

# Module 1: Zone Districts and Uses

Public Review Draft: September 2023

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**PUEBLO COUNTY UNIFIED  
DEVELOPMENT CODE**

in coordination with PUEBLO MEANS BUSINESS

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## Comments

General comments applicable to this Module 1 Draft UDC:

**Content.** This draft is a combination of new content, revised current regulations, and/or carried-forward current content. Concepts and standards from the current Title 16 and Title 17 have been updated, revised, and relocated to create the new Pueblo County UDC. Throughout the draft there are footnotes that describe the source section, significant changes, or commentary for many of the provisions that originated in the current Land Development Code. At this stage of the project, however, the process of creating the new UDC is focused on new drafting and improvements, not tracking the location of edits.

**Cross-reference hyperlinks.** Where cross-references are provided in this draft, they are a hyperlink to the section referenced. To go to the section in the cross reference, hover over the reference and then press Control + Click (left mouse). To go back to the original location, click Alt + Left Arrow.

**Cross-reference updates.** A reference to a section or other provision reads "Section <> [current Code reference]" means that the cross-reference to that specific section or provision will be inserted once that part of the UDC has been drafted.

For example, a reference in this Module to the Development Standards will be provided in the Consolidated Draft once those regulations have been drafted in Module 2.

Because this is the first Module, this document contains numerous references to future Modules or drafts of the UDC.

**Future Modules include:**

Module 2: Development Standards

Module 3: Administration and Procedures

The entire UDC will be brought together, and all cross-references provided, in the Consolidated Draft.

## **Chapter 17.01 General Provisions**

[To be drafted in Module 3: Administration and Procedures.]

## Chapter 17.02 Zone Districts

### Comment

**Generally.** This chapter includes the standards for the zone districts in Pueblo County. As recommended in the Code Assessment, the lineup of zone districts was revised to 1) consolidate low-use districts into higher-use districts and expand development options; 2) create new districts to more fully implement the Future Land Use Plan; and 3) establish an updated set of district names that are clear and descriptive of the intended development character to help orient UDC users.

**District organization.** Each base zone district includes a purpose statement, a table indicating what minimum and maximum dimensional standards apply to lots and buildings within that district, and an illustration of how those dimensional standards are applied to buildings and lots and demonstrating the general character and context of that district in terms of bulk and layout.

## 17.02.010 Zone Districts Overview

### (a) Districts Established

The unincorporated areas of the County are divided into zone districts as shown in Table 17.02.1, below.

<b>Table 17.02.1: Zone District Summary</b>				
<b>Existing Zone District</b>		<b>Updated Zone District</b>		<b>Section</b>
<b>Agricultural</b>				
A-1	Agriculture One	A1	Large Agriculture	17.02.050(b)
A-2	Agriculture Two	A2	Medium Agriculture	17.02.050(c)
A-3	Agriculture Three	A3	Small Agriculture	17.02.050(d)
A-4	Agriculture Four			
<b>Residential</b>				
A-3	Agriculture Three	RR	Rural Residential	17.02.060(c)
A-4	Agriculture Four			
R-A	Residential Agriculture			
--	--	SR1	Suburban Residential, Low <sup>1</sup>	17.02.060(d)
R-1	Single-Family Residential One	SR2	Suburban Residential, High	17.02.060(e)
R-2	Single-Family Residential Two			
R-3	Single-Family Residential Three	LR	Mixed Residential, Low	17.02.060(f)
R-4	Mixed Residential	HR	Mixed Residential, High	17.02.060(g)
R-7	Mobile Home Park <sup>2</sup>	--	--	
R-8	Mobile Home Subdivision <sup>3</sup>	--	--	
<b>Mixed-Use</b>				
R-5	Multiple Residential and Office	MN	Mixed-Use Neighborhood	17.02.070(b)
O-1	Neighborhood Office			
B-1	Neighborhood Business			
R-6	Multiple Residential and Commercial	MC	Mixed-Use Commercial	17.02.070(c)
<b>Commercial and Industrial</b>				
B-4	Community Business	CC	Community Commercial	17.02.080(c)
I-1	Special Industrial	LI	Light Industrial	17.02.080(d)

<sup>1</sup> New district proposed to fill existing “gap” in density ranges between rural and suburban districts.

<sup>2</sup> Retired. Existing manufactured home parks will be remapped to HR. New manufactured home parks will be allowed subject to use-specific standards.

<sup>3</sup> Retired. Manufactured homes will be added as an allowed use in most residential districts.



<b>Table 17.02.1: Zone District Summary</b>		
<b>Existing Zone District</b>	<b>Updated Zone District</b>	<b>Section</b>
I-2 Light Industrial		
I-3 Heavy Industrial	HI Heavy Industrial	17.02.080(e)
I-4 Hazardous Waste Overlay	-- --	
P-1 PuebloPlex	PP PuebloPlex	17.02.080(f)
<b>Special Purpose</b>		
S-1 Public Use	PL Public Lands	17.02.090(b)
	CF Community Facilities	17.02.090(c)
S-4 Parking	-- --	
C-1 Conditional (Intent to Rezone)	-- --	
<b>Overlay</b>		
S-2 Airport	APO Airport Overlay	17.02.100(b)
S-3 Floodplain	FPO Floodplain Overlay	17.02.100(c)
-- --	AGO Agricultural Conservation Overlay	17.02.100(d)
-- --	PWO Pueblo West Overlay	17.02.100(e)
-- --	CCO Colorado City Overlay	17.02.100(f)
PUD Planned Unit Development	PUD Planned Unit Development	17.02.100(g)
RLUP Rural Land Use Process <sup>4</sup>	-- --	

<sup>4</sup>Current RLUP will be converted to procedure and expanded to provide more opportunities for conservation subdivisions of all sizes as part of Module 2: Development Standards and Module 3: Administration and Procedures.

**(b) Comprehensive Plan Consistency**

Table 17.02.2 identifies which zoning district(s) appropriately implement the Future Land Use Plan in the Pueblo Regional Comprehensive Plan.

- (1) All approvals granted under this UDC shall be consistent with the County’s comprehensive plan and adopted land use and sub area plans.
- (2) All rezonings and future land use map amendments shall ensure consistency between the zone district and the applicable land use category as identified in Table 17.02.2.

Table 17.02.2: Comprehensive Plan Consistency																
Future Land Use Plan	Conforming Zone Districts															
	A1	A2	A3	RR	SRI	SR2	LR	HR	MN	MC	CC	LI	HI	PP	PL	CF
Agricultural Neighborhood			●	●												
Rural Neighborhoods			●	●												
Suburban Neighborhoods					●											●
Urban Neighborhoods						●	●									
Neighborhood Mixed-Use									●							
Commercial Mixed-Use										●	●					
Institutional Mixed-Use																●
Employment												●				
Light Industry												●				
Transportation Dependent Industry													●			
Rural Ranch	●	●														
Production Agriculture	●	●														
Parks and Open Space																●
State and Federal Lands															●	

## 17.02.020 Chapter Organization

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### (a) Base Zone Districts<sup>5</sup>

A base zone district establishes minimum and maximum building height, setbacks, lot coverage, and other dimensional standards to support the purpose and general characteristics of the district. The Pueblo County base zone districts are separated into four groups: Agricultural (Section 17.02.050), Residential (Section 17.02.060), Mixed-Use (Section 17.02.070), and Commercial and Industrial (Section 17.02.080). Each group contains multiple zone districts with relatively similar allowed uses and development standards.

The illustration(s) provided for the base zone districts depict the requirements for the zone district. Illustrations are not regulatory and do not depict specific locations or buildings and do not necessarily reflect all standards that may apply to a particular development.

### (b) Special Purpose Districts

Special purpose districts are separate base zone districts that identify public lands and community facilities under the County's jurisdiction. Section 17.02.090 identifies the two types of special purpose districts available in the County—Public Lands and Community Facilities.

### (c) Overlay Districts

Overlay zone districts are applied over one or more underlying zone districts to alter the base district regulations or apply area-specific standards. Section 17.02.100 identifies the overlay zone districts and sets forth each district's purpose and the standards that modify those of underlying districts.

If the standards for an overlay district expressly conflict with those for an underlying base zone district, special purpose district, or another applicable overlay district, the more restrictive standards as determined by the Director shall apply.

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<sup>5</sup> New.

## 17.02.030 Zone District Map<sup>6</sup>

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### (a) Application

The written provisions of this UDC shall apply to the applicable zone districts as shown on the Zone District Map.

### (b) Incorporation of Zone District Map

The location and boundaries of the zone districts established by this chapter are shown on the County "Zone District Map," which, together with all data shown on the map and all amendments to the map, is incorporated into this UDC by reference. Changes in zone districts shall be made only upon amendment to this UDC; and all changes shall be promptly entered on the Zone District Map, with an entry on the map identifying the amending ordinance; or a revised or supplementary Zone District Map shall be drawn up, showing the changes. A physical copy of the official Zone District Map shall be located in the County offices. An electronic version of the Zone District Map may be displayed on the County website at the discretion of the Director.

### (c) District Boundaries

Zone district boundaries shall be on municipal corporate lines, section lines, lot lines, natural boundary lines, or on the center lines of right-of-way lines of highways, streets, alleys, railroad rights-of-way, or such lines extended, unless otherwise provided.

### (d) Interpretation

The Director shall interpret the location of district boundaries on the Zone District Map using the following criteria. Interpretations of the location of district boundaries may be appealed to the Board of County Commissioners.

#### (1) Abandoned Rights-of-Way

Where a zone district boundary coincides with a right-of-way line and the right-of-way is subsequently abandoned, the zone district boundary shall then follow the centerline of the former right-of-way.

#### (2) Public Rights-of-Way

Land not part of public right-of-way and which is not indicated as being in any zone district shall be considered to be included in the most restrictive adjacent zone

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<sup>6</sup> Current Chapter 17.08: Zone District Maps. Updated for clarity.

district even when the district is separated from the land in question by a public right-of-way.

**(3) Map Scale**

In cases where existing lines are not available, the zone district boundary shall be determined by the Director using the scale of the Zone District Map or other relevant references.

**(4) Boundary Clarification**

When a parcel of land under one ownership is divided by one or more zone district boundary lines in a manner that is consistent with the purpose and intent of this UDC and each portion may support a reasonable and legal use, then the zone district boundary line(s) shall be as determined by the scale of the Zone District Map.

**(e) Map Amendments<sup>7</sup>**

Changes in the boundaries of any zone district require an amendment to the Pueblo County Zone District Map per Section 17.02.030(b).

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<sup>7</sup> New.

**17.02.040 Dimensional Standards Applicable to All Zone Districts**

**(a) Dimensional Standards Established by Zone District**

- (1) The dimensional standards applicable to each zone district are located within that zone district.
- (2) Legally nonconforming lots may be developed per Section <> [Nonconformities].
- (3) Exceptions and restrictions applicable to some dimensional standards are provided in this section. Other exceptions or restrictions may be provided for elsewhere in this Code. Where there is uncertainty about the applicability of dimensional exception, an applicant may request a Code Interpretation per Section <> [Administration].

**(b) Intersection Sight Distance**

Development shall conform with the intersection sight distance standards in Section 17.04.060, Subdivision Standards.

**(c) Height Limit Exceptions<sup>8</sup>**

- (1) Building height limit exceptions are building and site elements that project above the maximum height limit allowed in a zone district.
- (2) Screening may be required as described in Section 17.04.040, Landscaping, Screening, and Buffering.
- (3) Measurement
  - (i) Each height encroachment shall be measured from the maximum building height.
  - (ii) Building height encroachments are not cumulative in that they are always measured from the same point.
- (4) The following building height encroachments shall meet the specified standards:

<b>Table 17.02.3: Height Limit Exceptions</b>	
<b>Projection</b>	<b>Height Increase, Maximum (feet)</b>
Chimneys, stacks, vents, and flues	10 FT above zone district height max
Antennas and towers (except as provided in Sec. <>, [Wireless Communication Facilities])	10 FT above zone district height max
Emergency sirens and similar devices	Any distance
Mechanical, electrical, and plumbing equipment; solar panels; air conditioner and evaporative coolers	10 FT above zone district height max
Parapet walls, safety railings, and screening walls	4 FT above zone district height max

<sup>8</sup> Existing Section 17.120.040 expanded to include a wider range of common exceptions.

Table 17.02.3: Height Limit Exceptions	
Projection	Height Increase, Maximum (feet)
Architectural features such as unoccupied belfries, flagpoles, spires, silos, domes, and windmills	10 FT above zone district height max

**(d) Setback Projections and Encroachments<sup>9</sup>**

- (1) Setback encroachments are building and site elements that project into or are located on the “non-buildable” side of a setback line, typically in a required setback area.
- (2) Permitted encroachments, identified below, are allowed where the required dimension is measured by a setback line.
- (3) Screening may be required as described in Section 17.04.040, Landscaping, Screening, and Buffering.
- (4) Measurement
  - (i) Each setback encroachment shall be measured from the minimum required setback line towards the lot line; setback encroachments are always measured from the same point and are not cumulative.
  - (ii) No permitted setback encroachment shall be closer than two feet to any lot line with the exception of fence, walls, gardens, and landscaping.
- (5) The following encroachments shall meet the specified standards:

Table 17.02.4: Permitted Setback Encroachments		
Projection	Front or Street Side Setback (max, feet)	Internal or Rear Setback (max, feet)
<b>Building Element</b>		
Approved accessibility ramps	Any distance	Any distance
Windows, belt courses, and other ornamental features	1	1
Breezeways, unenclosed	Cannot encroach	Cannot encroach
Chimneys not greater than 6 ft. in width	2	2
Eaves, roof overhangs, cornices, gutters, and downspouts	2	2
Porches, stoops, decks, terraces, balconies, and associated stairs (uncovered and no more than 30” above natural grade)	8	5
Shading devices such as awnings and canopies	5	5
Stairs and fire escapes (unenclosed)	4 (rear also)	1.5 (side only)

<sup>9</sup> Existing Sections 17.120.090 through 17.120.110 restructured to convey permitted setback encroachments more clearly.

<b>Table 17.02.4: Permitted Setback Encroachments</b>		
<b>Projection</b>	<b>Front or Street Side Setback (max, feet)</b>	<b>Internal or Rear Setback (max, feet)</b>
Window wells	Any distance	3
<b>Site Elements</b>		
Accessory Structure	Cannot encroach	Cannot encroach
Clothes lines and poles	Cannot encroach	Cannot encroach
Fences and walls	Any distance	Any distance
Flagpoles and signs	Any distance	Any distance
Flatwork	Any distance	Any distance
Gardens and landscaping	Any distance	Any distance
Ornamental lights	Any distance	Any distance
Play equipment	Cannot encroach	Cannot encroach
Swimming pools and hot tubs including mechanical equipment and deck	Cannot encroach	Cannot encroach
Trash containers	Cannot encroach	Cannot encroach
<b>Mechanical, Electric, and Plumbing Elements</b>		
Evaporative coolers or air conditioners (window)	2	2
Evaporative coolers or air conditioners (ground)	Cannot encroach	Cannot encroach
Gas and electric meters	2	2
Solar energy collectors and heat storage units of up to 200 sq. ft. of collector surface area	Cannot encroach	Cannot encroach
Transformers	Cannot encroach	Cannot encroach
<b>Notes:</b>		
Where a parcel of record as of the Effective Date does not meet the minimum zoning district width, the maximum side yard encroachment requirements may be reduced by up to 50 percent.		

### 17.02.050 Agricultural Zone Districts

#### (a) Agricultural Districts Established

The UDC includes the following Agricultural zone districts. When the UDC refers to Agricultural zone districts as a group, these districts are included.



**Chapter 17.02 Zone Districts**

17.02.050 Agricultural Zone Districts

17.02.050(a) Agricultural Districts Established

<b>Table 17.02.5: Agricultural Zone District Summary</b>		
<b>Existing Zone District</b>	<b>Zone District Name</b>	<b>Section</b>
A-1 Agriculture One	A1 Large Agriculture	17.02.050(b)
A-2 Agriculture Two	A2 Medium Agriculture	17.02.050(c)
A-3 Agriculture Three	A3 Small Agriculture	17.02.050(d)
A-4 Agriculture Four		

<b>Table 17.02.6: Agricultural Zone District Dimensional Summary</b>			
<b>SF = Square Feet FT = Feet DU = Dwelling Unit AC = Acre N/A = Not Applicable</b>			
<b>Current Zone Districts</b>	<b>A-1</b>	<b>A-2</b>	<b>A-3 A-4</b>
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3<sup>10</sup></b>
<b>Lot Standards</b>			
Lot Area, Minimum	35 AC	5 AC	1 AC [1]
Lot Dimension Width, Minimum <sup>11</sup>	100 FT	100 FT	100 FT
Density, Maximum <sup>12</sup>	1 DU/35 AC	1 DU/5 AC	1 DU/AC
<b>Building Setbacks (Minimum)</b>			
<b>Principal Building</b>			
Front	25 FT	25 FT	25 FT
Side	15 FT	15 FT	15 FT
Rear	15 FT	15 FT	15 FT
<b>Accessory Building</b>			
Front	15 FT	15 FT	25 FT
Side	5 FT	5 FT	5 FT
Rear	5 FT	5 FT	5 FT
<b>Coverage (Maximum)</b>			
Building Coverage	25%	25%	50%
<b>Height (Maximum)</b>			
Principal Building	N/A [2]	N/A [2]	35 FT
Accessory Building	N/A [2]	N/A [2]	35 FT
<b>Notes</b>			
[1] Development on existing lots with a minimum lot area of less than one-acre will be considered legally nonconforming in accordance with Section <> [Nonconformities]. <sup>13</sup>			
[2] Principal and accessory buildings within 1,320 feet (1/4 mile) of a residential or mixed-use zone district shall have a maximum height of 35 feet. <sup>14</sup>			

<sup>10</sup> Carries forward current A-3 lot area. A-4 dimensional standards are otherwise the same.

<sup>11</sup> Current districts include minimum lot depths that match minimum lot widths.

<sup>12</sup> Maximum densities will be determined by minimum lot area. Densities are included to illustrate alignment with Comprehensive Plan land use categories.

<sup>13</sup> Intended to address existing non-conforming lots that predate this UDC in the Beulah Valley and other areas.

<sup>14</sup> New. Based on input from TAC.

**(b) Large Agriculture (A1)<sup>15</sup>**

**(1) Purpose**

The purpose of the A1 district is to retain and promote the use of large, contiguous tracts of dry range and irrigated lands for agriculture, ranching, and conservation purposes. The A1 district provides opportunities for supporting uses that contribute to the long-term viability of existing or future agricultural or ranching operations.

