) feet in the front yard area and six (6) feet in other yard areas.
- 4. Fencing materials shall not include or incorporate razor or concertina wire; barbed wire; electrically charged wire; plywood surface; or fabric, sheet or corrugated metal, or plastic sheeting.

Permitted Uses **Uses by right.**
§ 17-4-51
(4.2)
1. Automobile parking.
2. Grouped houses.
3. Home: children, blind, disabled, elderly, maternity, religious.

4. Residence, one-family.
5. Residence, two-family, attached.
6. Residence, three- and four-family, attached.

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. Artist studios, provided that items sold on site are limited to those produced on site.
2. Bakeries, provided that goods are not baked for sale off the premises.
3. Beauty shop or barbershop having no more than two (2) workstations.
4. Bed and breakfast home.
5. Charitable institution.
6. Child care center.
7. Child care home.
8. Church.
9. Health center.
10. Home occupations.
11. Live-work units combining one (1) residential unit with any allowable nonresidential uses.
12. Neighborhood retail stores selling consumable products such as groceries and similar items excepting gasoline, provided that the building area of the use shall not exceed two thousand (2,000) square feet in size.
13. Professional offices, provided that no more than four (4) businesses are located in any building, and the total building area devoted to office use does not exceed three thousand two hundred (3,200) square feet in size.
14. Restaurants not to exceed three thousand two hundred (3,200) square feet in building area, but excluding all drive-in restaurants.
15. Taverns not to exceed a total of three thousand two hundred (3,200) square feet in building area.
16. Recreation facilities, private.
17. Residence, multi-family.
18. Utilities as outlined in Section 17-4-30 of this Chapter.

Conditions for nonresidential uses by review. This Subsection applies to nonresidential uses in the RCN district.

1. The intent of the nonresidential uses allowed by Paragraph 17-4-51(4.2)c is to (i) provide ongoing services to the neighborhood residents; (ii) provide small-scale employment opportunities for neighborhood residents; and (iii) encourage the continuation of existing commercial uses that contribute to the character of the neighborhood. To qualify for a special use permit, a proposed nonresidential use must meet two (2) of the above three (3) intent criteria.
2. Nonresidential uses shall be limited to two (2) per block face and to two (2) per intersection. Existing commercial uses, including those in mid-block locations, shall be considered uses by right, and may be exempted from all off-street parking regulations by the Zoning Board of Appeals. For purposes of this Subparagraph, home occupations shall not be considered a nonresidential use.
3. Nonresidential uses involving on-site sale of food or beverages shall be located at the corner of two (2) public rights-of-way (alleys or streets).
4. Residential uses in the same structure may be located above or behind a nonresidential use.
5. To ensure compatibility of uses, the Zoning Board of Appeals may set limits on the hours of operation and the amount of noise generated.
6. If the floor area of an existing nonresidential use is expanded, the Zoning Board of Appeals may waive compliance with one hundred percent (100%) of the off-street parking requirements of this Title. Factors considered by the Zoning Board of Appeals in waiving compliance with off-street parking requirements shall include the amount of increase in the occupancy load of the building, parking demand for the use, new infrastructure required, increased impact on existing infrastructure and demonstrated demand for surrounding neighborhood parking.