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## Chapter 17.28 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2)

### 17.28.010 Purpose.

The standards of this district (R-2) are designed to retain and provide areas primarily for single-family development of medium density.

### 17.28.020 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.

### 17.28.030 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 buildings;

Dwelling--townhouse;

Emergency facility;

Farming or ranching;

Fireworks, retail;

Golf course;

Home, elderly foster;

Home, receiving;

Mineral and natural resource extraction;

Specialized group facilities;

Studio;

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

**17.28.040 Lot area.**

No parcel of land shall be less than five thousand six hundred (5,600) 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 five thousand six hundred (5,600) square feet.

**17.28.050 Lot dimensions.**

No parcel of land shall be less than sixty (60) feet in width or ninety (90) feet in depth.

**17.28.060 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.

**17.28.070 Floor area ratio.**

No requirement.

**17.28.080 Building height.**

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

**17.28.090 Front yard setback.**

Except as provided in ([//County.pueblo.org/government/county/code/title17/chapter17-120](https://County.pueblo.org/government/county/code/title17/chapter17-120))Chapter 17.120, all buildings shall be set back not less than twenty-five (25) feet from the front property line.

**17.28.100 Side yard setback.**

A principal structure shall provide total side yards of not less than fifteen (15) feet with not less than five feet on one side, and, except as provided in (<https://County.pueblo.org/government/county/code/title17/chapter17-120#17.120.020>)Section 17.120.020, an accessory building shall be set back from the side lot line at least five (5) feet.

**17.28.110 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 (<https://County.pueblo.org/government/county/code/title17/chapter17-120#17.120.020>)Section 17.120.020 (/planning-and-development/chapter-17120-supplementary-regulations), an accessory building shall be back from a rear lot line at least five feet.

**17.28.120 Parking space.**

Off-street parking shall be as provided in C (<https://County.pueblo.org/government/county/code/title17/chapter17-112>)chapter 17.112 (/planning-and-development/chapter-17112-street-parking-and-loading-standards).

### 17.28.130 Loading space.

No requirement.

### 17.28.140 Fences, walls and hedges.

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

### 17.28.150 Signs.

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

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## Pueblo County Courthouse

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