**(2) Dimensional Standards**

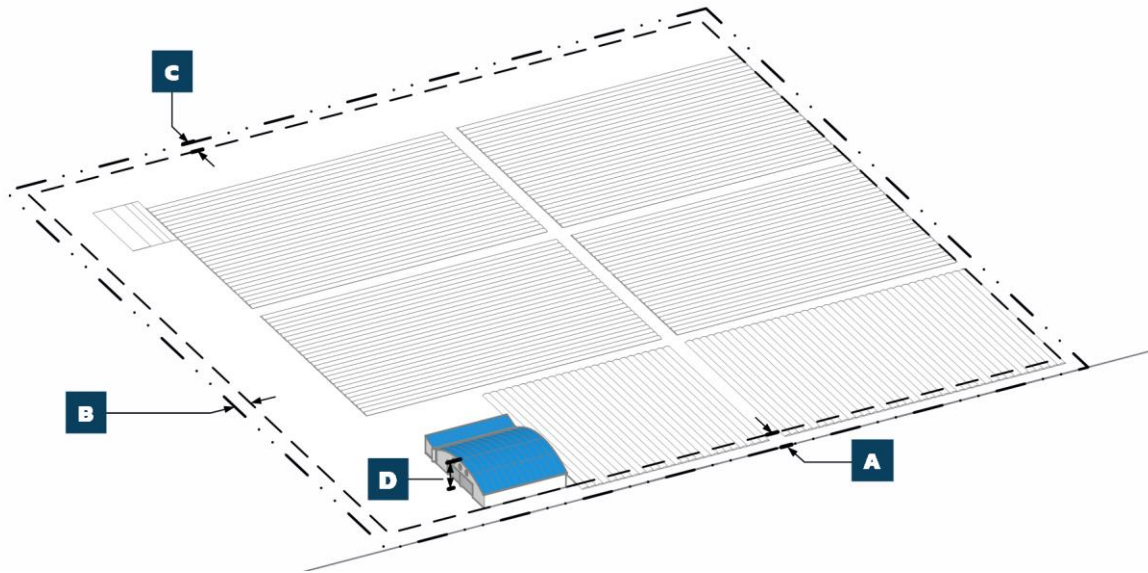


Table 17.02.7: A1 Lot and Building Standards					
Lot Standards			Accessory Building Setbacks (Minimum)		
Lot Area, Minimum	35 AC		Front	15 FT	
Lot Width, Minimum	100 FT		Side	5 FT	
Density, Maximum	1 DU/35 AC		Rear	5 FT	
Principal Building Setbacks (Minimum)			Coverage (Maximum)		
<b>A</b>	Front	25 FT	Building Coverage	25%	
<b>B</b>	Side	15 FT	Building Height (Maximum)		
<b>C</b>	Rear	15 FT	<b>D</b>	All Buildings	N/A [1]
<b>Notes:</b>					
[1] Principal and accessory buildings within 1,320 feet (1/4 mile) of a residential or mixed-use zone district shall have a maximum height of 35 feet.					

<sup>15</sup> Based on current A-1 zone district (Chapter 17.12). Purpose statement has been updated to distinguish from A2.

**(3) Additional Standards**

**(i) Agricultural Overlay District**

Additional requirements may apply to properties in the A1 district that also fall within the boundaries of the AGO district (Section 17.02.100(d)).

**(4) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.8: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards <sup>16</sup>	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

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<sup>16</sup> The land conservation standards will combine and update two existing Chapters: Chapter 16.72 (Cluster Development) and Chapter 17.104 (Rural Land Use Process) to expand opportunities for conservation subdivisions and establish enhanced standards.

**(c) Medium Agriculture (A2)<sup>17</sup>**

**(1) Purpose**

The purpose of the A2 district is to retain and promote the use of moderately-sized tracts of dry range and irrigated lands for agricultural, ranching, and forestry purposes. The A2 district provides opportunities for supporting uses, including very low density residential.

**(2) Dimensional Standards**

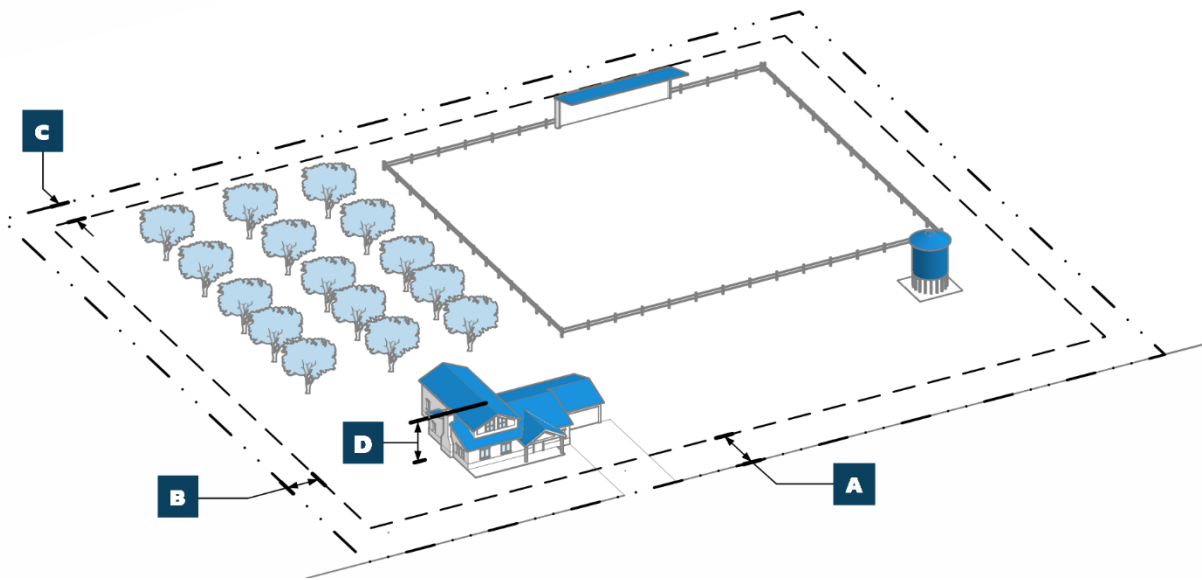


Table 17.02.9: A2 Lot and Building Standards					
Lot Standards		Accessory Building Setbacks (Minimum)			
Lot Area, Minimum	5 AC		Front	15 FT	
Lot Width, Minimum	100 FT		Side	5 FT	
Density, Maximum	1 DU/5 AC		Rear	5 FT	
Principal Building Setbacks (Minimum)		Coverage (Maximum)			
<b>A</b>	Front	25 FT	Building Coverage	25%	
<b>B</b>	Side	15 FT	Building Height (Maximum)		
<b>C</b>	Rear	15 FT	<b>D</b>	All Buildings	N/A [1]
<b>Notes:</b>					
[1] Principal and accessory buildings within 1,320 feet (1/4 mile) of a residential or mixed-use zone district shall have a maximum height of 35 feet.					

<sup>17</sup> Based on existing A-2 zone district (Chapter 17.12). Purpose statement has been updated and expanded to distinguish from A-1. Areas zoned A2 currently include the forested areas in the westernmost part of the County that abut the National Forest.

**(1) Additional Standards**

**(i) Agricultural Overlay District**

Additional requirements may apply to properties in the A2 district that also fall within the boundaries of the AGO district (Section 17.02.100(d)).

**(2) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.10: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards <sup>18</sup>	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

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<sup>18</sup> The land conservation standards will combine and update two existing Chapters: Chapter 16.72 (Cluster Development) and Chapter 17.104 (Rural Land Use Process) to expand opportunities for conservation subdivisions and establish enhanced standards.

**(d) Small Agriculture (A3)<sup>19</sup>**

**(1) Purpose<sup>20</sup>**

The purpose of the A3 district is to provide and retain contiguous tracts of irrigated and dry range lands for small-scale crop and food production, ranching, and forestry purposes while also providing opportunities for low-density residential development and other supporting uses. Supporting uses should be sited to protect the viability of existing and future agricultural operations.

**(2) Dimensional Standards**

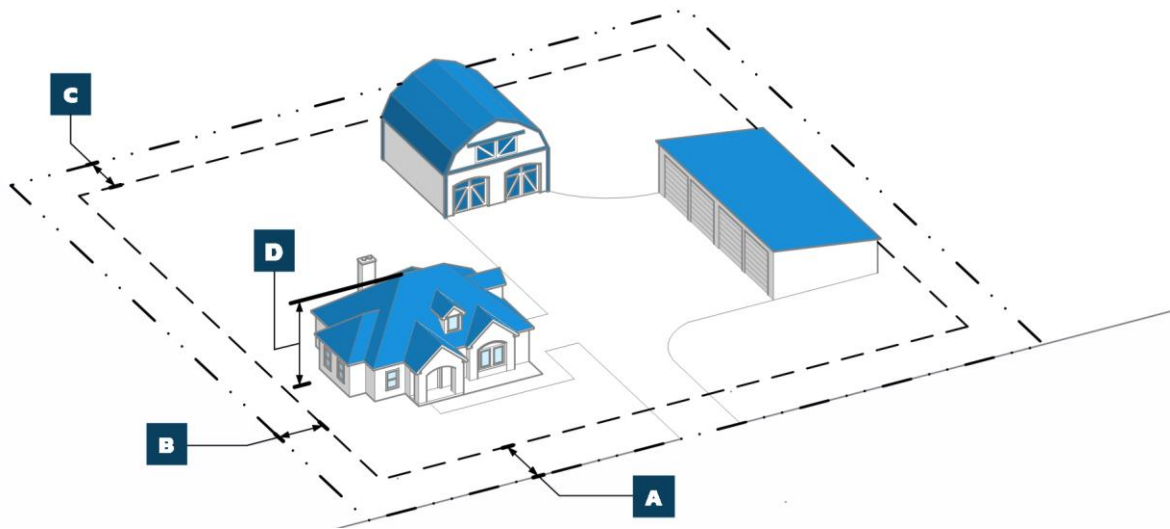


Table 17.02.11: A2 Lot and Building Standards				
Lot Standards			Accessory Building Setbacks (Minimum)	
Lot Area, Minimum	1 AC [1]		Front	15 FT
Lot Width, Minimum	100 FT		Side	5 FT
Density, Maximum	1 DU/5 AC		Rear	5 FT
Principal Building Setbacks (Minimum)			Coverage (Maximum)	
<b>A</b>	Front	25 FT	Building Coverage	50%
<b>B</b>	Side	15 FT	Building Height (Maximum)	
<b>C</b>	Rear	15 FT	<b>D</b>	All Buildings
				35 FT
<b>Notes:</b>				
[1] Development on existing lots with a minimum lot area of less than one-acre will be considered legally nonconforming in accordance with Section <>.				

<sup>19</sup> Combines current A-3 and A-4 districts (Chapter 17.16) and carries forward more the permissive dimensional standards.

<sup>20</sup> Purpose statement has been updated and expanded to align with the Agricultural Neighborhood land use category in the Comprehensive Plan and distinguish A3 from RR.

**(3) Additional Standards**

**(i) Agricultural Overlay District**

Additional requirements may apply to properties in the A3 district that also fall within the boundaries of the AGO district (Section 17.02.100(d)).

**(4) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.12: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards <sup>21</sup>	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

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<sup>21</sup> The land conservation standards will combine and update two existing Chapters: Chapter 16.72 (Cluster Development) and Chapter 17.104 (Rural Land Use Process) to expand opportunities for conservation subdivisions and establish enhanced standards.



**17.02.060 Residential Zone Districts**

**(a) Residential Districts Established**

The UDC includes the following Residential zone districts. When the UDC refers to Residential zone districts, these districts are included.

Table 17.02.13: Residential Zone District Summary		
Existing Zone District	Zone District Name	Section
A-3 Agriculture Three	RR Rural Residential	17.02.060(c)
A-4 Agriculture Four		
R-A Residential Agriculture		
-- --	SRI Suburban Residential, Low <sup>22</sup>	17.02.060(d)
R-1 Single-Family Residential One	SR2 Suburban Residential, High	17.02.060(e)
R-2 Single-Family Residential Two		
R-3 Single-Family Residential Three	LR Mixed Residential, Low	17.02.060(f)
R-4 Mixed Residential	HR Mixed Residential, High	17.02.060(g)
R-7 Mobile Home Park <sup>23</sup>	-- --	--
R-8 Mobile Home Subdivision <sup>24</sup>	-- --	--

<sup>22</sup> New district proposed to fill “gap” in density ranges between rural and suburban districts.

<sup>23</sup> Retired. Existing manufactured home parks will be remapped to HR. New manufactured home parks will be allowed subject to use-specific standards.

<sup>24</sup> Retired. Manufactured homes will be added as an allowed use in most residential districts.

**Table 17.02.14: Residential District Dimensional Summary**

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

<b>Current Zone Districts</b>	<b>A-3 A-4 R-A</b>		<b>R-1 R-2</b>	<b>R-3</b>	<b>R-4</b>
<b>Proposed Zone Districts</b>	<b>RR<sup>25</sup></b>	<b>SR1</b>	<b>SR2<sup>26</sup></b>	<b>LR</b>	<b>HR</b>
<b>Lot Standards</b>					
Lot Area, Minimum (per structure) <sup>27</sup>					
Single-Family Dwelling	1 AC [1]	8,700 SF	5,600 SF	4,000 SF	3,000 SF [2]
Two-Family and Attached Dwellings (2-8 units)	N/A	N/A	N/A	5,000 SF	4,000 SF
Multi-Family Dwelling	N/A	N/A	N/A	N/A	6,000 SF
Nonresidential Structures	1 AC	8,700 SF	5,600 SF	4,000 SF	6,000 SF
Lot Width, Minimum <sup>28</sup> [3]	100 FT	60 FT	50 FT	50 FT	25 FT
Density, Maximum <sup>29</sup>	1 DU/AC	5 DU/AC	8 DU/AC	11 DU/AC	15 DU/AC
<b>Building Setbacks (Minimum)<sup>30</sup></b>					
<b>Principal Building</b>					
Front	25 FT	25 FT	25 FT	20 FT	20 FT
Street Side, Corner Lot	15 FT	15 FT	7.5 FT	10 FT	10 FT
Side	15 FT	15 FT	7.5 FT	5 FT	5 FT
Rear	15 FT	15 FT	15 FT	10 FT	10 FT
<b>Accessory Building</b>					
Front	25 FT	25 FT	25 FT	20 FT	20 FT
Side	5 FT	5 FT	5 FT	5 FT	5 FT
Rear	5 FT	5 FT	5 FT	5 FT	5 FT
<b>Coverage (Maximum)<sup>31</sup></b>					
Building Coverage	50%	50%	50%	60%	60%

<sup>25</sup> Dimensional standards for A-3, A-4, and R-A districts are the same with the exception of lot size and lot width. In this instance, the more restrictive lot width and lot size have been carried forward to match the larger minimum lot size.

<sup>26</sup> More permissive standards have been carried forward. R-1 minimum lot size is 7,300 sf.

<sup>27</sup> Measured per structure.

<sup>28</sup> Current residential districts include a minimum lot depth in addition to a minimum width.

<sup>29</sup> Densities are included to illustrate alignment with densities contained in the Comprehensive Plan.

<sup>30</sup> Front and rear building setbacks have been standardized and simplified across districts. Setbacks for individual dwelling types have been eliminated and setbacks for higher density districts have been reduced.

<sup>31</sup> Increased for LR, MR, and MH to support higher densities.

**Table 17.02.14: Residential District Dimensional Summary**

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

<b>Current Zone Districts</b>	<b>A-3</b>		<b>R-1</b>		<b>R-4</b>
	<b>A-4</b>		<b>R-2</b>	<b>R-3</b>	
	<b>R-A</b>				
<b>Proposed Zone Districts</b>	<b>RR<sup>25</sup></b>	<b>SR1</b>	<b>SR2<sup>26</sup></b>	<b>LR</b>	<b>HR</b>
<b>Height (Maximum)</b>					
Principal Building	35 FT	35 FT	35 FT	35 FT	35 FT
Accessory Building	35 FT	35 FT	35 FT	35 FT	35 FT

**Notes:**

[1] Development on existing lots with a minimum lot area of less than one acre will be considered legally nonconforming in accordance with Section 17.124.060.<sup>32</sup>

[2] Manufactured home parks shall comply with use-specific standards in Section 17.03.030 (c)(2).

[3] For attached dwellings this is the minimum lot width prior to subdivision.

**(b) Residential District Setback Adjustments**

**(1) Cluster Development<sup>33</sup>**

[To be drafted in conjunction with land conservation standards in Module 2: Development Standards.]

**(2) Zero Lot Line Development<sup>34</sup>**

- (i) In a zero lot line development, dwellings are shifted to one side of the lot to provide greater usable yard space on each lot.
- (ii) A zero lot line development is allowed in any residential zone except in RR.
- (iii) The outside boundary of the permissible building envelope for each lot must be graphically depicted on a map and be recorded with the plat. The corresponding plat shall note the existence of the building envelope map and reference its recording information.
- (iv) One side setback may be reduced down to zero. The street side setback and interior side setbacks abutting a property outside the project shall not change.
- (v) All zero lot line development shall comply with the following:

<sup>32</sup> Intended to address existing half-acre lots in the A-4 district.

<sup>33</sup> Current RLUP will be converted to procedure and expanded to provide more opportunities for conservation subdivisions of all sizes as part of Module 2: Development Standards and Module 3: Administration and Procedures.

<sup>34</sup> New

- a. The minimum distance between adjacent structures in the development must be equal to twice the required side setback of the zone unless changed pursuant to a cluster.
  - b. The eaves, including any gutters, on the side of the dwelling with the reduced setback may encroach up to 18 inches into the abutting lot within the project.
- (vi) A building envelope map shall note the extent and location of the potential encroachment. Appropriate easements shall be created for maintenance/repair purposes.
- (vii) A maintenance/repair easement shall be created when the eaves or side wall of a proposed house would be within four feet of the abutting property. In addition, any structure on the abutting lot is restricted to one or more feet from the common boundary so that after construction of both dwellings there remains at least five feet between the structures at all points, except when the structure is attached dwelling units.
- (viii) If a side wall of a structure is on the property line, or within three feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot are not allowed. Openings do not allow for visibility into the side yard of the adjacent lot, such as a clerestory skylight or opaque window, are allowed.
- a. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or translucent window, are allowed.
  - b. When openings are permitted, all building and fire codes shall apply.

