

[Home \(/\)](#) | [Pueblo County Code \(/county-attorney-department/pueblo-county-code\)](#) | [Title 17 - Land Use \(/planning-and-development/title-17-land-use\)](#)  
| [Title 17 - Division I. Zoning \(/planning-and-development/title-17-division-i-zoning\)](#) | [Chapter 17.24 SINGLE-FAMILY RESIDENTIAL DISTRICT \(R-1\)](#)

## Chapter 17.24 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

### 17.24.010 Purpose.

The standards of this district (R-1) are designed to retain and provide areas of low-medium density development characteristically and exclusively for single-family dwelling units.

### 17.24.020 Uses by right.

A use by right is any of the following uses, which are permitted upon issuance of a zoning permit by the County Zoning Administrator.

Residence, one-family.

### 17.24.030 Uses by review.

A use by review is any of the following uses, other than those uses which come within the purview of Section 17.140.010(F) ([/planning-and-development/chapter-17140-appeals-article-1](#)), which are permitted only upon issuance of a special use permit by the Planning Commission.

Airplane beacon, marker or tower;

Associations, clubs and lodges;

Auto parking, commercial;

Carnival (temp.);

Cemetery, crematory, mausoleum;

Charitable institution;

Child care centers;

Child care home (large);

Christmas tree sales (temp.);

Church and religious bldgs.;

Dwelling--townhouse;

Emergency facility;

Farming or ranching;

Fireworks, retail;

Golf course;

Golf course, miniature;

Golf driving range;

Home, elderly foster;

Home, receiving;

Mineral and natural resource extraction;

Specialized group facilities;

Studio;

Utilities as outlined in Section 17.120.130 (<https://County.pueblo.org/government/county/code/title17/chapter17-120#17.120.130>). (</planning-and-development/chapter-17120-supplementary-regulations>)

#### **17.24.040 Lot area.**

No parcel of land shall be less than seven thousand three hundred (7,300) square feet, nor shall any parcel of land existing in single ownership at the time of passage of this Code henceforth be divided for sale in units of less than seven thousand three hundred (7,300) square feet.

#### **17.24.050 Lot dimensions.**

No parcel of land shall be less than seventy (70) feet in width or ninety (90) feet in depth.

#### **17.24.060 Lot coverage.**

The total ground area covered by all buildings on the parcel shall not exceed fifty (50) percent of the total ground area of the parcel.

#### **17.24.070 Floor area ratio.**

No requirement.

#### **17.24.080 Building height.**

The height of any structure shall not exceed thirty-five (35) feet.

#### **17.24.090 Front yard setback.**

Except as provided in Chapter 17.120 (</planning-and-development/chapter-17120-supplementary-regulations>) all buildings shall be set back not less than twenty-five (25) feet from the front property line.

#### **17.24.100 Side yard setback.**

A principal structure shall provide total side yards of not less than fifteen (15) feet with not less than five (5) feet on one side, and, except as provided in >Section 17.120.020, (</planning-and-development/chapter-17120-supplementary-regulations>) an accessory building shall be set back from the side lot line at least five (5) feet.

#### **17.24.110 Rear yard setback.**

A principal structure shall be set back at least fifteen (15) feet from a rear lot line, and except as provided in Section 17.120.020 (</planning-and-development/chapter-17120-supplementary-regulations>), an accessory building shall be set back from a rear lot line at least five (5) feet.

#### **17.24.120 Parking space.**

Off-street parking shall be as provided in Chapter 17.112

(<https://County.pueblo.org/government/county/code/title17/chapter17-112>). (</planning-and-development/chapter-17112-street-parking-and-loading-standards>)

#### 17.24.130 Loading space.

No requirement.

#### 17.24.140 Fences, walls and hedges.

See Section 17.120.160 (</planning-and-development/chapter-17120-supplementary-regulations>).

#### 17.24.150 Signs.

Signs shall be as provided in Chapter 17.116. (</planning-and-development/chapter-17116-advertising-devices-and-signs>)

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◀ Chapter 17.20 RESIDENTIAL- AGRICULTURAL (R- A) DISTRICT ( <a href="/planning-and-development/chapter-1720-residential-agricultural-r-district">/planning-and-development/chapter-1720-residential-agricultural-r-district</a> )	Title 17 - Division I. Zoning ( <a href="/planning-and-development/title-17-division-i-zoning">/planning-and-development/title-17-division-i-zoning</a> )	Chapter 17.28 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2) ▶ ( <a href="/planning-and-development/chapter-1728-single-family-residential-district-r-2">/planning-and-development/chapter-1728-single-family-residential-district-r-2</a> )
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[Title 10 - Vehicles And Traffic \(/county-attorney/title-10-vehicles-and-traffic\)](/county-attorney/title-10-vehicles-and-traffic)

