

Zone District: Mixed-Use Commercial (MC)

Purpose

The purpose of the MC district is to retain and provide opportunities for large-scale retail, office, and commercial uses in high activity settings in conjunction with moderate to high density residential development. Residential development in MC districts is characterized by multi-family dwelling unit structures or multi-family dwelling units integrated with nonresidential uses in the same structure.

Dimensional Standards

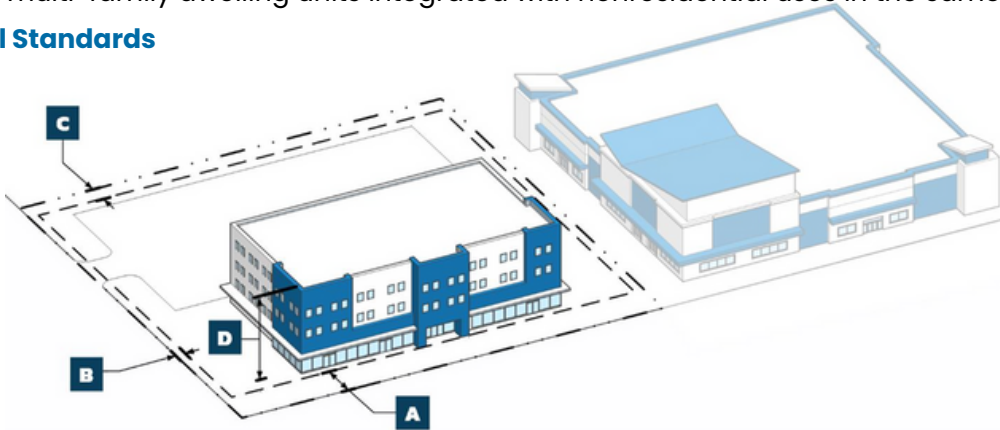


Table 17.02.26: MC Lot and Building Standards

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

Lot Standards		Accessory Building Setbacks (Minimum)		
Lot Area, Minimum		Front	20 FT	
Mixed-Use or Nonresidential Structure	N/A	Street Side	5 FT	
Single-Family Dwelling	3,000 SF	Rear	5 FT	
Two-Family or Attached Dwelling	4,000 SF			
Multi-Family and Nonresidential Structures	6,000 SF			
Density, Maximum	16+ DU/AC	Coverage (Maximum)		
Principal Building Setbacks (Minimum)		Building Coverage	65%	
A	Front	20 FT		
	Front, Manufactured Home Space	10 FT		
B	Side	5 FT		
C	Rear	5 FT		
		Building Height (Maximum)		
		D All Buildings	N/A [1]	

Notes:

[1] Buildings over three stories shall provide an additional two and a half feet of side yard on each side for each story over three.

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 17.02.34: 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
Residential Adjacency Standards	17.04.070
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	Food and Beverage	Transportation
1 Nursery	24 Alcoholic Beverage Sales	43 Parking Lot
2 Roadside Stand	25 Bar or Tavern	Vehicle Equipment
Household Living	26 Craft Alcohol Facility	44 Car Wash
3 Dwelling, Attached	27 Farmers Market	45 Vehicle Repair, Minor
4 Dwelling, Cottage Court	28 Restaurant	46 Vehicle Sales, Rental and Leasing
5 Dwelling, Live/Work	Lodging Facilities	Light
6 Dwelling, Multi-Family	29 Bed and Breakfast	47 Vehicle Service Center
7 Dwelling, Single-Family	30 Hotel or Motel	Utilities and Renewable Energy
8 Dwelling, Two-Family	Office	48 Utilities (D)
9 Manufactured Home	31 Office	Wireless Communication Facilities (WCF)
Group Living	Personal Services	49 Attached WCF
10 Boarding or Rooming House	32 Personal Service	Accessory Uses
11 Group Home, FHA Large	33 Studio	50 Heliport, Commercial
12 Group Home, FHA Small	Recreation and Entertainment	51 Concession Stand
13 Group Residential Facility, Large	34 Golf Course	52 Food Truck
14 Group Residential Facility, Small	Educational Facilities	53 Greenhouse
15 Transitional Housing	35 College or University	54 Home Occupation
Community and Cultural Facilities	36 Private School	55 Home Daycare, Large
16 Assembly, Religious or Secular	37 Trade School	56 Home Daycare, Small
17 Community Center	Healthcare Facilities	57 Outdoor Display and Sales
18 Daycare Center, Adult or Child	38 Hospital	58 Short-Term Rental
19 Cultural Facility	39 Medical or Dental Clinic	59 Solar Energy Facility
20 Exhibition Center	Parks and Open Space	60 Urban Agriculture
21 Government Offices and Facilities	40 Parks and Playgrounds	61 Wind Energy Facility
Agriculture and Animal Uses	Retail Sales	Temporary Uses
22 Garden Supply Center	41 Retail Sales, Small	62 Seasonal Sales and Experiences
23 Veterinary Hospital	42 Retail Sales, Medium	

Special Use Permit

Agricultural Uses	Recreation and Entertainment	Storage, Warehousing and Wholesale
1 Agricultural Production	5 Recreation and Entertainment, Indoor	7 Mini-Storage
Household Living	6 Recreation and Entertainment, Outdoor, (< 2 acres)	
2 Manufactured Home Community		
Adult Uses 17.03.030 (d)(1)		
3 All		
Agriculture and Animal Uses		
4 Kennel, Breeding and Boarding		

Temporary Use Permit

1 Seasonal Sales and Experiences

*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.