**(c) Rural Residential (RR)<sup>35</sup>**

**(1) Purpose**

The purpose of the RR district is to provide and retain lands for low-density residential development in established metropolitan districts and agricultural areas. The RR district accommodates limited agricultural and other complementary uses suited to a rural or semi-rural setting.

**(2) Dimensional Standards**

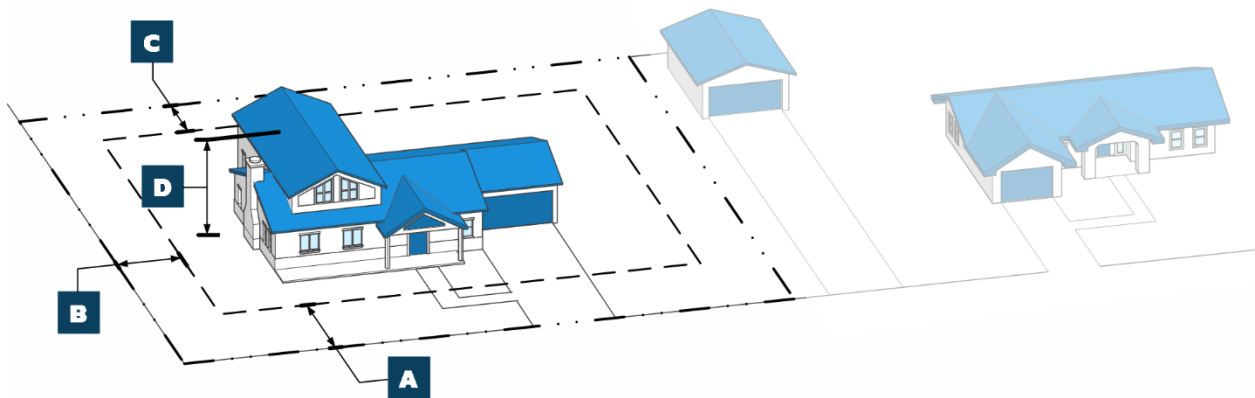


Table 17.02.15: RR Lot and Building Standards				
Lot Standards			Accessory Building Setbacks (Minimum)	
Lot Area, Minimum	1 AC		Front	25 FT
Lot Width, Minimum	10 FT		Side	5 FT
Density, Maximum	1 DU/AC		Rear	5 FT
Principal Building Setbacks (Minimum)			Coverage (Maximum)	
<b>A</b>	Front	25 FT	Building Coverage	
<b>B</b>	Street Side, Corner Lot	15 FT	<b>Building Height (Maximum)</b>	
	Side	15 FT	<b>D</b>	All Buildings
<b>C</b>	Rear	15 FT		

<sup>35</sup> The RR district will be applied to existing A-3 and A-4 areas within Pueblo West and Colorado City and to existing R-A areas on the St. Charles Mesa. Implements the Agricultural Neighborhood and Rural Neighborhoods land use category in the Comprehensive Plan.

**(3) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.16: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

**(d) Suburban Residential, Low (SR1)<sup>36</sup>**

**(1) Purpose**

The purpose of the SR1 district is to retain and provide opportunities for low-density, single-family detached residential development in a neighborhood setting. The SR1 district should be located in established metropolitan districts, rural communities, and other locations where public water and sewer services are available.

**(2) Dimensional Standards**

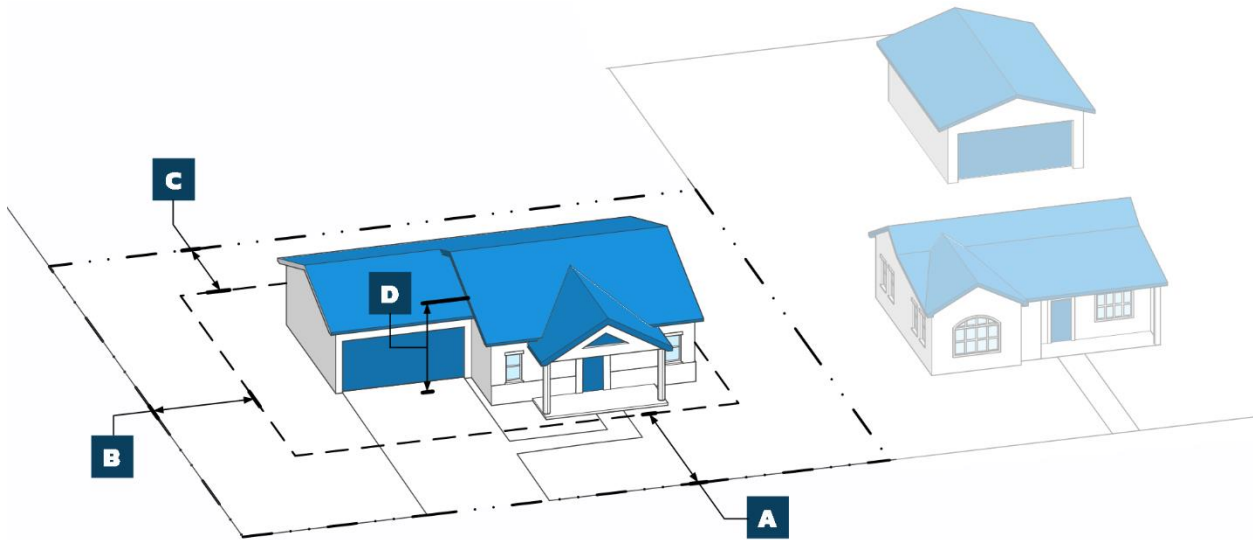


Table 17.02.17: SR1 Lot and Building Standards				
Lot Standards			Accessory Building Setbacks (Minimum)	
Lot Area, Minimum	8,700 SF		Front	25 FT
Lot Width, Minimum	60 FT		Side	5 FT
Density, Maximum	5 DU/AC		Rear	5 FT
Principal Building Setbacks (Minimum)			Coverage (Maximum)	
<b>A</b>	Front	25 FT	Building Coverage	50%
<b>B</b>	Street Side, Corner Lot	15 FT	Building Height (Maximum)	
	Side	15 FT	<b>D</b>	All Buildings
<b>C</b>	Rear	15 FT		

<sup>36</sup> New district proposed to fill “gap” in density ranges between rural and suburban districts. Implements the Suburban Neighborhoods land use category in the Comprehensive Plan.

**(3) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.18: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

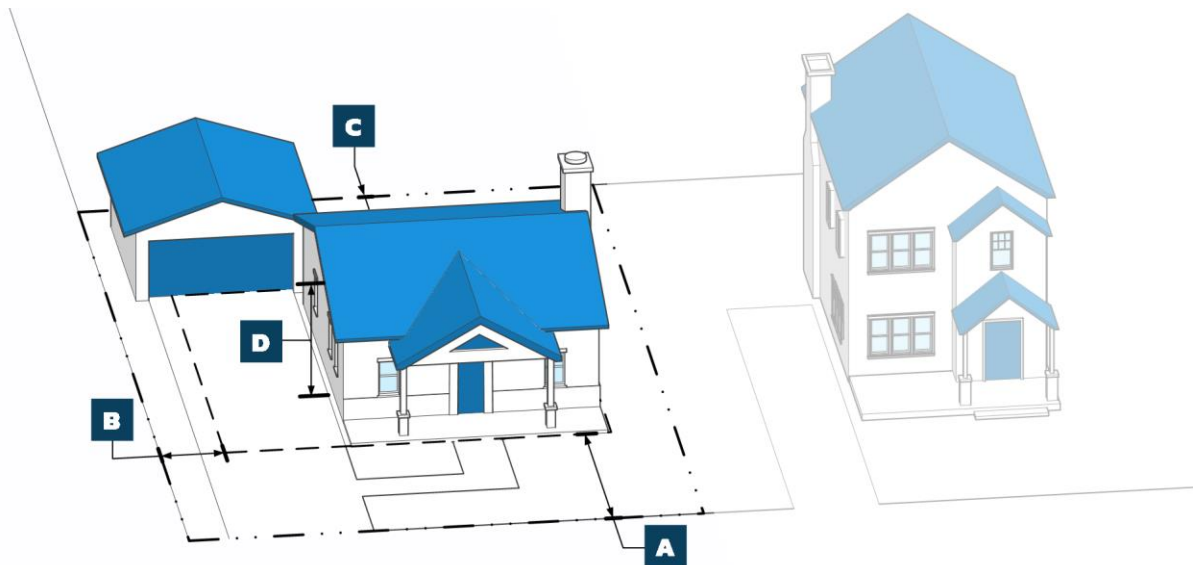


**(e) Suburban Residential, High (SR2)<sup>37</sup>**

**(1) Purpose**

The purpose of the SR2 district is to retain and provide opportunities for low to medium-density single-family detached development in a neighborhood setting. The SR2 district should be located in established metropolitan districts, rural communities, and other locations where public water and sewer services are available.

**(2) Dimensional Standards**



<b>Lot Standards</b>		<b>Accessory Building Setbacks (Minimum)</b>		
Lot Area, Minimum	5,600 SF		Front	25 FT
Lot Width, Minimum	50 FT		Side	5 FT
Density, Maximum	8 DU/AC		Rear	5 FT
<b>Principal Building Setbacks (Minimum)</b>		<b>Coverage (Maximum)</b>		
<b>A</b>	Front	25 FT	Building Coverage	
<b>B</b>	Street Side, Corner Lot	7.5 FT	<b>Building Height (Maximum)</b>	
	Side	7.5 FT	<b>D</b>	All Buildings
<b>C</b>	Rear	15 FT		

<sup>37</sup> Combines the current R-1 and R-2 districts. Implements the Suburban Neighborhoods land use category in the Comprehensive Plan.

**(3) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.20: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

**(f) Mixed Residential, Low (LR)<sup>38</sup>**

**(1) 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.

**(2) Dimensional Standards**



Table 17.02.21: LR Lot and Building Standards			
Lot Standards		Accessory Building Setbacks (Minimum)	
Lot Area, Minimum		Front	20 FT
Single-Family Dwelling or Non-Residential Structure	4,000 SF	Side	5 FT
Two-Family Dwelling	5,000 SF	Rear	5 FT
Lot Width, Minimum	50 FT	Coverage (Maximum)	
Density, Maximum	11 DU/AC	Building Coverage	60%
Principal Building Setbacks (Minimum)		Building Height (Maximum)	
<b>A</b> Front	20 FT	<b>D</b> All Buildings	35 FT
<b>B</b> Street Side, Corner Lot	10 FT		
Side	5 FT		
<b>C</b> Rear	10 FT		

<sup>38</sup> Based on existing R-3 zone district (Chapter 17.32). Implements the Urban Neighborhoods land use category in the Comprehensive Plan.

**(3) Other Applicable Code Sections**

All development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.22: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

**(g) Mixed Residential, High (HR)<sup>39</sup>**

**(1) Purpose**

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

**(2) Dimensional Standards**

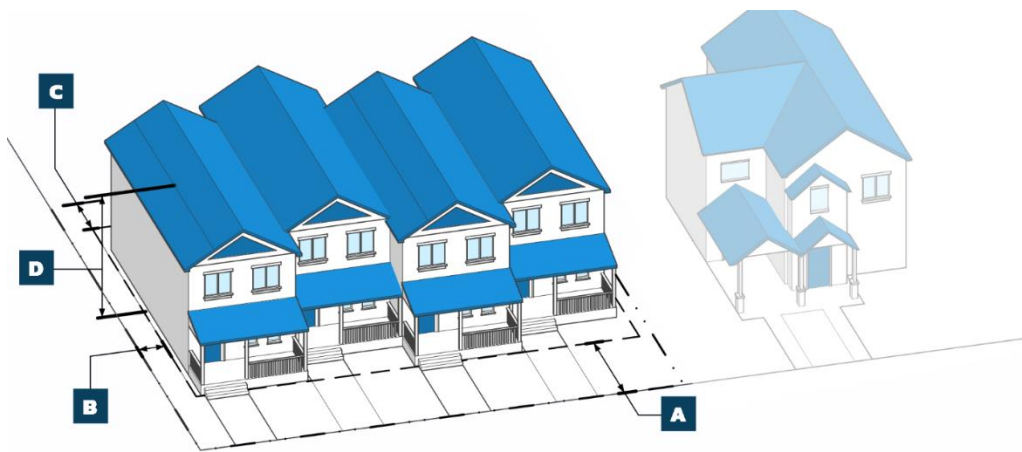


Table 17.02.23: HR Lot and Building Standards					
Lot Standards			Accessory Building Setbacks (Minimum)		
Lot Area, Minimum			Front	20 FT	
Single-Family Dwelling or Non-Residential Structure	3,000 SF		Side	5 FT	
Two-Family Dwelling	4,000 SF		Rear	5 FT	
Multi-Family and Nonresidential Structures	6,000 SF		Coverage (Maximum)		
Lot Width, Minimum	25 FT		Building Coverage	60%	
Density, Maximum	15 DU/AC		Building Height (Maximum)		
Principal Building Setbacks (Minimum)			D	All Buildings	35 FT
A	Front	20 FT			
B	Street Side, Corner Lot	10 FT			
	Side	5 FT			
C	Rear	10 FT			

<sup>39</sup> Based on existing R-4 zone district (Chapter 17.36). Implements the Urban Neighborhoods land use category in the Comprehensive Plan.

**(3) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.24: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

**17.02.070 Mixed-Use Zone Districts**

**(a) Mixed-Use Districts**

The UDC includes the following Mixed-Use zone districts. When the UDC refers to Mixed-Use zone districts, these districts are included.

<b>Table 17.02.25: Mixed-Use Zone District Summary</b>		
<b>Existing Zone District</b>	<b>Zone District Name</b>	<b>Section</b>
R-5 Multiple Residential and Office	MN Mixed-Use Neighborhood	17.02.070(b)
O-1 Neighborhood Office		
B-1 Neighborhood Business		
R-6 Multiple Residential and Commercial	MC Mixed-Use Commercial	17.02.070(c)

<b>Table 17.02.26: Mixed-Use District Dimensional Summary</b>		
<b>SF = Square Feet FT = Feet DU = Dwelling Unit AC= Acre N/A = Not Applicable</b>		
<b>Current Zone Districts</b>	<b>R-5 O-1 B-1</b>	<b>R-6</b>
<b>Proposed Zone Districts<sup>40</sup></b>	<b>MN</b>	<b>MC</b>
<b>Lot Standards</b>		
Mixed-Use structure	N/A	N/A
Residential only structure	Apply HR district dimensions, Sec. 17.02.060(g)	Apply HR district dimensions, Sec. 17.02.060(g)
Density, Maximum	15 DU/AC	16+ DU/AC
<b>Building Setbacks (Minimum)</b>		
Principal Building [1]		
Front	15 FT	20 FT
Side	10 FT	5 FT [2]
Rear	10 FT	10 FT
Accessory Building		
Front	15 FT	20 FT
Side	5 FT	5 FT
Rear	5 FT	5 FT
<b>Coverage (Maximum)</b>		
Building Coverage	50%	65%
<b>Height (Maximum)</b>		
Principal Building	35 FT	N/A [2]
Accessory Building	35 FT	N/A [2]
<b>Notes</b>		
[1] Current R-6 requirements for minimum open space will be reviewed and updated as part of Module 2: Development Standards.		
[2] Buildings over three stories shall provide an additional two and a half feet of side yard on each side for each story over three.		

<sup>40</sup>Minimum building setbacks and maximum building coverage have been reduced (generally by 5 feet over current) to reflect the more compact development pattern desired in mixed-use districts.



**(b) Mixed-Use Neighborhood (MN)<sup>41</sup>**

**(1) 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.

**(2) Dimensional Standards**

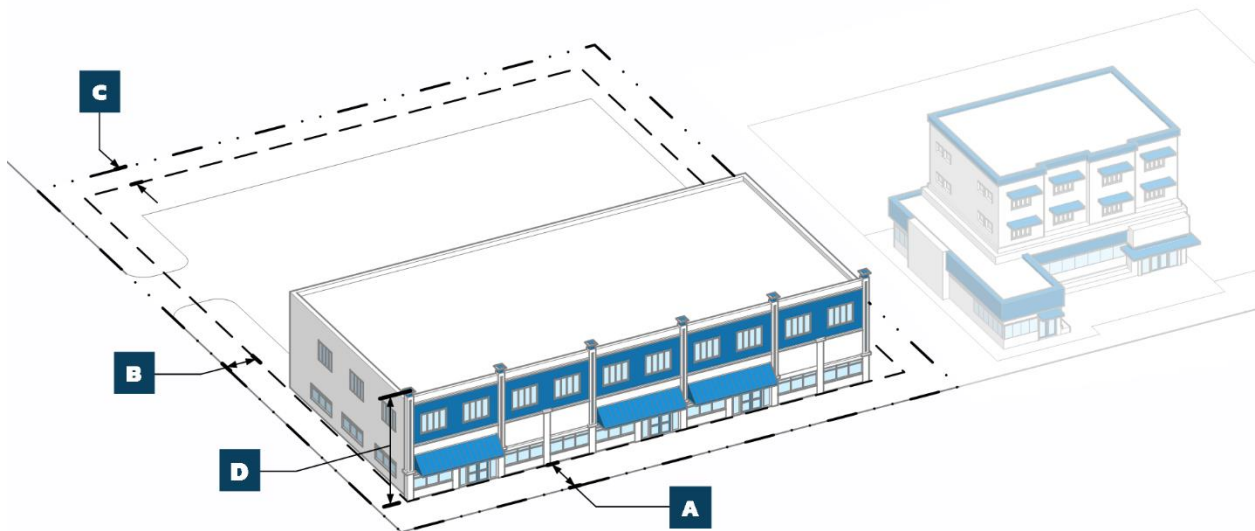


Table 17.02.27: MN Lot and Building Standards				
Lot Standards			Accessory Building Setbacks (Minimum)	
Lot Area, Minimum			Front	15 FT
	Mixed-Use structure	N/A	Side	5 FT
	Residential only structure	See Table 17.02.23	Rear	5 FT
Density, Maximum	15 DU/AC		Coverage (Maximum)	
			Building Coverage	50%
Principal Building Setbacks (Minimum)			Building Height (Maximum)	
<b>A</b>	Front	15 FT	<b>D</b>	All Buildings
<b>B</b>	Side	10 FT		
<b>C</b>	Rear	10 FT		
				35 Ft

<sup>41</sup> Consolidates current R-5, O-1, and B-1 districts. Implements the Neighborhood Mixed-Use land use category in the Comprehensive Plan.