[Title 12 - Roads, Bridges and Public Places \(/county-attorney/title-12-roads-bridges-and-public-places\)](/county-attorney/title-12-roads-bridges-and-public-places)

[Title 15 - Buildings and Construction \(/county-attorney/title-15-buildings-and-construction\)](/county-attorney/title-15-buildings-and-construction)

Title 16 - Subdivisions (/planning-and-development-department/title-16-subdivisions)

Title 17 - Land Use (/planning-and-development/title-17-land-use)

Title 17 - Division I. Zoning (/planning-and-development/title-17-division-i-zoning)

Chapter 17.04 GENERAL PROVISIONS AND DEFINITIONS (/planning-and-development/chapter-1704-general-provisions-and-definitions)

Chapter 17.08 ZONE DISTRICT MAPS (/planning-and-development/chapter-1708-zone-district-maps)

Chapter 17.100 CONDITIONAL ZONE (C-1) (INTENT TO REZONE) (/planning-and-development/chapter-17100-conditional-zone-c-1-intent-rezone)

Chapter 17.104 RURAL LAND USE PROCESS (/planning-and-development/chapter-17104-rural-land-use-process)

Chapter 17.105 MINERAL RESOURCE EXTRACTION REGULATIONS (/planning-and-development/chapter-17105-mineral-resource-extraction-regulations)

Chapter 17.108 FLOOD HAZARD AREA REGULATIONS (/planning-and-development/chapter-17108-flood-hazard-area-regulations)

Chapter 17.112 OFF-STREET PARKING AND LOADING STANDARDS (/planning-and-development/chapter-17112-street-parking-and-loading-standards)

Chapter 17.116 ADVERTISING DEVICES AND SIGNS (/planning-and-development/chapter-17116-advertising-devices-and-signs)

Chapter 17.119 MARIJUANA HOME GROW (NON-LICENSED GROW) (/planning-and-development/chapter-17119-marijuana-home-grow-non-licensed-grow)

Chapter 17.12 AGRICULTURAL ONE (A-1) AND TWO (A-2) DISTRICTS (/planning-and-development/chapter-1712-agricultural-one-1-and-two-2-districts)

Chapter 17.120 SUPPLEMENTARY REGULATIONS (/planning-and-development-department/chapter-17120-supplementary-regulations)

Chapter 17.124 NONCONFORMING USES, PARCELS AND STRUCTURES (/planning-and-development/chapter-17124-nonconforming-uses-parcels-and-structures)

Chapter 17.126 PLANNED UNIT DEVELOPMENT DISTRICT (PUD) (/planning-and-development/chapter-17126-planned-unit-development-district-pud)

Chapter 17.128 VESTED PROPERTY RIGHTS (/planning-and-development/chapter-17128-vested-property-rights)

Chapter 17.132 FEE SCHEDULES (/planning-and-development/chapter-17132-fee-schedules)

Chapter 17.136 ADMINISTRATION AND ENFORCEMENT (/planning-and-development-department/chapter-17136-administration-and-enforcement)

Chapter 17.140 APPEALS (/planning-and-development/chapter-17140-appeals)

Chapter 17.144 AMENDMENTS (/planning-and-development/chapter-17144-amendments)

Chapter 17.16 AGRICULTURAL THREE (A-3) AND FOUR (A-4) DISTRICTS (/planning-and-development/chapter-1716-agricultural-three-3-and-four-4-districts)

Chapter 17.20 RESIDENTIAL-AGRICULTURAL (R-A) DISTRICT (/planning-and-development/chapter-1720-residential-agricultural-r-district)

Chapter 17.24 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) (/planning-and-development/chapter-1724-single-family-residential-district-r-1)

Chapter 17.28 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2) (/planning-and-development/chapter-1728-single-family-residential-district-r-2)

Chapter 17.32 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-3) (/planning-and-development-department/chapter-1732-single-family-residential-district-r-3)

Chapter 17.36 MIXED RESIDENTIAL DISTRICT (R-4) (/planning-and-development/chapter-1736-mixed-residential-district-r-4)

Chapter 17.40 MULTIPLE-RESIDENTIAL AND OFFICE DISTRICT (R-5) (/planning-and-development-department/chapter-1740-multiple-residential-and-office-district-r-5)



[Health \(/public-health/pueblo-department-public-health-and-environment\)](/public-health/pueblo-department-public-health-and-environment)

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[Online Services \(/online-services\)](/online-services)

[Comments and Suggestions \(/comments-and-suggestions\)](/comments-and-suggestions)

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[Open Records Policy \(/board-county-commissioners/open-records-policy\)](/board-county-commissioners/open-records-policy) [Sitemap \(/sitemap.xml\)](/sitemap.xml)