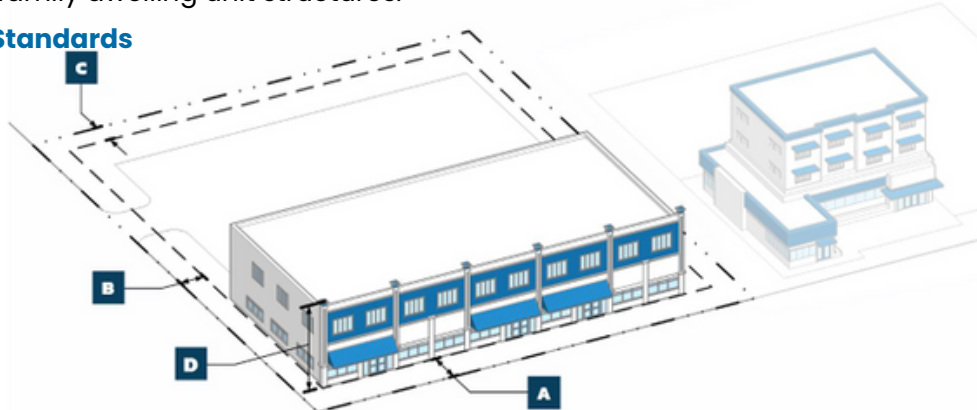


## Zone District: Mixed-Use Neighborhood (MN)

### Purpose

The purpose of the MN district is to retain and provide opportunities for small-scale retail, office, and commercial uses in a neighborhood setting in conjunction with moderate density residential development. Residential development in MN districts is characterized by attached dwelling units and smaller multi-family dwelling unit structures.

### Dimensional Standards



**Table 17.02.24: MN 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	15 FT	
Mixed-Use or Nonresidential Structure	N/A	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	15 DU/AC	Coverage (Maximum)		
		Building Coverage	50%	
Principal Building Setbacks (Minimum)		Building Height (Maximum)		
<b>A</b>	Front	<b>D</b>	All Buildings	
	Front, Manufactured Home Space			35 FT
<b>B</b>	Side			
<b>C</b>	Rear			
	Rear, Manufactured Home Space			

### 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 17.02.25: 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

# Zone District: Mixed-Use Neighborhood (MN)

## 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	Educational Facilities	Transportation
1 Roadside Sale Stand	19 College or University	34 Parking Lot
Household Living	20 Private School	Vehicle Equipment
2 Dwelling, Attached	Healthcare Facilities	35 Car Wash
3 Dwelling, Cottage Court	21 Hospital	36 Vehicle Repair, Minor
4 Dwelling, Live/Work	Parks and Open Space	37 Vehicle Service Station
5 Dwelling, Multi-Family	22 Parks and Playgrounds	Utilities and Renewable Energy (D)
6 Dwelling, Single-Family	Food and Beverage	38 Utilities
7 Dwelling, Two-Family	23 Alcoholic Beverage Sales	Wireless Communication Facilities (WCF)
8 Manufactured Home	24 Bar or Tavern	39 Attached WCF
Group Living	25 Craft Alcohol Facility	Accessory Uses
9 Boarding or Rooming House	26 Farmers Market	40 Heliport, Commercial
10 Group Home, FHAA Large	27 Restaurant	41 Concession Stand
11 Group Home, FHAA Small	Lodging Facilities	42 Food Truck
12 Group Residential Facility, Large	28 Bed and Breakfast	43 Greenhouse
13 Group Residential Facility, Small	29 Hotel or Motel	44 Home Occupation
14 Transitional Housing	Office	45 Home Daycare, Large
Community & Cultural Facilities	30 Office	46 Home Daycare, Small
15 Assembly, Religious or Secular	Personal Services	47 Short-Term Rental
16 Community Center	31 Personal Service	48 Solar Energy Facility
17 Daycare Center, Adult or Child	32 Studio	49 Urban Agriculture
18 Government Offices and Facilities	Retail Sales	50 Wind Energy Facility
	33 Retail Sales, Small	

## Special Use Permit

Agricultural Uses	Adult Uses 17.03.030(d)(1)	Recreation and Entertainment
1 Agricultural Production	4 All	6 Golf Course
Household Living	Office	7 Recreation and Entertainment, Indoor
2 Manufactured Home Community	5 Laboratory and/or Research Facility	
Community & Cultural Facilities		
3 Cultural Facility		

## 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.