**(3) Other Applicable Code Sections**

All development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.28: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

**(c) Mixed-Use Commercial (MC)<sup>42</sup>**

**(1) 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.

**(2) Dimensional Standards**

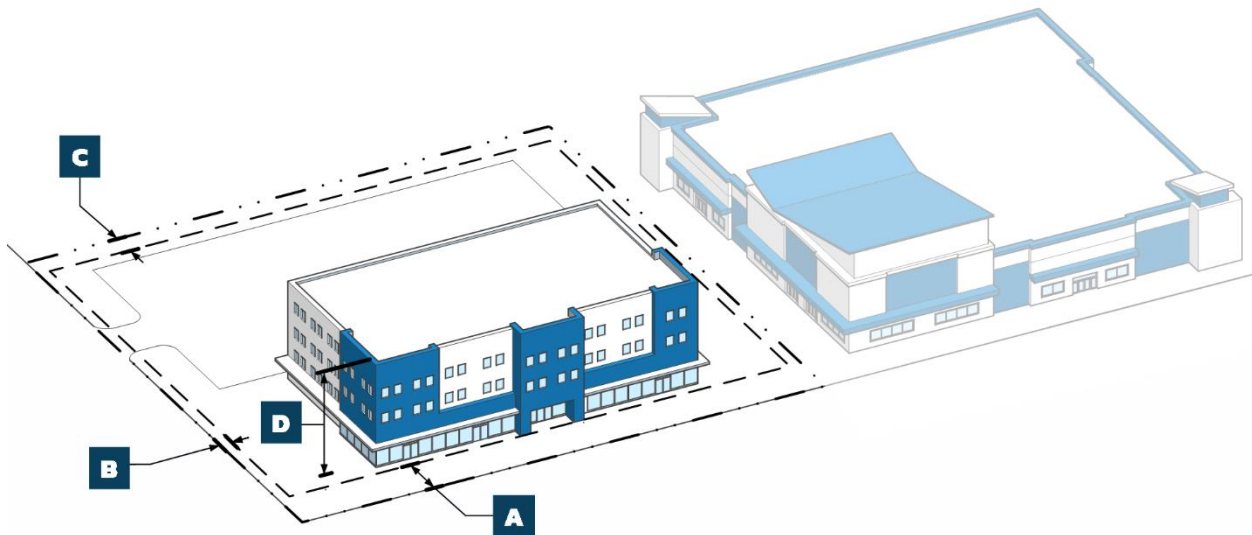


Table 17.02.29: MC Lot and Building Standards				
Lot Standards			Accessory Building Setbacks (Minimum)	
Lot Area, Minimum			Front	20 FT
	Mixed-Use structure	N/A	Side	5 FT
	Residential only structure	See Table 17.02.23	Rear	5 FT
Density, Maximum	16+ DU/AC		<b>Coverage (Maximum)</b>	
			Building Coverage	65%
<b>Principal Building Setbacks (Minimum)</b>			<b>Building Height (Maximum)</b>	
<b>A</b>	Front	20 FT	<b>D</b>	All Buildings
<b>B</b>	Side	5 FT		
<b>C</b>	Rear	10 FT		
<b>Notes:</b>				
[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.				

<sup>42</sup> Based on current R-6 zone district (Chapter 17.44). Implements the Commercial Mixed-Use land use category in the Comprehensive Plan.

**(3) Other Applicable Code Sections**

All development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.30: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

**17.02.080 Commercial and Industrial Zone Districts**

**(a) Commercial and Industrial Districts Established**

The UDC includes the following Commercial and Industrial zone districts. When the UDC refers to Commercial and Industrial zone districts, these districts are included.

<b>Table 17.02.31: Commercial and Industrial Zone District Summary</b>		
<b>Existing Zone District</b>	<b>Zone District Name</b>	<b>Section</b>
B-4 Community Business	CC Community Commercial	17.02.080(c)
I-1 Special Industrial	LI Light Industrial	17.02.080(d)
I-2 Light Industrial		
I-3 Heavy Industrial	HI Heavy Industrial	17.02.080(e)
I-4 Hazardous Waste Overlay	-- --	--
P-1 PuebloPlex	PP PuebloPlex	17.02.080(f)

<b>Table 17.02.32: Commercial and Industrial Dimensional Summary</b>				
<b>SF = Square Feet FT = Feet AC = Acre N/A = Not Applicable</b>				
<b>Current Zone Districts</b>	<b>B-4</b>	<b>I-1 I-2</b>	<b>I-3</b>	<b>P-1</b>
<b>Proposed Zone Districts</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>pp<sup>43</sup></b>
<b>Lot Standards<sup>44</sup></b>				
Lot Area, Minimum	5,000 SF	20,000 <sup>45</sup> SF	1 AC	
Lot Width, Minimum	50 FT	100 FT	100 FT	
<b>Building Setbacks (Minimum)</b>				
<b>Principal Building</b>				
Front	25 FT	45 FT	20 FT	
Side	0 FT [1]	25 FT	15 FT	
Rear	0 FT [1]	25 FT	15 FT	
<b>Accessory Building</b>				
Front	25 FT	45 FT	20 FT	
Side	0 FT [1]	5 FT	5 FT	
Rear	0 FT [1]	5 FT	5 FT	
<b>Coverage (Maximum)</b>				
Building Coverage	60%	25% <sup>46</sup>	N/A	
<b>Height (Maximum)</b>				
Principal Building	35 FT	45 FT	60 FT	
Accessory Building	35 FT	45 FT	60 FT	
<b>Notes</b>				
[1] Zero-foot side or rear setback requirement provided construction meets building code requirement (re: fire ratings) and parking and loading requirements of Section 17.04.030.				

<sup>43</sup> The PP district includes separate dimensional standards for different categories of uses due to the flexible nature of the district. These tables are included with the PP district.

<sup>44</sup> Floor area ratios are proposed not to be carried forward.

<sup>45</sup> Current I-1 minimum. Current I-2 minimum is 0.5 acre.

<sup>46</sup> Current I-1 requirement. I-2 has no lot coverage limit for I-2, but has a floor area ratio of 1.

**(c) Community Commercial (CC)<sup>47</sup>**

**(1) Purpose**

The purpose of the CC district is to retain and provide opportunities for commercial, employment, and service-oriented uses that serve adjacent neighborhoods, rural communities, and the broader region.

**(2) Dimensional Standards**

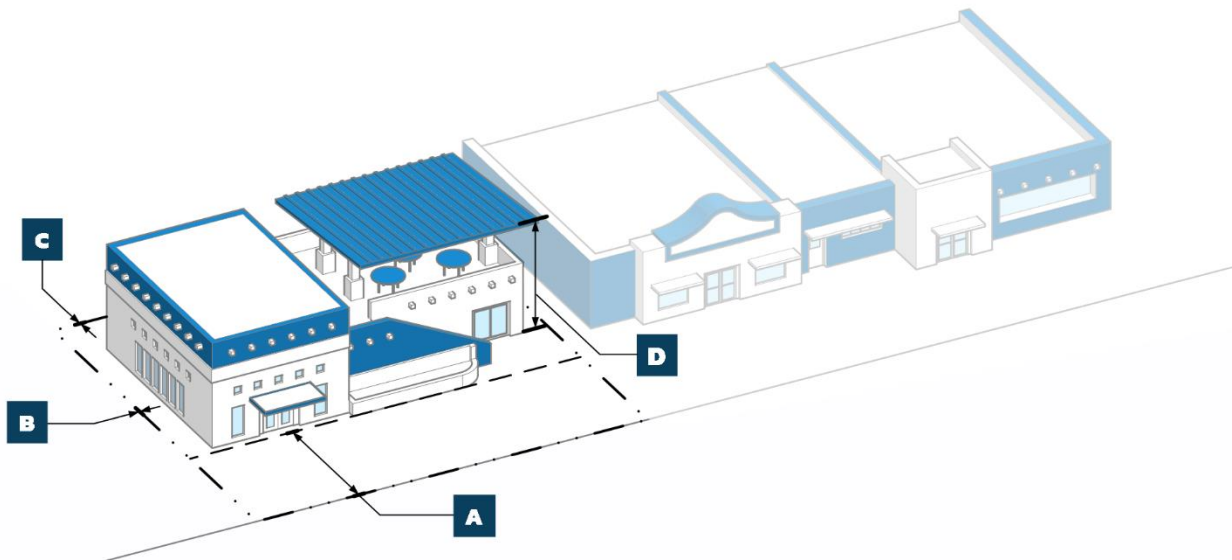


Table 17.02.33: CC Lot and Building Standards				
Lot Standards		Accessory Building Setbacks (Minimum)		
Lot Area, Minimum	5,000 SF	Front	25 FT	
Lot Width, Minimum	50 FT	Street Side	0 FT	
Lot Depth, Minimum	50 FT	Rear	0 FT	
Principal Building Setbacks (Minimum)		Coverage (Maximum)		
<b>A</b>	Front	25 FT	Building Coverage	60%
<b>B</b>	Street Side	0 FT	Building Height (Maximum)	
<b>C</b>	Rear	0 FT	<b>D</b> All Buildings	35 FT
<b>Notes:</b>				
[1] Zero-foot side or rear setback requirement provided construction meets building code requirement (re: fire ratings) and parking and loading requirements of Section 17.04.030.				

<sup>47</sup> Based on current B-4 zone district (Chapter 17.64). Implements the Commercial Mixed-Use land use category in the Comprehensive Plan.

**(3) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.34: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05



**(d) Light Industrial (LI)<sup>48</sup>**

**(1) Purpose**

The purpose of the LI district is to retain and provide areas for the for manufacture, assembly, packaging, warehousing, wholesaling, and limited retailing of products from previously prepared materials. Light industrial uses are carried out inside a structure and do not have external impacts that affect surrounding uses.

**(2) Dimensional Standards**

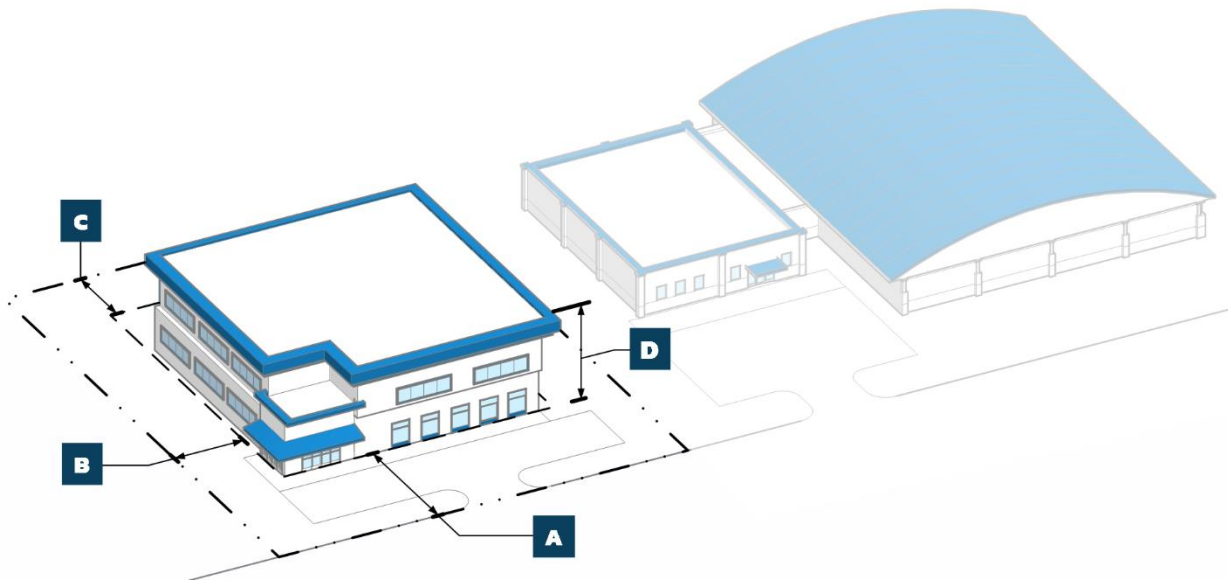


Table 17.02.35: LI Lot and Building Standards					
Lot Standards			Accessory Building Setbacks (Minimum)		
Lot Area, Minimum	20,000		Front	45 FT	
Lot Width, Minimum	100 FT		Street Side	5 FT	
			Rear	5 FT	
Principal Building Setbacks (Minimum)			Coverage (Maximum)		
<b>A</b>	Front	45 FT	Building Coverage	25%	
<b>B</b>	Street Side	25 FT	Building Height (Maximum)		
<b>C</b>	Rear	25 FT	<b>D</b>	All Buildings	45 FT

<sup>48</sup> Combines current I-1 and I-2 districts. Implements the Employment and Light Industrial land use categories in the Comprehensive Plan.

**(3) Additional Standards<sup>49</sup>**

[District-specific standards to be added as part of Module 2: Development Standards]

**(4) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.36: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

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<sup>49</sup> Current I-1 includes landscaping requirements, performance standards, and screening/buffering requirements. Current I-2 includes performance standards and screening/buffering requirements only.

**(e) Heavy Industrial (HI)<sup>50</sup>**

**(1) Purpose**

The purpose of the HI district is to retain and provide areas for industrial and primary manufacturing uses that use or produce products or conduct operations that generate dust, noise, or pollution, or that may have visual or other adverse impacts that are not compatible with dissimilar uses.

**(2) Dimensional Standards**

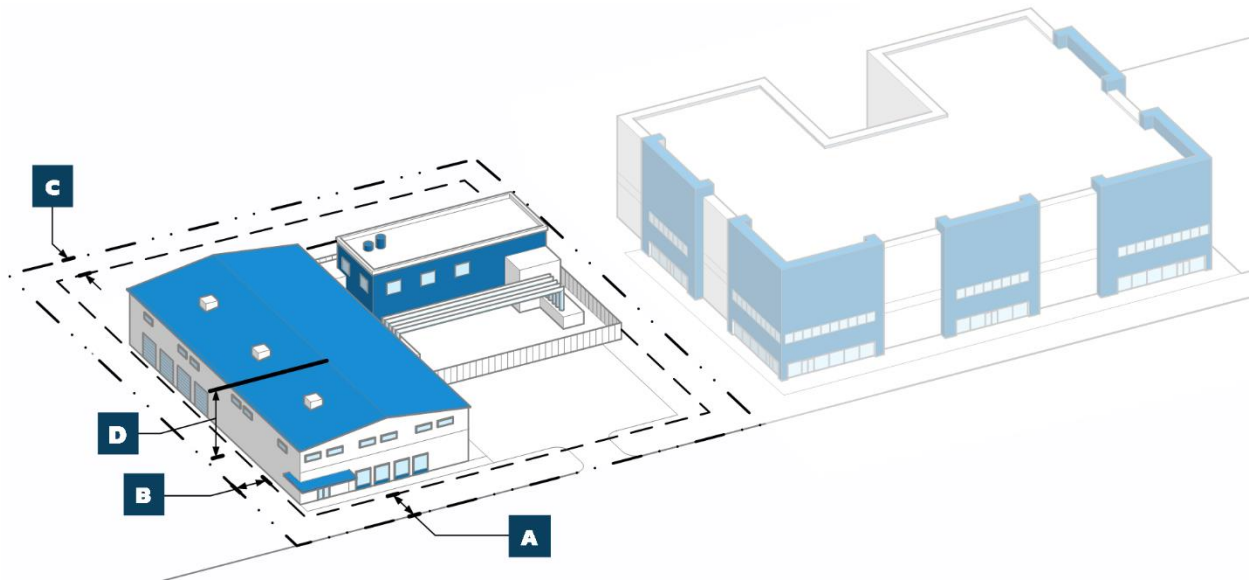


Table 17.02.37: HI Lot and Building Standards					
Lot Standards			Accessory Building Setbacks (Minimum)		
Lot Area, Minimum	1 AC		Front	20 FT	
Lot Width, Minimum	100 FT		Street Side	5 FT	
			Rear	5 FT	
Principal Building Setbacks (Minimum)			Coverage (Maximum)		
<b>A</b>	Front	20 FT	Building Coverage	N/A	
<b>B</b>	Street Side	15 FT	Building Height (Maximum)		
<b>C</b>	Rear	15 FT	<b>D</b>	All Buildings	60 FT

<sup>50</sup> Based on current I-3 zone district (Chapter 17.76). Implements the Heavy Industrial and Transportation-Dependent Industry land use categories in the Comprehensive Plan.

**(3) Additional Standards<sup>51</sup>**

[District-specific standards to be added as part of Module 2: Development Standards]

**(4) Other Applicable Code Sections**

Development shall comply with all applicable sections of this UDC. Cross-references to some of the key sections are provided below.

<b>Table 17.02.38: Cross-References to Other Applicable Code Sections</b>	
<b>Code Section</b>	<b>Section Reference</b>
Uses Regulations	Chapter 17.03
Natural Resources	17.04.010
Floodplain	17.04.020
Off-Street Parking and Loading	17.04.030
Landscaping, Screening, and Buffering	17.04.040
Outdoor Lighting	17.04.050
Subdivision Standards	17.04.060
Land Conservation Standards	17.04.070
Site and Structure Standards	17.04.080
Areas and Activities of State and Local Interest	17.04.090
Signs	Chapter 17.05

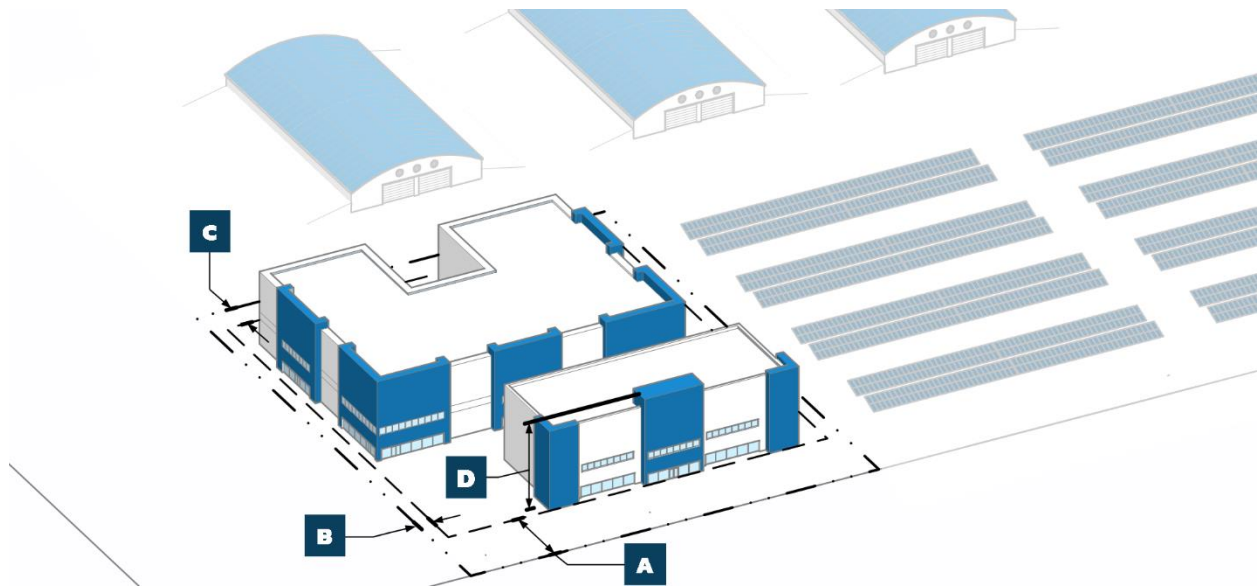
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<sup>51</sup> Current I-3 includes screening/buffering requirements.

