

Zone District: Mixed Residential, High (HR)

Purpose

The purpose of the HR district is to retain and provide opportunities for a mix of moderate to high density residential development characterized by single-family detached and attached dwelling units and limited multi-family dwelling unit structures in a neighborhood setting. The HR district should be located in established metropolitan districts and rural communities where public water and sewer services are available

Dimensional Standards

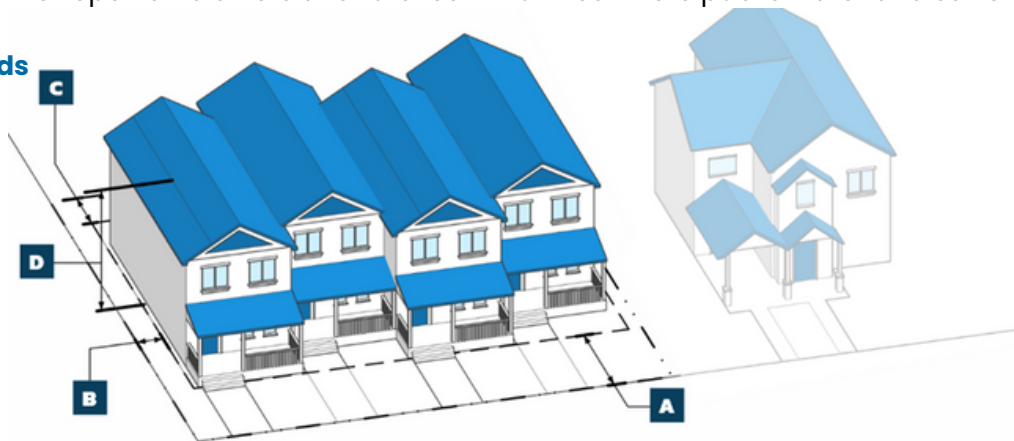


Table 17.02.21: HR Lot and Building Standards				
SF = Square Feet FT = Feet DU = Dwelling Unit AC = Acre N/A = Not Applicable				
Lot Standards			Accessory Building Setbacks (Minimum)	
Lot Area, Minimum			Front	25 FT
		3,000 SF	Side	5 FT
		4,000 SF	Rear	5 FT
		6,000 SF	Coverage (Maximum)	
Lot Width, Minimum (original lot; may be reduced for individual townhomes)	25 FT		Building Coverage	60%
Density, Maximum	15 DU/ AC		Building Height (Maximum)	
Principal Building Setbacks (Minimum)			D	All Buildings
A	Front	20 FT	35 FT	
B	Street Side, Corner Lot	10 FT		
	Side	5 FT		
C	Rear	10 FT		

Other Applicable UDC Sections

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

Table 17.02.22: Cross-References to Other Applicable UDC Sections	
Section	Section Reference
Use Regulations	Chapter 17.03
Floodplain	17.04.010
Off-Street Parking and Loading	17.04.020
Screening	17.04.030
Outdoor Lighting	17.04.040
Subdivision Design	17.04.050
Site and Building Standards	17.04.080
Clear Sight Triangle	17.04.090
Signs	Chapter 17.05

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Permitted Uses

M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest
E = Mining & Extraction Permit W = Hazardous Waste Incinerator or Processor

Agricultural Uses	Parks and Open Space	Accessory Uses
1 Roadside Sale Stand	14 Parks and Playgrounds	18 Concession Stand
Household Living	15 Riding Trails and Fields	19 Dwelling, Accessory
2 Dwelling, Attached	Transportation	20 Greenhouse
3 Dwelling, Cottage Court	16 Parking lot	21 Home Occupation
4 Dwelling, Multi-Family	Utilities and Renewable Energy	22 Home Day Care, Large
5 Dwelling, Single-Family	17 Utilities (D)	23 Home Day Care, Small
6 Dwelling, Two-Family		24 Primitive Camping
7 Manufactured Home		25 Short-Term Rental
Group Living		26 Solar Energy Facility
8 Boarding or Rooming House		27 Vehicle Storage
9 Group Home, FHAA Large		28 Wind Energy Facility
10 Group Home, FHAA Small		
11 Group Residential Facility, Large		
12 Group Residential Facility, Small		
13 Transitional Housing		

Special Use Permit

Agricultural Uses	Community & Cultural Facilities	Personal Services
1 Agricultural Production	3 Assembly, Religious or Secular	5 Studio
Household Living	4 Daycare Center, Adult or Child	Recreation and Entertainment
2 Manufactured Home Community		6 Golf Course

Temporary Use Permit

- 1 Recreation Vehicle as Temporary Housing

*This document is a summary of the above zoning district. Please refer to the [Pueblo County Unified Development Code](#) for a comprehensive overview for this zoning district.