

Zone District: Mixed Residential, Low (LR)

Purpose

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

Dimensional Standards

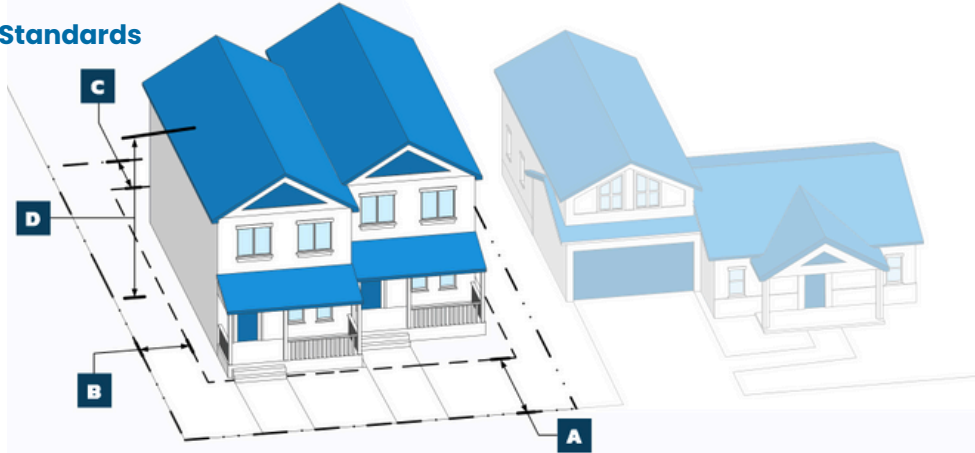


Table 17.02.19: LR Lot and Building Standards

SF = Square Feet FT = Feet DU = Dwelling Unit AC = Acre N/A = Not Applicable

Lot Standards		Accessory Building Setbacks (Minimum)			
Lot Area, Minimum (per structure)		Front	20 FT		
Single-Family Dwelling or Nonresidential Structure	4,000 SF	Side	5 FT		
Multi-Family and Nonresidential Structures	6,000 SF	Rear	5 FT		
Lot Width, Minimum (original lot; may be reduced for individual townhomes)	50 FT	Coverage (Maximum)			
Density, Maximum	11 DU/AC	Building Coverage	60%		
Principal Building Setbacks (Minimum)		Building Height (Maximum)			
A	Front	20 FT	D	All Buildings	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 17.02.20: 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

1 Roadside Sale Stand

Household Living

- 2 Dwelling, Attached
- 3 Dwelling, Cottage Court
- 4 Dwelling, Single-Family
- 5 Dwelling, Two-Family
- 6 Manufactured Home

Group Living

7 Group Home, FHAA Small

Parks and Open Space

- 8 Parks and Playgrounds
- 9 Riding Trails and Fields

Transportation

10 Parking lot

Utilities and Renewable Energy

11 Utilities (D)

Accessory Uses

- 12 Concession Stand
- 13 Dwelling, Accessory
- 14 Greenhouse
- 15 Home Occupation
- 16 Home Day Care, Large
- 17 Home Day Care, Small
- 18 Primitive Camping
- 19 Short-Term Rental
- 20 Solar Energy Facility
- 21 Urban Agriculture
- 22 Vehicle Storage
- 23 Wind Energy Facility

Special Use Permit

Agricultural Uses

1 Agricultural Production

Group Living

2 Group Residential Facility, Small

Community & Cultural Facilities

- 3 Assembly, Religious or Secular
- 4 Daycare Center, Adult or Child

Personal Services

5 Studio

Recreation and Entertainment

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.