**(f) PuebloPlex (PP)<sup>52</sup>****(1) Purpose**

The purpose of the PP district is to support the implementation of the PuebloPlex Redevelopment Plan. Specifically, the PP district is intended to:

- (i) Recognize the unique nature, location, and conditions of the PuebloPlex property;
- (ii) Allow for a wide range of uses as may be consistent with the PuebloPlex mission and technological advances over time;
- (iii) Establish flexible site layout and development standards to promote orderly development, high quality project design, economies of construction, and the preservation of open space;
- (iv) Provide greater flexibility in locating buildings and combining compatible uses to support economies of construction and the preservation of open space; and
- (v) Establish specialized review and approval procedures for PuebloPlex projects.

**(2) Dimensional Standards**

<sup>52</sup> Carries forward current P-1 zone district (Chapter 17.90) with updates for clarity and consistency with other sections of the UDC. Implements the Heavy Industrial and Transportation-Dependent Industry land use categories in the Comprehensive Plan.

Table 17.02.39: Lot and Building Standards				
<b>Residential</b>				
<b>Lot Standards (Minimum)</b>			<b>Residential Density (Maximum)</b>	
Lot Area			Single-Family Detached Dwelling	1 unit/parcel
	Single-Family Detached Dwelling	3,000 SF	Attached Dwelling	2 units/parcel
	Two-family and Attached Dwellings	5,000 SF	Multi-Family Dwelling	16 units/acre
	Multi-Family Dwelling	N/A	<b>Building Setbacks (Minimum)</b>	
Lot Width		60 FT	Front	25 FT
			Side	5 FT
			Rear	15 FT
<b>Building Height (Maximum)</b>			<b>Coverage (Maximum)</b>	
Principal Building			Building Coverage	50%
	Single-Family Detached, Two-family, and Attached Dwellings	35 FT		
	Multi-Family	60 FT	<b>Open Space (Minimum)</b>	
Accessory Building		35 FT	Multi-Family Dwelling	20%
<b>Commercial</b>				
<b>Lot Standards</b>			<b>Coverage (Maximum)</b>	
Lot Area, Minimum		5,000 SF	Building Coverage	35%
Lot Width, Minimum		60 FT	<b>Building Height (Maximum)</b>	
<b>Principal Building Setbacks (Minimum)</b>			<b>D</b>	Principal Building
	Front	48 FT		Accessory Building
	Front (Mixed-Use)	25 FT		
<b>B</b>	Side	10 FT		
<b>C</b>	Rear	20 FT		
<b>Institutional</b>				
<b>Lot Standards</b>			<b>Coverage (Maximum)</b>	
Lot Area, Minimum		5,000 SF	Building Coverage	--
Lot Width, Minimum		N/A	<b>Building Height (Maximum)</b>	
<b>Principal Building Setbacks (Minimum)</b>				Principal Building
	Front	48 FT		Accessory Building
	Side	0 FT		
	Rear	0 FT		

<b>Table 17.02.39: Lot and Building Standards</b>			
<b>Industrial</b>			
<b>Lot Standards</b>		<b>Coverage (Maximum)</b>	
Lot Area, Minimum	0.5 acres	Building Coverage	--
Lot Width, Minimum	N/A	<b>Building Height (Maximum)</b>	
<b>Principal Building Setbacks (Minimum)</b>		All Buildings	60 FT
Front	48 FT	<b>Floor Area Ratio (Maximum)</b>	
Side	10 FT	Gross Floor Area	2
Rear	20 FT		
<b>Agricultural</b>			
<b>Lot Standards</b>		<b>Coverage (Maximum)</b>	
Lot Area, Minimum	4 acres	Building Coverage	25%
Lot Width, Minimum	N/A	<b>Building Height (Maximum)</b>	
<b>Principal Building Setbacks (Minimum)</b>		All Buildings	60 FT
Front	48 FT		
Side	0 FT		
Rear	0 FT		

## 17.02.090 Special Purpose Districts

### (a) Special Purpose Districts Established<sup>53</sup>

The UDC includes the following Special Purpose districts. When the UDC refers to Special Purpose districts as a group, these districts are included.

Existing Zone District		Zone District Name		Section
S-1	Public Use	PL	Public Lands	17.02.090(b)
		CF	Community Facilities	17.02.090(c)
S-4	Parking	--	--	--
C-1	Conditional (Intent to Rezone)	--	--	--

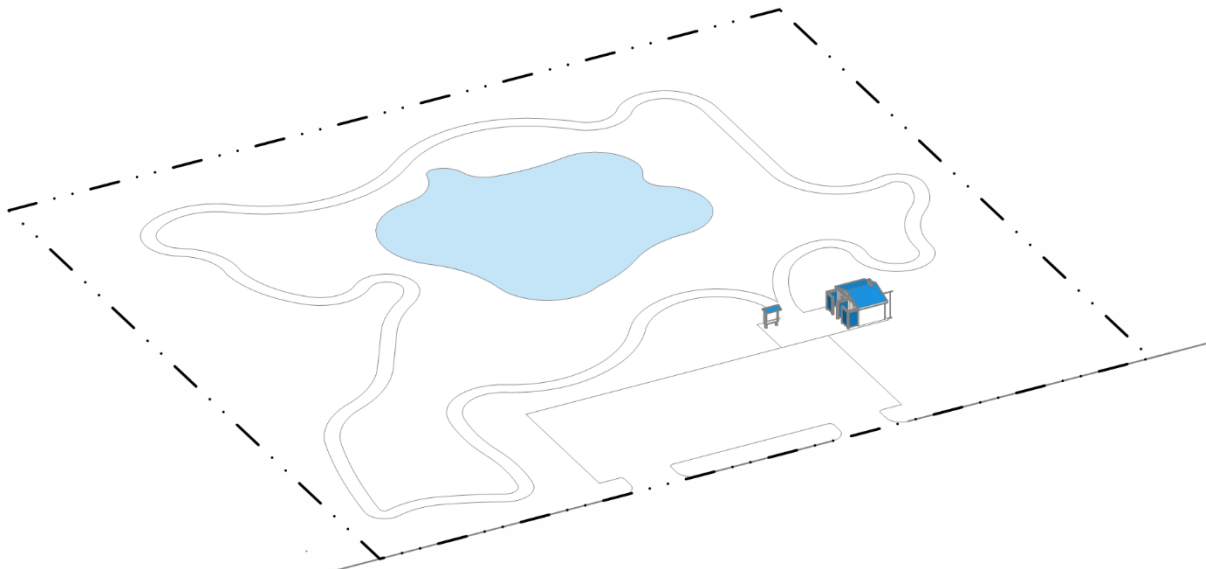
### (b) Public Lands (PL)

#### (1) Purpose

The purpose of the PL district is to retain and provide land areas for public use and to provide notice of potential changes in the use of public lands.

#### (2) Applicability

The PL district is applicable to lands in Pueblo County that are owned and managed by County, state, or federal agencies.



<sup>53</sup>PL and CF are based on the current S-1 zone district (Chapter 17.84). They have been split to distinguish requirements for state and federal lands that the County does not have jurisdiction over from other public and quasi-public facilities.



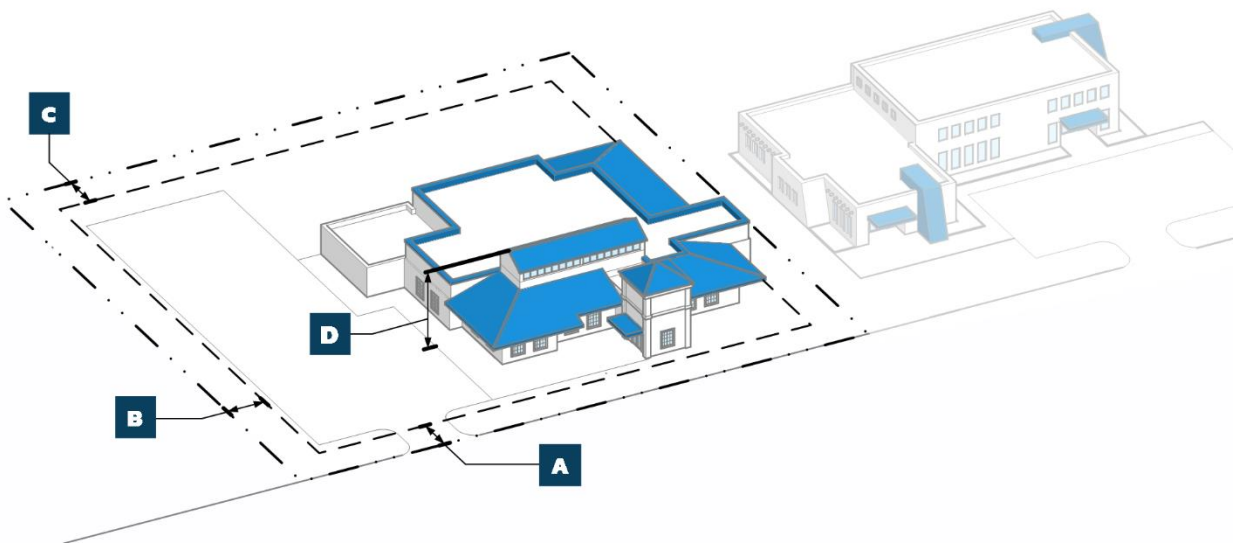
**(c) Community Facilities (CF)<sup>54</sup>**

**(1) Purpose**

The purpose of the CF district is to accommodate public, educational, institutional, cultural, recreational, and similar uses to serve the needs of the County.

**(2) Applicability**

The CF district is applicable to public and quasi-public facilities that are not state or federally owned.



<sup>54</sup> The Uses by Right and Uses by Review language in current S-1 has been deleted and will be replaced with a site plan review process in Module 3.

## 17.02.100 Overlay Districts

### (a) Overlay Districts Established

The UDC includes the following Overlay districts. When the UDC refers to Overlay districts as a group, these districts are included.

Existing Zone District		Zone District Name		Section
S-2	Airport	APO	Airport Overlay	17.02.100(b)
S-3	Floodplain	FPO	Floodplain Overlay	17.02.100(c)
--	--	AGO	Agricultural Conservation Overlay	17.02.100(d)
--	--	PWO	Pueblo West Overlay	17.02.100(e)
--	--	CCO	Colorado City Overlay	17.02.100(f)
PUD	Planned Unit Development	PUD	Planned Unit Development	
RLUP	Rural Land Use Process	--	-- <sup>55</sup>	--

<sup>55</sup>Current RLUP will be converted to procedure and expanded to provide more opportunities for conservation subdivisions of all sizes as part of Module 2: Development Standards and Module 3: Administration and Procedures.

**(b) Airport Overlay (APO)<sup>56</sup>**

**(1) Purpose**

The purpose of the APO district is to promote the use and development of land in a manner compatible with the continued operation and utility of the Pueblo Memorial Airport to protect the public investment in, and benefit provided by, the facility to the region. The district also protects the public health, safety, convenience, and general welfare of citizens utilizing the facility or living and working in the vicinity, by preventing the creation or establishment of obstructions or incompatible land uses hazardous to the airport's operation or the public welfare.

**(2) Applicability**

The APO district shall apply to lands in the vicinity of the Pueblo Memorial Airport, as shown on the Pueblo County Zone District Map.

**(3) Dimensional and Building Height Requirements**

- (i) The zone district dimensional requirements for each zone district within the APO district shall apply except for the building height requirements.
- (ii) Within the APO district, the height of structures, buildings, trees, or fences shall not exceed the limits identified here and shown on the Zone District Map for:
  - a. Approach surface: defined by an inclined plane with a slope of 50:1, 40:1, or 20:1 as shown on the zone maps.
  - b. Horizontal surface: defined by a horizontal surface located 150 feet above the established airport elevation and radiating out from the airport as shown on the zone maps.
  - c. Conical surface: extends upward from the periphery of the Horizontal Surface (defined in subsection b above) at a slope of 20:1 and outward a distance shown on the zone maps.
  - d. Transitional surface: extends upward from lines parallel to the center line of the runway at an angle of 7:1 a distance shown on the zone maps.

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<sup>56</sup> Based on current S-2 base zone district (Chapter 17.88). New purpose statement and applicability to specifically address Pueblo Memorial Airport and vicinity. Standards will be updated based on input from the Airport Director.

**(c) Floodplain Overlay (FPO)<sup>57</sup>**

**(1) Purpose**

The FPO district is intended to retain and provide areas for the unobstructed passage of flood waters and give protection from floods to the population, buildings, and structures located therein and in the surrounding areas.

**(2) Applicability**

The boundaries of the FPO district shall include all Special Flood Hazard Areas and areas removed from the floodplain by the issuance of a Federal Emergency Management Agency (FEMA) Letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of Pueblo County.

**(3) Basis for Establishing Special Flood Hazard Areas<sup>58</sup>**

- (i) The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for the County of Pueblo," dated August 15, 2019, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) and any revisions thereto incorporated by reference into this chapter.
- (ii) These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this chapter and may be supplemented by studies designated and approved by the Pueblo Board of County Commissioners.
- (iii) The Floodplain Administrator shall keep a copy of the Flood Insurance Study, DFIRMs, FIRMs and/or FBFMs on file and available for public inspection. The Flood Insurance Study and FIRM are on file at the County Zoning Administrator's office at the Pueblo County Department of Planning and Development. The County Zoning Administrator may also make this information available electronically.

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<sup>57</sup> Based on the current S-3 base zone district (Chapter 17.92). To be aligned with current flood hazard area regulations in 17.108.

<sup>58</sup> Current 17.108.070.

**(4) Standards<sup>59</sup>**

Properties zoned in the FPO district are subject to the floodplain regulations in Chapter <> [17.108]. In cases where the FPO and base zoning regulations conflict, FPO regulations apply.

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<sup>59</sup> S-3 includes restriction to allow for wire fencing only.

**(d) Agricultural Conservation Overlay (AGO)**

**Comments**

Current cluster subdivision and rural land use process standards focus primarily on the preservation of open space. District-specific standards associated with the AGO will be oriented specifically to site layout considerations related to the protection of high-value soils and the viability of agricultural operations (e.g., prioritizing the use of non-irrigated or remnant land for homesites, minimizing impact on access to adjacent parcels and irrigation infrastructure), and/or exploring the use of lot size averaging as an alternative to cluster subdivisions).

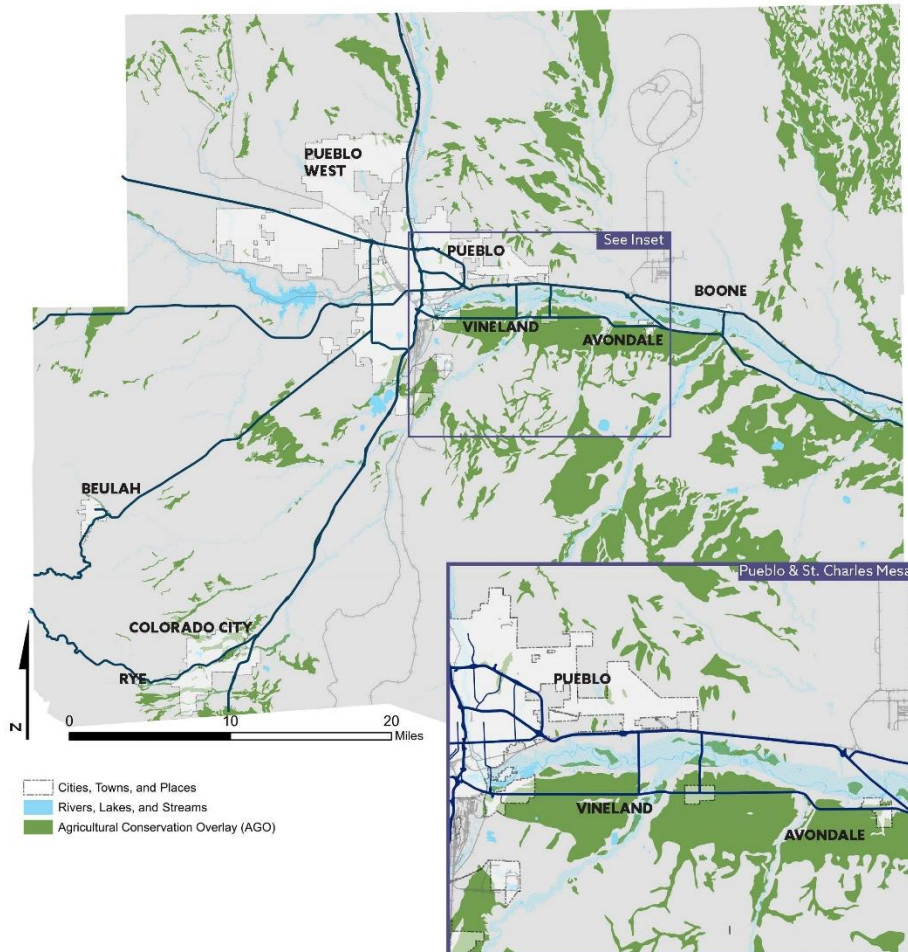
**(1) Purpose**

The AGO district is intended to protect and retain larger, contiguous tracts of prime farmland and agricultural land for the purposes of food or crop production that supports local and regional food systems and the economy.

**(2) Applicability**

The boundaries of the AGO district shall be as shown on the Pueblo County Zone District Map.

**(3) Agricultural Conservation Overlay Boundary<sup>60</sup>**



Source: Pueblo County, USDA, CDPHE, Palmer Land Trust

**(4) Standards**

Properties in the AGO district are subject to the land conservation standards in Section 17.04.070<sup>61</sup> in addition to the standards below:

- (i) [To be drafted as part of Module 2: Development Standards]

<sup>60</sup> Proposed boundary for the AGO is derived from the Agricultural and Ranch Lands map in the Comprehensive Plan, which was created in collaboration with the Palmer Land Trust. Specifically, it includes prime farmland (irrigated) and prime agricultural land (unirrigated, generally rangeland, prime farmland if irrigated). Farmland (irrigated, not prime) is not included in the proposed boundary.

<sup>61</sup> To be drafted as part of Module 2: Development Standards. The land conservation standards will combine and update current cluster subdivision and rural land use process standards to expand opportunities for conservation subdivisions of various sizes.

**(e) Pueblo West Overlay (PWO)<sup>62</sup>**

**(1) Purpose**

The PWO district is intended to distinguish properties that may be subject to requirements and review processes associated with the Pueblo West Declaration of Reservations in addition to the rules and requirements of this UDC.

**(2) Applicability**

The boundaries of the PWO coincide with the boundary of the Pueblo West Metropolitan District, as established by the Pueblo West Declaration of Reservations and shown on the Pueblo County Zone District Map.

**(3) Standards**

Properties zoned within the PWO district shall be subject to the requirements of the Pueblo West Declaration of Reservations, as may be applicable, in addition to the requirements of the underlying base zone district. In the case where the base zoning regulations and the Pueblo West Declaration of Reservations conflict, the Pueblo West Declaration of Reservations regulations shall apply.

**(4) Lapse of Standards<sup>63</sup>**

[To be addressed as part of Module 2: Development Standards and Module 3: Administration and Procedures].

**(f) Colorado City Overlay (CCO)<sup>64</sup>**

**(1) Purpose**

The CCO district is intended to distinguish properties that are subject to requirements and review processes associated with Colorado City Protective Covenants in addition to the rules and requirements of this UDC.

**(2) Applicability**

The boundaries of the CCO coincide with the boundary of the Colorado City Metropolitan District, as established by the Colorado City Protective Covenants and shown on the Pueblo County Zone District Map.

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<sup>62</sup> New.

<sup>63</sup> This section will clarify regulations and enforcement for 'No Standing' tracts, which are defined as neighborhoods in which 90% of the lots in that tract are occupied by a residential or business structure.

<sup>64</sup> New.



**(3) Standards**

Properties zoned within the CCO district shall be subject to the requirements of the Colorado City Protective Covenants, as may be applicable, in addition to the requirements of the underlying base zone district. In the case where the base zoning regulations and the Colorado City Protective Covenants conflict, the Colorado City Declaration of Reservations regulations shall apply.

**(g) Planned Unit Development District (PUD)**

**(1) Purpose<sup>65</sup>**

In accordance with Colorado Revised Statutes, Sections 24-67-101, et seq., the purpose of the PUD district is to:

- (i) Further the public health, safety, integrity, and general welfare within Pueblo County in ways consistent with the Comprehensive Plan;
- (ii) Facilitate development by permitting greater flexibility than allowed by the strict application of the UDC in exchange for more innovative designs with a higher level of amenities and public benefits than is otherwise possible under the base zone districts; and
- (iii) Accommodate unique development layouts that preserve natural, environmental, and scenic features of the site or address challenges presented by specific site conditions.

**(2) Establishment of a PUD District**

PUD districts shall be established pursuant to the procedures set forth in Section <> [Administration and Procedures].<sup>66</sup>

**(3) Applicability<sup>67</sup>**

An application for a PUD district shall only be considered if it meets the following criteria:

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<sup>65</sup> Replaces and simplifies current 17.126.010.

<sup>66</sup> Code amendment procedures, including rezoning to a PUD district (current 17.126.140-170) will be drafted in Module 3: Administration and Procedures. The submittal requirements of 17.126.040 have been removed from this section to be relocated to the County's website.

<sup>67</sup> New. Replaces and integrates topics from current 17.126.130, Design Standards. Those provisions will also inform the criteria for review and approval of a request to rezone to a PUD, to be drafted in Module 3.

- (i) The proposed PUD includes a minimum of five acres of land held in single ownership;<sup>68</sup>
- (ii) The proposed PUD could not be developed using conventional zone districts or standard established in this UDC;
- (iii) The application is not being submitted to provide a site-specific solution to a single issue that can be resolved through a more appropriate administrative means; and
- (iv) The proposed PUD incorporates at least one of the following public benefits:
  - a. The PUD protects, preserves, and/or manages areas of significant natural resources or prime agricultural land;
  - b. The PUD features outstanding site design and construction such as best management practices for on-site storm water management, green building materials, solar orientation of building forms, and/or water and energy efficiency;
  - c. Site design in the PUD will create a diverse neighborhood with a mix of housing choices;
  - d. The PUD includes an internally and externally connected park, trail, and open system designed for the occupants/residents of the PUD district; or
  - e. The PUD provides a different substantial benefit to the County as determined by the Director of the Department of Planning and Development.

**(4) Identification of Base Zone District<sup>69</sup>**

Each PUD application shall identify a base zone district or districts from the districts established in this UDC to apply to each area of the PUD. The terms of the base zone district(s) may be varied by the terms of the PUD development plan. Where a PUD approval is silent as to a development term or requirement, the requirements of the applicable base zone district shall apply.

**(5) Areas of Flexibility Allowed<sup>70</sup>**

Through Section <> [PUD approval process]<sup>71</sup>, the County may approve requested adjustments or waivers to any development standard in this Code, except regulations

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<sup>68</sup> Increases current 17.126.030.5 that requires one acre or where five or more dwelling units are proposed.

<sup>69</sup> Replaces current 17.126.020 – 17.136030.1-3.

<sup>70</sup> Replaces and consolidates current 17.126.090-120.

<sup>71</sup> This process will be drafted in Module 3, Administration.

relating to the provision or financing of necessary public infrastructure, services, and facilities.

## Chapter 17.03 Use Regulations

### 17.03.010 Purpose and Organization

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#### (a) Purpose

This chapter identifies the land uses allowed in Pueblo County’s zone districts and establishes standards that apply to certain uses with unique characteristics or impacts.

#### (b) Organization

- (1) Section 17.03.020, Table of Allowed Uses, lists land uses allowed by district and provides cross-references to applicable use-specific standards.
- (2) Section 17.03.030, Use-Specific Standards, establishes use-specific standards applicable to specific land uses.
- (3) Section 17.03.040, Accessory Uses and Structures, establishes standards applicable to accessory uses and structures.
- (4) Section 17.03.050, Temporary Uses and Structures, establishes standards applicable to temporary uses and structures.
- (5) Section 17.03.060, Special Event Standards, establishes standards applicable to events requiring a Special Event Permit.

### 17.03.020 Table of Allowed Uses

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#### Commentary

The proposed Table of Allowed is based on the current permitted uses in the Zoning Code with several proposed consolidations and additions.

**Table reflects new districts.** The Table of Allowed Uses reflects the new and renamed zone districts listed in Chapter 17.02. When districts were consolidated in a way that could have resulted in conflicting use permissions, we typically included the more flexible use permission.

**Table organization.** The current lineup of zone districts is included along the top row for reference and convenience, demonstrating generally how these current districts relate to the new proposed zoning districts. The reference to current districts will be removed prior to adoption but can be retained for as long as necessary during public review of the Unified Development Code update. The table is organized based on use intensity, beginning with less

intense residential uses, then moving into public, civic, and institutional uses, then commercial, and ending with more intense industrial uses. Several use types are consolidated for simplicity, and some use types are being introduced to the table. Generally, when determining use permissions in the new zone districts, the existing permissions in the related existing districts were followed unless otherwise noted. Similarly, if an existing use was allowed in all existing zone districts, the same allowances were added to all new zone districts.

**Use-specific standards and definitions.** The last column indicates whether additional standards apply to that use. Each use type has a definition in Chapter 17.07. The standards should be reviewed simultaneously with the Table of Allowed Uses and definitions. Significant changes to standards or definitions are indicated in the footnotes of the respective sections.

As you review the Table of Allowed Uses and associated use-specific standards, please consider the following:

- 1) For a use that is shown as prohibited (blank cell), ask “why not in this zone district?”
- 2) For a use that is shown as prohibited (blank cell), ask “can a use-specific standard be included to mitigate concerns related to that use to make it acceptable in that zone district?”
- 3) For uses shown as requiring Special Use Permit (“S”), ask “should this use be permitted by right in this zone district?”
- 4) For uses show as either “P” or “S,” ask “are there additional standards necessary to mitigate potential impacts?”

#### **(a) Explanation of Use Permission Abbreviations**

##### **(1) Uses Permitted By-Right**

“P” in a cell indicates that the use is permitted by right in the respective zone district. Permitted uses are subject to all other applicable regulations of the UDC.

##### **(2) Special Use Permit Required**

“S” in a cell indicates that the use is only permitted in the respective zone district with approval of a Special Use Permit pursuant to Section < > [Special Use Permit], subject to all other applicable regulations of the UDC.

##### **(3) Zoning Compliance Review for Marijuana Required**

“M” in a cell indicates that the use is only permitted in the respective zone district with approval of a Zoning Compliance Review for Marijuana, subject to all other applicable regulations of the UDC.

**(4) Zoning Compliance Review for Hemp Required**

"H" in a cell indicates that the use is only permitted in the respective zone district with approval of a Zoning Compliance Review for Hemp, subject to all other applicable regulations of the UDC.

**(5) Application to Conduct a Designated Activity of State and Local Interest**

"D" in a cell indicates that the use is only permitted in the respective zone district with approval of an Application to Conduct a Designated Activity of State and Local Interest pursuant to Section <> [1041 Permit], subject to all other applicable regulations of the UDC.

**(6) Accessory Use**

"A" in a cell indicates that the use is only permitted in the respective zone district as an accessory use.

**(7) Temporary Use**

"T" in a cell indicates that the use is only permitted in the respective zone district as a temporary use.

**(8) Prohibited Use<sup>72</sup>**

A blank cell indicates that the use is prohibited in the respective zone district.

**(9) Use-Specific Standards**

In some instances, use-specific standards apply to certain land uses in a specific zone district. Regardless of whether a use is allowed by right or with approval of a Special Use Permit, Zoning Compliance Review, or 1041 Permit, additional standards may be applicable to that use. Use-specific standards are identified and cross-referenced in the last column of the table.

**(b) Table of Allowed Uses**

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<sup>72</sup> Existing regulations from Section 17.120.250.

<b>Table 17.03.1: Table of Allowed Uses</b>																	
<b>P = Permitted S = Special Use Permit A = Accessory T = Temporary</b>																	
<b>M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest</b>																	
<b>*Bold font in table cells = new</b>																	
<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Agricultural Uses</b>																	
Agricultural Production <sup>73</sup>	P	P	P	S	S	S	S	S	S	S				P			
<b>Agricultural Processing<sup>74</sup></b>	P	P	<b>P</b>									<b>P</b>	<b>P</b>	<b>P</b>			<b>17.03.030(b)(1)</b>
<b>Agricultural Tourism<sup>75</sup></b>	<b>P</b>	<b>P</b>	S	<b>S</b>													
Aviary	P	P	P	S										P			<b>17.03.030(b)(2)</b>
<b>Equestrian Operation, Commercial or Private<sup>76</sup></b>	P	P	P	P	<b>S</b>	S	S	S	<b>S</b>	<b>S</b>	P						<b>17.03.030(b)(3)</b>
Feed Lots	S																<b>17.03.030(b)(4)</b>
Nursery <sup>77</sup>	P	P	<b>P</b>	<b>P</b>						<b>P</b>	<b>P</b>	P	<b>P</b>	P			
Hemp Establishment <sup>78</sup>	P/H	P/H										P/H	P/H	P/H			17.03.030(b)(5)

<sup>73</sup> Combined with "Agricultural custom contractor" and "Aquaponics".

<sup>74</sup> New use. Combined with "Farm products, processing, manufacture, storage and wholesale," "Fruit and vegetable processing, wholesale and retail," and "Hide and tallow processing."

<sup>75</sup> Renamed from "Roasting green coffee beans and offering (on a limited basis) guided informational/educational tours of the facility" and combined with "Guest Ranch."

<sup>76</sup> Renamed from "Equestrian area, personal". Combined with "Riding academy (stables)".

<sup>77</sup> Renamed from "Nursery and greenhouse, wholesale". Combined with "Greenhouse" and "Greenhouse and nursery".

<sup>78</sup> Renamed from "Female Hemp Establishment as defined in Section 17.04.040".

**Table 17.03.1: Table of Allowed Uses**

**P** = Permitted    **S** = Special Use Permit    **A** = Accessory    **T** = Temporary

**M** = Zoning Compliance Review (Marijuana)    **H** = Zoning Compliance Review (Hemp)    **D** = Designated Activity of State and Local Interest

\*Bold font in table cells = new

Current Zone Districts	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
Proposed Zone Districts	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	Use-Specific Standards
Livestock Sales and Auction	S	S															
Roadside Sale Stand <sup>79</sup>	P	P	P	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Sawmill	P	<b>S</b>	S										<b>P</b>				<b>17.03.030(b)(6)</b>
<b>Residential Uses</b>																	
<b>Household Living</b>																	
<b>Dwelling, Attached<sup>80</sup></b>						S	S	<b>P</b>	P	P				P			
<b>Dwelling, Cottage Court<sup>81</sup></b>							P	P	P	P							17.03.030(c)(1)
Dwelling, Live/Work	<b>P</b>	<b>P</b>	<b>P</b>						<b>P</b>	<b>P</b>				P			
<b>Dwelling, Multi-Family<sup>82</sup></b>								<b>P</b>	P	P				P			

<sup>79</sup> Renamed from "Roadside Sale Stand (retail agricultural products)".

<sup>80</sup> Combined "Dwelling, Row House" and "Dwelling, Townhouse". Also combined with previous uses "Dwelling, 3- and 4-family", "Apartment building (up to 4 units)", "Dwelling, 3-family" and "Dwellings".

<sup>81</sup> Renamed from "Grouped houses".

<sup>82</sup> Combined with "Apartment building" and "Dwellings".

<b>Table 17.03.1: Table of Allowed Uses</b>																	
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<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Dwelling, Single-Family<sup>83</sup></b>	P	P	P	P	P	P	P	P	P	P				P			
<b>Dwelling, Two-Family<sup>84</sup></b>	P	P					P	P	P	P				P			
<b>Manufactured Home<sup>85</sup></b>	P	P	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>			
<b>Manufactured Home Park<sup>86</sup></b>								<b>S</b>	<b>S</b>	<b>S</b>							17.03.030(c)(2)
<b>Group Living<sup>87</sup></b>																	
<b>Boarding or Rooming House<sup>88</sup></b>								P	P	P							
<b>Group Home, FHAA Large</b>								<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>			

<sup>83</sup> Renamed from "Dwelling, 1-family (single-family in O-1 zone)".

<sup>84</sup> Renamed from "Dwelling, 2-family Dwelling, Two-Family". Combined with "Dwellings".

<sup>85</sup> Renamed from "Mobile home". Manufactured homes are a type of single-family dwelling, so use permissions have been expanded to match single-family dwelling.

<sup>86</sup> Renamed from "Mobile home park".

<sup>87</sup> "Specialized group facilities". Combined with "Home (receiving)", "Home (receiving) with use-specific standards", "Home (elderly foster)", "Childcare home (large)" and "Home for the blind, disabled, elderly, elderly foster, maternity, nursing, religious" have been separated into two categories of group living: those that include persons whose right to live together is protected by the federal Fair Housing Act Amendments and those whose is not.

<sup>88</sup> Combined with "Rooming house" and "Lodging house".



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<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Group Home, FHAA Small</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>			
<b>Group Residential Facility, Large<sup>89</sup></b>								<b>P</b>	P	P				P			
<b>Group Residential Facility, Small</b>	<b>S</b>	S	S	S	S	S	S	P	P	P							
<b>Transitional Housing<sup>90</sup></b>								P	P	P							
<b>Public, Civic, and Institutional Uses</b>																	
<b>Community and Cultural Facilities</b>																	
Assembly, Religious or Secular <sup>91</sup>	P	P	S	S	<b>S</b>	S	S	S	<b>P</b>	<b>P</b>	<b>P</b>	<b>S</b>		P		P	

<sup>89</sup> Renamed from "Specialized group facilities". Combined with "Home (receiving)", "Home (receiving) with use-specific standards", "Home (elderly foster)", "Childcare home (large)" and "Home for the blind, disabled, elderly, elderly foster, maternity, nursing, religious".

<sup>90</sup> Renamed from "Apartment hotel".

<sup>91</sup> Renamed from "Charitable institution". Combine with "Charitable institution (office only)," "Church and religious buildings," "Christian science practitioner," and Associations, Clubs, and Lodges.

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<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
Cemetery, Crematory and/or Mausoleum <sup>92</sup>	<b>S</b>					S	S	S	S	S	P	<b>P</b>					
Daycare Center, Adult or Child <sup>93</sup>	S	S	S	S	<b>S</b>	S	S	S	S	<b>P</b>	<b>P</b>	<b>P</b>		P			
<b>Cultural Facility<sup>94</sup></b>									S	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	P			
Emergency Facility <sup>95</sup>	S	S	S	S	<b>S</b>	S	S	S	S	S	P	P	P	P	P	P	
Exhibition Center										<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	P			
<b>Educational Facilities</b>																	
College or University	<b>P</b>								<b>P</b>	<b>P</b>	<b>P</b>			P			
Private School									<b>P</b>	<b>P</b>	<b>P</b>			S			
Trade School										<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	P			
<b>Healthcare Facilities</b>																	
Hospital <sup>96</sup>									P	P				S		<b>P</b>	

<sup>92</sup> Combined with "Crematory use".  
<sup>93</sup> Combined with "Child care facility" and expanded to include adult care centers.  
<sup>94</sup> Combined with "Museum", "Theater", "Display gallery", and "Library".  
<sup>95</sup> Combined with "Public safety facility" and "Law Enforcement Training Facility, Outdoors".  
<sup>96</sup> Combined with "Health center", "Infirmary", "X-ray laboratory" and "Artificial limbs (fitting & custom manufacturing)".

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<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Medical or Dental Clinic<sup>97</sup></b>									<b>P</b>	<b>P</b>	<b>P</b>	P		P			
<b>Parks and Open Space</b>																	
Golf Course <sup>98</sup>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	S	S	S	S	<b>P</b>	<b>P</b>			P		<b>P</b>	
Parks and Playgrounds	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	P	<b>P</b>	<b>P</b>	
Riding Trails and Fields <sup>99</sup>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>						P		<b>P</b>	
<b>Commercial Uses</b>																	
<b>Adult Uses</b>																	
All									S	<b>P</b>	P						17.03.030(d)(1)
<b>Agricultural and Animal Uses</b>																	
<b>Garden Supply Center<sup>100</sup></b>	P	P	<b>P</b>							<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>			

<sup>97</sup> Renamed from "Dental and medical laboratory". Combined with "Dental laboratory", "Medical laboratory (non-manufacturing)", "Dentist", "Dietician", "Midwife", "Naturopath", "Nurse (registered or practical)", "Nutritionist", "Occupational therapist", "Optometrist", "Osteopath", "Physical scientist", "Physiotherapist", "Physician", "Podiatrist", "Psychologist", "Psychotherapist", "Pharmacy", "Chiropodist", "Chiropractor", and "Blood bank or donor station".

<sup>98</sup> Combined with "Athletic field, golf range, golf course" and "golf driving range".

<sup>99</sup> Combined with "Trails".

<sup>100</sup> Combined with "Greenhouse, nursery (plant materials)" and "Hay, grain, feed, seed and fertilizer - retail, storage and/or wholesale".

**Table 17.03.1: Table of Allowed Uses**

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\*Bold font in table cells = new

Current Zone Districts	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
Proposed Zone Districts	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
Kennel, Breeding and Boarding	S	S	S	S						<b>S</b>	<b>S</b>	<b>S</b>		P			
Veterinary Hospital <sup>101</sup>	S	S	<b>S</b>	<b>S</b>						<b>P</b>	<b>P</b>	<b>P</b>					
<b>Food and Beverage</b>																	
<b>Bar or Tavern</b> <sup>102</sup>			<b>S</b>	<b>S</b>					<b>P</b>	P	<b>P</b>	<b>P</b>					
<b>Craft Alcohol Facility</b> <sup>103</sup>									<b>S</b>	P	P	P					
<b>Farmers Market</b> <sup>104</sup>	<b>P</b>	<b>P</b>	<b>P</b>						P	<b>P</b>	<b>P</b>					<b>P</b>	
Restaurant			<b>S</b>	<b>S</b>					S	P	<b>P</b>	P		P			
<b>Lodging Facilities</b>																	
Bed and Breakfast	S	S	S	S					<b>S</b>	<b>P</b>	<b>P</b>						
<b>Hotel or Motel</b> <sup>105</sup>									P	P	<b>P</b>						
Recreation Camp	P	P	S	S							S						

<sup>101</sup> Combined with "Veterinarian, animal hospital, and kennels".

<sup>102</sup> Renamed from "Tavern". Combined with "Cocktail lounge".

<sup>103</sup> Renamed from "Brewery". Combined with "Winery".

<sup>104</sup> Renamed from "Meat and fish market".

<sup>105</sup> Combined with "Auto court", "Tourist court", Tourist court (home)", "Motel", and "Resort hotel".

<b>Table 17.03.1: Table of Allowed Uses</b>																	
<b>P = Permitted S = Special Use Permit A = Accessory T = Temporary</b>																	
<b>M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest</b>																	
<b>*Bold font in table cells = new</b>																	
<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Campground or Recreational Vehicle Park</b>	S	S								<b>P</b>	<b>P</b>						17.03.030(d)(2)
<b>Marijuana<sup>106</sup></b>																	
Medical Marijuana Center									S/M								
Medical Marijuana Center located 250 feet or greater from any existing dwelling/mobile home									S/M		P/M						
Medical Marijuana Center located within 250 feet from any existing dwelling/mobile home											S/M						

<sup>106</sup> Proposed changes to the existing standards for marijuana-related uses will be informed by ongoing discussions with Pueblo County Staff.

<b>Table 17.03.1: Table of Allowed Uses</b> P = Permitted S = Special Use Permit A = Accessory T = Temporary M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest *Bold font in table cells = new																	
<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
Medical Marijuana Contiguous Optional Premises Cultivation Operation									S/M		P/M	P/M	S/M	P/M			
Medical Marijuana Non-Contiguous Optional Premises Cultivation Operation	P/M	P/M										P/M	S/M	P/M			
Medical Marijuana Storage Warehouse (Off-Premise)												P/M	S/M				
Medical Marijuana Testing Facility									S/M		P/M	P/M	S/M				
Medical Marijuana Transporter											P/M	P/M	S/M				
Medical Marijuana-Infused Products Manufacturer	P/M	P/M							S/M		P/M	P/M	S/M				

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<b>*Bold font in table cells = new</b>																	
<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
Private Social Club, Marijuana Permitted																	
Retail Marijuana Contiguous Cultivation Facility									S/M		P/M	P/M	S/M	P/M			
Retail Marijuana Non- Contiguous Cultivation Facility	P/M	P/M										P/M	S/M	P/M			
Retail Marijuana Storage Warehouse (Off- Premise)												P/M	S/M				
Retail Marijuana Store									S/M								
Retail Marijuana Store located within 250 feet from any existing dwelling/mobile home											S/M						
Retail Marijuana Store located within 250 feet or greater from any									S/M		P/M						

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<b>*Bold font in table cells = new</b>																	
<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
existing dwelling/mobile home																	
Retail Marijuana Testing Facility									S/M		P/M	P/M	S/M				
Retail Marijuana Transporter											P/M	P/M	S/M				
Retail Marijuana-Infused Products Manufacturer	P/M	P/M							S/M		P/M	P/M	S/M				
<b>Office</b>																	
<b>Flex Office</b> <sup>107</sup>												P	P				
Laboratory, Analytical and Research Facility <sup>108</sup>	<b>S</b>								<b>S</b>			P	<b>P</b>	P			
<b>Office</b> <sup>109</sup>									<b>P</b>	<b>P</b>	<b>P</b>	P		P			

<sup>107</sup> Renamed from "Office building, site of industry".

<sup>108</sup> Combined with "Bacteriological laboratory (non-manufacturing)", "Biological chemist (non-manufacturing)", "Biological laboratory (non-manufacturing)", and "Commercial testing laboratory".

<sup>109</sup> Renamed from "Professional Office". Combined with "Accounting services", "Advertising agency", "Agency office", "Answering and paging service", "Architect", "Landscape architect", "Chemist", "Chemist (analytical and consulting)", "Computer and data processing service", "Consulting service", "Counseling service", "Detective and protective



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<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Personal Services</b>																	
<b>Personal Service<sup>110</sup></b>									<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>			
Studio	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>					
<b>Recreation and Entertainment</b>																	
<b>Recreation and Entertainment, Indoor<sup>111</sup></b>						<b>S</b>			<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>		<b>P</b>			
<b>Recreation and Entertainment, Outdoor<sup>112</sup></b>																	
<b>Large (≥ 2 acres)</b>	<b>S</b>	<b>S</b>									<b>S</b>	<b>P</b>		<b>S</b>		<b>P</b>	
<b>Small (&lt; 2 acres)</b>			<b>S</b>	<b>S</b>		<b>S</b>				<b>S</b>	<b>P</b>	<b>P</b>		<b>P</b>		<b>P</b>	

service”, “Engineer (professional)”, “Financial office”, “Government office”, “Insurance agency”, “Interior decorator”, “Lawyer”, “Management and public relations”, “Office (as a principal use)”, “Office building”, “Patent solicitor”, “Real estate office”, “Referee in bankruptcy”, “Security and commodity service”, “Surveyor”, “Telemarketing”, “Trade association (business or industrial)” and “Printing & publishing co.”

<sup>110</sup> Combined with “Self-service laundry and cleaning”, “Laundry (self-service)”, “Beauty and barber shops”, “Shoe repair”, “Commercial artist”, “Personal supply service”, “Photo-engraving”, “Photographic film processing”, “Picture framing”, “Taxidermist”, “Typing service” and “Tree service”.

<sup>111</sup> Combined with “Gymnastics academy”, “health and fitness facility,” and “Amusement Facility.”

<sup>112</sup> Combined with “Outdoor theater”, “Paintball field”, “Racetrack”, “Amphitheater” “Miniature Golf Course,” “Amusement Facility,” “Sports Complex,” and “Athletic field,”

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\*Bold font in table cells = new

Current Zone Districts	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
Proposed Zone Districts	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	Use-Specific Standards
Shooting Range, Indoor												S					
Shooting Range, Outdoor	S	S															
<b>Retail Sales</b>																	
Auction Hall												S					
Flea Market												S					
<b>Retail Sales, Small<sup>113</sup></b>									P	P	P	<b>P</b>	<b>P</b>	P			
<b>Retail Sales, Medium<sup>114</sup></b>										<b>P</b>	P	<b>P</b>		P			
<b>Retail Sales, Large<sup>115</sup></b>											<b>P</b>	<b>P</b>		P			
<b>Transportation</b>																	
<b>Airport or Heliport<sup>116</sup></b>	<b>S</b>	<b>S</b>										S	<b>S</b>		<b>S</b>	<b>S</b>	
Freight Depot												P	<b>P</b>				
<b>Parking Lot<sup>117</sup></b>						<b>S</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	P	<b>P</b>	P			
<b>Parking Structure<sup>118</sup></b>											<b>P</b>	P	<b>P</b>				

<sup>113</sup> New use. Combined with "Convenience store", "Drug store (not over 5,000 sf)" "Marine sales and services," "Grocery store," "Alcohol beverage," and "Bakery (retail only)".

<sup>114</sup> New.

<sup>115</sup> New.

<sup>116</sup> Combined with "Heliport (commercial)", "Airport, private heliport, glider port" and "Runway".

<sup>117</sup> Combined with, "Auto parking", "Auto parking (commercial)", "Auto parking (community)", "Parking (open lots only)", and "Structures for attendants".

<sup>118</sup> Combined with "Auto garages (U-drive)", "Auto parking structures".

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<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
Passenger Terminal														S	P	P	
Rest Stop														P	P	P	
Space Port Facility														S			
<b>Vehicle Equipment</b>																	
Car Wash									P	P	P	P	P				
<b>Vehicle Repair, Major<sup>119</sup></b>												P	P	P			
<b>Vehicle Repair, Minor<sup>120</sup></b>									P	P	P	P	P	P			
<b>Vehicle Sales, Rental, and Leasing, Heavy<sup>121</sup></b>	S	S	P								P	P	P				
<b>Vehicle Sales, Rental, and Leasing, Light<sup>122</sup></b>										P	P	P	P				
<b>Vehicle Service Station<sup>123</sup></b>									P	P	P	P	P	P			

<sup>119</sup> Renamed from "Auto, service and body work". Combined with "Auto towing service", "Truck parking (service garage)" and "Bus line shops (garage, repair)".

<sup>120</sup> Renamed from "Auto service station". Combined with "Auto parts and supplies, retail".

<sup>121</sup> Renamed from "Rental and service of construction equipment, retail and wholesale". Combined with "Manufactured home, retail sales," "Agricultural implements, retail, wholesale, rental and service" and "Agricultural machinery and supplies, retail, wholesale, repair."

<sup>122</sup> Renamed from "Motor vehicle, retail". Combined with "Tire (retail, service, wholesale)" and "Trailer, sales".

<sup>123</sup> Renamed from "Gasoline service station."

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<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Industrial Uses</b>																	
<b>Industrial Services</b>																	
Autonomous Vehicle Test Site														S			
Contractor's Yard	<b>P</b>	<b>P</b>											P				17.03.030(e)(1)
<b>Industrial Sales and Services<sup>124</sup></b>											<b>P</b>	<b>P</b>		P			
<b>Manufacturing, Assembly, or Processing</b>																	
<b>Manufacturing, Heavy<sup>125</sup></b>												<b>P</b>	<b>P</b>	P			

<sup>124</sup> Combined with ""Printing and Publishing co.", "Book binding and publishing", "Vending machine services", "Any retail or service use which incorporates the production, fabrication, warehousing, bulk storage, repair or maintenance of merchandise", "Bleaching, cloth", "Motion picture studio", "Display designer and shop", "Firearms, service, wholesale", "Blue printing" "Exterminating and fumigating", "Linen and uniform supply service", "Clothing, cleaning, dyeing and pressing", "Electric plating", "Cabinet, wood working and/or furniture shop", "Furnaces, services, wholesale", "Industrial equip., assemble retail, rental, storage, wholesale", and "Welding shop".

<sup>125</sup> New use. Combined with ""Asphalt plant", "Cement products, mfg., retail, wholesale", "Concrete (batch) plant", "Concrete batching or ""ready mix"" plant", "Concrete products, mfg., retail, wholesale", "Composite and steel manufacturing", "Explosives, manufacturing and wholesale", "Hot mix (road) plant", "Manufactured home, mfg., wholesale", "Manufacturing, fabrication, and/or processing of any commodity which creates hazardous conditions which cannot be contained within the premises in the event of an accident involving hazardous materials or processes".

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Current Zone Districts	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
Proposed Zone Districts	A1	A2	A3	RR	SR1	SR2	LR	HR	MN	MC	CC	LI	HI	PP	PL	CF	Use-Specific Standards
<b>Manufacturing, Light</b> <sup>126</sup>											<b>S</b>	<b>P</b>	<b>P</b>	P			
<b>Natural Resource Extraction</b>																	
Mining Operation and Processing <sup>127</sup>	S	S	S	S								S	P	A		S	
Natural Deposits Extraction <sup>128</sup>					<b>S</b>	S	S	S	S	S				<b>S</b>			17.03.030(e)(2)
<b>Storage, Warehousing and Wholesale</b>																	
<b>Hazardous Storage</b> <sup>129</sup>	S	S										<b>S</b>	<b>P</b>				17.03.030(e)(3)
Mini-Storage										S	<b>P</b>	P		P			
<b>Outdoor Storage</b> <sup>130</sup>	<b>P</b>	<b>P</b>									<b>P</b>	<b>P</b>		P			

<sup>126</sup> New use. Combined with multiple manufacturing and production uses.

<sup>127</sup> Renamed from "Mineral and natural resource extraction, mining operation and processing (S-1, Emergency Facility use, requires a Special Use Permit)"

<sup>128</sup> Combined with "Mineral and Natural Resource Extraction (no processing)"

<sup>129</sup> New use. Combined with "Bulk storage of oil, ethanol, methanol, gasoline, and diesel", "Coal, coke and/or fuel yard", "Fireworks storage," "Storage and Application of Domestic Septage," and "Storage tanks for flammable and combustible liquids".

<sup>130</sup> New. Combined with "Crane, storage yard", "Drilling company equipment yard", "Rubbish removal equipment yard", and "Crop dusting equipment yard".

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<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Wholesale Sales<sup>131</sup></b>	<b>P</b>	<b>P</b>	<b>S</b>									<b>P</b>					
Warehouse												<b>P</b>	<b>P</b>	<b>P</b>			
<b>Telecommunications</b>																	
Telecommunication Tower(s) <sup>132</sup>	S	S	S									S	S	S			17.03.030(e)(4)
<b>Utilities and Renewable Energy</b>																	
Biofuel Energy Facility																	<b>S/D</b>
Cogeneration Facility																	<b>S/D</b>
Electric Power Plant	<b>P/D</b>											S/D	S/D	<b>P/D</b>			
Geothermal Facility																	<b>S/D</b>
Medium-Scale Solar Facility	P/D										P/D	P/D	P/D	P/D			
Nuclear Power Facility	S/D												S/D	<b>P/D</b>			
Utilities <sup>133</sup>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	<b>S/D</b>	P/D	P/D				17.03.030(e)(5)

<sup>131</sup> New use.

<sup>132</sup> Combined with "Radio and television towers". Additional review procedures, informed by future discussions with staff, will be added to Module 3.

<sup>133</sup> Combined with "Public Utilities".

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<b>*Bold font in table cells = new</b>																	
<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
Utility-Scale Solar Facility	P/D													P/D			
Waste-to-Energy (Biomass) Facility														S/D			
<b>Waste and Salvage</b>																	
Composting Facility	S	S															17.03.030(e)(6)
<b>Hazardous Waste Facility</b> <sup>134</sup>													S	S			
Hazardous Waste Incinerator or Processor														S			< > [Certificate of Designation <sup>135</sup> ]
<b>Junkyard</b> <sup>136</sup>													S				
Recycling Collection Center												S	<b>P</b>	P			
Recycling Processing Center													<b>P</b>	P			

<sup>134</sup> Renamed from "Hazardous waste research and development facility". Combined with "Hazardous waste testing laboratory".

<sup>135</sup> To be drafted as part of Module 3

<sup>136</sup> Renamed from "Salvage yard"

<b>Table 17.03.1: Table of Allowed Uses</b>																	
<b>P = Permitted S = Special Use Permit A = Accessory T = Temporary</b>																	
<b>M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest</b>																	
<b>*Bold font in table cells = new</b>																	
<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
Solid Waste Disposal Site and Facility	S	S															
Solid Waste Transfer Station													S				
<b>Accessory Uses</b>																	
<b>Accessory Outdoor Commercial Storage<sup>137</sup></b>											<b>A</b>	<b>A</b>	<b>A</b>				<b>17.03.040(c)</b>
<b>Accessory Vehicle Storage<sup>138</sup></b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>									<b>17.03.040(d)</b>
Concession Stand <sup>139</sup>										A	<b>A</b>						
<b>Dwelling, Accessory<sup>140</sup></b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>									
<b>Dwelling, Farmstead Accessory<sup>141</sup></b>	A	A	A/S														

<sup>137</sup> New.  
<sup>138</sup> New.  
<sup>139</sup> Combined with "Refreshment stand".  
<sup>140</sup> New use. Combined with "Housing, tenant", and "Caretaker's dwelling".  
<sup>141</sup> Replaced "Housing, tenant".



**Table 17.03.1: Table of Allowed Uses**

**P** = Permitted   **S** = Special Use Permit   **A** = Accessory   **T** = Temporary

**M** = Zoning Compliance Review (Marijuana)   **H** = Zoning Compliance Review (Hemp)   **D** = Designated Activity of State and Local Interest

\*Bold font in table cells = new

<b>Current Zone Districts</b>	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
<b>Proposed Zone Districts</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
Dwelling, Guest House <sup>142</sup>	A	A	A	A													
<b>Greenhouse, Accessory</b> <sup>143</sup>				<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>									
Home Occupation	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>							17.03.040(e)
<b>Outdoor Display and Sales</b> <sup>144</sup>										<b>A</b>	<b>A</b>						<b>17.03.040(f)</b>
<b>Primitive Camping</b> <sup>145</sup>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>									<b>17.03.040(g)</b>
<b>Short-Term Rental</b> <sup>146</sup>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>							<b>17.03.040(h)</b>
<b>Small-Scale Solar Facility</b>	<b>A/S</b>	<b>A/S</b>	<b>A/S</b>														
<b>Small Wind Energy Facility</b> <sup>147</sup>	<b>A/S</b>	<b>A/S</b>	<b>A/S</b>														

<sup>142</sup> Renamed from "Guest house (house, guest in the A-3, A-4)".

<sup>143</sup> New.

<sup>144</sup> New.

<sup>145</sup> New.

<sup>146</sup> New.

<sup>147</sup> Replaced "Wind turbine for residential purposes".

**Table 17.03.1: Table of Allowed Uses**

**P** = Permitted   **S** = Special Use Permit   **A** = Accessory   **T** = Temporary

**M** = Zoning Compliance Review (Marijuana)   **H** = Zoning Compliance Review (Hemp)   **D** = Designated Activity of State and Local Interest

\*Bold font in table cells = new

Current Zone Districts	A-1	A-2	A-3 A-4	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	B-4	I-1 I-2	I-3	P-1	S-1	S-1	
Proposed Zone Districts	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>RR</b>	<b>SR1</b>	<b>SR2</b>	<b>LR</b>	<b>HR</b>	<b>MN</b>	<b>MC</b>	<b>CC</b>	<b>LI</b>	<b>HI</b>	<b>PP</b>	<b>PL</b>	<b>CF</b>	<b>Use-Specific Standards</b>
<b>Urban Agriculture<sup>148</sup></b>				<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>				<b>A</b>			<b>17.03.040(i)</b>
<b>Temporary Uses</b>																	
Carnival or Circus <sup>149</sup>											<b>T/S</b>						
<b>Recreation Vehicle as Temporary Housing<sup>150</sup></b>	<b>T/S</b>	<b>T/S</b>	<b>T/S</b>	<b>T/S</b>	<b>T/S</b>	<b>T/S</b>	<b>T/S</b>	<b>T/S</b>									<b>17.03.050(a)</b>
Seasonal Sales <sup>151</sup>	<b>T</b>	<b>T</b>							<b>T</b>	<b>T</b>	<b>T</b>						

<sup>148</sup> New.

<sup>149</sup> Combined "Carnival" and "Circus". Both uses were subject to review in the S-4 zone, which has been removed.

<sup>150</sup> New.

<sup>151</sup> New.

## 17.03.030 Use-Specific Standards

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### (a) General Standards

- (1) The use-specific standards listed in this section shall apply to those uses listed on the same line of the use table in Section 17.03.020, regardless of their respective level of permission.
- (2) Use-specific standards in this section apply to all zone districts unless otherwise stated.
- (3) Should any use-specific standards conflict with the standards in Chapter 17.04, Development Standards, these use-specific standards shall apply unless otherwise stated.

### (b) Agricultural Uses

#### (1) Agricultural Processing<sup>152</sup>

- (i) Any outdoor storage in connection with the processing facility shall be screened from existing dwellings within 500 feet, in accordance with Section 17.04.040, Landscaping, Screening, and Buffering.
- (ii) Any processing operation shall be located at least 100 feet from property lines unless a greater setback is required by another section of this Code.
- (iii) The agricultural processing and sales facility shall be operated by the owner or lessee of the agricultural use.
- (iv) The hours of operation are limited to the hours between 7:00 am and 9:00 pm.
- (v) Noise, fumes, dust, odors, or light generated as a result of the processing shall not exceed established County standards when measured at the property line.
- (vi) The processing facility is not permitted to include any activities that might allow it to be classified as a hazardous waste generator under state or federal regulations.

#### (2) Aviary<sup>153</sup>

- (i) A Minimum lot size of two acres shall be required.
- (ii) The breeder shall not provide care for more than 40 birds on a parcel of land at any time.

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<sup>152</sup> New.

<sup>153</sup> New.

- (iii) Shelters, cages, and accessory structures shall be set back a minimum of 50 feet from all property lines.
- (iv) Outdoor shelters and cages shall be shall be screened from existing dwellings within 500 feet, in accordance with Section 17.04.040, Landscaping, Screening, and Buffering.
- (v) The breeder shall locate birds which excessively screech, chirp, crow, or make loud noises away from residential properties to the maximum extent possible.

**(3) Equestrian Operation (Commercial or Private)<sup>154</sup>**

- (i) All equestrian operations shall use appropriate best management practices to address potential environmental and compatibility impacts of their operation. Applicants shall prepare a resource stewardship plan that outlines the best management practices to be implemented for the following issues or topics, as applicable: management of water quality, storm water, soil erosion, manure, dust, pasture vegetation, pests, wildlife, and weeds.
- (ii) Outdoor storage of horse trailers is allowed as part of an equestrian operation.
  - a. Only those trailers that are for use by owners of the property, people associated with the operation, and/or boarded horses may be stored. General trailer storage is not allowed.
  - b. All horse trailers shall be currently licensed and operable.
- (iii) The following additional standards shall apply to private equestrian operations:
  - a. The equestrian operation shall be accessory and incidental to the ranch, farm, or home site on which it is located;
  - b. The use of the arena is limited to the family and invited guests of the farmer/rancher/home occupant;
  - c. No commercial competition or commercial entertainment occurs, and no user fees, dues or other compensation are paid; and

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<sup>154</sup> New.

- d. The arena is operated in a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, off-site illumination (more than one-foot candle of illumination measured at the property line), waste disposal, and traffic and parking congestion. Neither nuisance nor noxious activity shall be conducted on the property, which is caused by the use of the property as a personal equestrian operation.

**(4) Feed Lots<sup>155</sup>**

- (i) Feed lots must be set back at least 200 feet from all property lines.
- (ii) Any outdoor activity in connection with the feed lot shall be screened from existing dwellings within 500 feet, in accordance with Section 17.04.040, Landscaping, Screening, and Buffering.
- (iii) The feed lot shall be operated in a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, off-site illumination (more than one-foot candle of illumination measured at the property line), and waste disposal.

**(5) Hemp Establishment**

- (i) Prior to the operation of any Hemp Establishment, a Zoning Compliance Review Hemp application shall be submitted for review by the Pueblo County Department of Planning and Development and only upon approval shall the operation be permitted.
- (ii) Prior to the operation of any Hemp Establishment, a Commercial Industrial Hemp Permit or Research and Development Permit shall be obtained from the State of Colorado Department of Agriculture. The permit shall be submitted to the Pueblo County Department of Planning and Development as part of the Zoning Compliance Review Hemp application.
- (iii) Prior to the operation of any Hemp Establishment, proof of processing either on-site or the name of the processing company shall be submitted to the Pueblo County Department of Planning and Development as part of the Zoning Compliance Review Hemp application.

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<sup>155</sup> New.

- (iv) Uses established pursuant to this Section shall at all times be in complete compliance with the terms and conditions of its Hemp Establishment permit for Permits issued by the State of Colorado Department of Agriculture and Pueblo County.
- (v) No hemp establishment shall be allowed as a Home Occupation use.
- (vi) Distances are measured from the property line of the Hemp Establishment is located using a direct line. If a Hemp Establishment is part of a larger parcel of land as described as one property by legal description in a recorded deed upon which several Hemp Establishments are to be located, the distances are measured from the fence line of each Hemp Establishment or if no fences, from the outside boundary of the grow area or from the greenhouse and/or building in which the Hemp Establishment is located. This subsection shall not apply to:
  - a. Any Hemp Establishment that contains only plants that are confirmed female and documentation of female only plants shall be submitted to the Pueblo County Department of Planning and Development;
  - b. Any Hemp Establishment who submits a waiver of the distance requirement that is signed by all Marijuana Establishments within the five mile radius; or
  - c. A location where the Pueblo County Department of Planning and Development previously approved a Zoning Compliance Review Hemp application and a permitted Hemp Establishment has existed in continuous operation since the time of original permitting.
- (vii) No Hemp Establishment shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school as measured from property line of the school to the property line of the Hemp Establishment using a direct line.
- (viii) No Hemp Establishment shall be located in:
  - a. A building containing residential units,
  - b. A movable or mobile structure.
- (ix) In the A1 and A2 zone districts:
  - a. Hemp Establishments are only permitted in a greenhouse, building, or outside farming.
- (x) In the LI and HI zone districts:
  - a. Hemp Establishments are only permitted in a greenhouse or building.

- (xi) Male hemp plants and hermaphrodite hemp plants shall only be grown in an enclosed building, which does not include a greenhouse, with a proper filtration system and clothing/footwear preventative measures (i.e., clean room mat) to prevent escape of pollen/seed/or other product that might be detrimental to a hemp and/or marijuana crop. (Res. P&D 16-014, app. 2-10-2016)
- (xii) The transport of Industrial Hemp shall be accompanied by a copy of the Department of Agriculture Hemp Permit.
- (xiii) Quarterly and year end harvest data shall be provided to Pueblo County Department of Planning and Development.
- (xiv) Pueblo County Department of Planning and Development has the right to inspect the Hemp Establishment and request paperwork from the Department of Agriculture. Other Governmental Agencies whether state or local, such as Colorado Division of Water Resources, Pueblo Regional Building Department, City-County Health Department, have the right to inspect the Hemp Establishment for compliance with their respective regulations.

**(6) Sawmill<sup>156</sup>**

- (i) All structures associated with the sawmill must be set back at least 200 feet from any adjacent residentially zoned property.
- (ii) When located adjacent to a residentially zoned property, noise levels emitted by the sawmill, shall not exceed those levels outlined in the County Noise Ordinance ([Chapter 10.06](#)) as measured at the property line.

**(c) Residential Uses**

**(1) Cottage Court**

**(i) Yards<sup>157</sup>**

For the purposes of determining the yard requirements, cottage courts shall be considered as one building occupying one parcel subject to the following regulations:

- a. The front and rear yard shall be the same as required in the zone district where permitted, and the width of the required individual side yard shall be increased an additional width of two feet for each building abutting on the same side yard.
- b. Buildings that are placed end-to-end shall be separated by at least 10 feet.

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<sup>156</sup> New.

<sup>157</sup> Existing regulations from Section 17.120.120: Grouped Houses—Yards.

- c. Buildings that are not end-to-end shall be separated by at least 20 feet. If there is a roadway between the buildings, the required separation width shall be measured exclusive of the roadway width.

**(2) Manufactured Home Park<sup>158</sup>**

**(i) Recreation and Other Vehicles**

No detached camper, motor home, travel trailer, motorbike, unlicensed car, boat, airplane, or similar recreational vehicle (“extra” vehicles) shall be parked upon any street or parking space within the manufactured home park.

**(ii) Storage Area**

Within the manufactured home park, one or more areas shall be designated as storage areas for extra vehicles. At least 100 square feet of all-weather surfaced area shall be provided within a designated storage for each manufactured home space in the park.

**(iii) Roadways<sup>159</sup>**

- a. All spaces shall front onto a roadway. All roadways shall be paved with a minimum of two inches of asphalt, two inches of base, and six inches of subbase. Roadways which are utilized by less than 35 spaces may be paved with an all-weather surface material consisting of a minimum of 10 inches of gravel. Additional paving material may be required when engineering reasons so warrant. All paving material shall be approved by the Public Works Director.
- b. The manufactured home park shall have an access roadway onto a dedicated public roadway. That segment of roadway between the public roadway and the first intersecting park roadway, cul-de-sacs notwithstanding, shall be considered the access roadway. A manufactured home park containing more than 200 units shall provide a second access roadway, located at least 250 feet from the first access roadway, as measured between the points of intersection with the public roadway.

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<sup>158</sup> Existing regulations from Section 17.48.

<sup>159</sup> These standards are subject to change based on future discussions with the County’s Public Works Department and alignment with fire code requirements.



- c. Pavement width on all roadways shall be a minimum of 35 feet. For a manufactured home park containing more than 50 spaces, at least one access roadway shall be paved to a minimum of 44 feet. Cul-de-sacs shall have a paved radius of 45 feet.
- d. Roadways terminating in cul-de-sacs shall not exceed 500 feet in length, nor serve more than 20 spaces.
- e. Roadway names within the park shall be selected to avoid duplication of, or confusion with, existing roadways in the city or county. If a manufactured home park roadway is a logical extension of an existing roadway, the name of the existing roadway may be selected. Each roadway within the park shall be identified by a sign, the location and type being approved by the Public Works Director.

**(iv) Sidewalks**

An all-weather surface sidewalk shall be provided along roadways and from roadways to individual homes and support facilities where the lack of walks constitutes a safety hazard.

**(v) Lighting**

- a. Illumination of the park shall be provided to assure the security and safety of the residents. All lighting shall comply with the standards in Section 17.04.050, Outdoor Lighting.
- b. All support facilities shall be provided with interior illumination commensurate with the activities or tasks to occur therein, and exterior lighting to assure the security of the participants.

**(vi) Landscaping<sup>160</sup>**

- a. Two trees and four shrubs shall be provided for each manufactured home space, at least one-half of which shall be located on the manufactured home space. The remaining one-half may be dispersed or clustered throughout the park. The Applicant may propose an alternative landscaping plan, subject to approval by the Director, that aligns with the intent of this subsection.

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<sup>160</sup> The landscaping requirements of this subsection are still being discussed, and will likely be updated during Module 2: Development Standards.

- b. In addition, there shall be required 200 square feet of grassed area for each manufactured home space, all of which may be dispersed or clustered throughout the manufactured home park. All landscape material shall be maintained in a living, disease- and pest-free manner.

**(d) Commercial Uses**

**(1) Adult Uses<sup>161</sup>**

- (i) No adult use shall be located or established within 1,000 feet of any other adult use.
- (ii) No adult use shall be located or established within 500 feet of any Agricultural, Residential, or Mixed-Use zone district, or established within 500 feet of any religious institution, school, public park, or dwelling, including all structures used for residential purposes.
- (iii) Minimum distances shall be measured in a straight line from the zone district boundary of the zone district specified in subsection (ii) above; from the property line of a church or other place of worship, school, public park or dwelling, to the nearest wall of the building with the adult uses. The required separation between adult uses shall be measured in a straight line from the nearest building wall to the nearest wall of any other adult use.
- (iv) The location and establishment of adult uses is prohibited in any zone district in Pueblo County except those zone districts in which the adult use is expressly permitted as a use by right in Table 17.03.1. The provisions of this UDC shall not be interpreted to allow an adult use as a use by review in any other zone district.

**(2) Campground or Recreational Vehicle Park<sup>162</sup>**

**(i) Compliance with Colorado Regulations**

- a. RV parks shall meet the requirements of a semi-developed campground per the Colorado Code of Regulations, 6-CCR-1010-9:
  - 1. Two or more campsites
  - 2. Accessible by any type of vehicular traffic
  - 3. Provides roads, trails, and campsites and basic sanitary facilities, such as toilets or privies.

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<sup>161</sup> Existing regulations from Section 17.120.170.

<sup>162</sup> New.

- b. RV Parks are also subject to the standards of this section, as well as all applicable state and federal requirements, adopted building codes, fire district requirements, and other applicable codes as adopted by the County.

**(ii) Dimensional Standards**

<b>Table 17.03.2: Recreational Vehicle Park Dimensional Standards</b>	
RV Park Density, Maximum [1]	20 sites/acre gross
RV Park Setbacks	
Front	25 FT
Side and Rear	20 FT
RV Site Setbacks, Minimum/Maximum	
From the perimeter of the RV park	25 FT
From RV, tent, or camp cabin sites	20 FT
From interior roadways	10 FT
From common service buildings	20 FT/500 FT
Buffer between any sites in the park and residential uses	100 FT
RV Site Area, Minimum	900 SF
Tent Site Area, Minimum	600 SF
<b>Notes:</b>	
[1] The area in roadways within the recreational vehicle park is included in determining the density.	

**(iii) Uses**

- a. RV parks may include sites for recreational vehicles, tents, and camping structures such as cabins, yurts, or safari tents.
- b. Cabin units shall obtain a Pueblo County Building Permit and meet all minimum setbacks and space dimensions of Table <>.
  - 1. Each unit shall have a fire alarm with battery backup and a fire extinguisher.
  - 2. Units may contain one electric heat source, not to exceed 1500 watts on a dedicated 120-volt circuit, not to exceed 15 amps, with GFCI protection. A second separate 120-volt circuit not to exceed 15 amps with GFCI protection may also be included for lights and outlets.
  - 3. Units shall be placed on a permanent foundation that meets the Pueblo County minimum foundation requirements, or be placed on treated wood timbers, a minimum of six inches by five inches. In all cases, cabins shall be adequately anchored for the appropriate wind load.

**(iv) Occupancy**

- a. Recreational vehicle sites with full utility hookups to a state or County approved water, electricity, and gas supply and a state or County approved sewage disposal system are eligible for stays of up to 28 consecutive days.
- b. All other site types have a stay limit of 10 consecutive days.

**(v) Sites**

- a. Each site shall be numbered.
- b. All forms of overnight accommodation shall be parked or located on a site.
- c. Each RV site shall be equipped with an electrical hookup.
- d. At least one site with accessible/mobility features shall be provided for every 25 sites within the RV park.

**(vi) Access and Circulation<sup>163</sup>**

- a. The RV park shall have access to and frontage along a public road.
- b. The access drive to recreational vehicle parks shall be 20 feet wide for one-way traffic and 26 feet wide for two-way traffic. The drive shall be surfaced in accordance with County standards.
- c. Road systems within a recreational vehicle park are required. Road systems shall form a loop system and be constructed in the same manner and to the same standard as an access road. If a road system is for one-way traffic only, directional signs shall be installed.
- d. An internal pedestrian circulation system shall be provided and shall be constructed with an all-weather surface. All walkways within the RV park shall be at least five feet wide.

**(vii) Lighting**

- a. Entries, access drive aisles, and walkways shall be lighted every 500 feet consistent with the overall design of the RV park. All lighting shall comply with the standards in Section 17.04.050, Outdoor Lighting.
- b. Entryways to common service buildings shall be lighted during all operational hours between dusk and dawn.

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<sup>163</sup> These standards are subject to change based on future discussions with the County's Public Works Department and alignment with fire code requirements.

**(viii) Landscaping**

- a. Areas of RV parks that abut residentially zoned properties shall be screened in accordance with Section 17.04.040, Landscaping, Screening, and Buffering.
- b. All areas shall be covered with either natural vegetation and/or an acceptable form of ground cover so as to facilitate drainage, reduce dust, prevent erosion, and reduce fire hazards.
- c. One tree shall be provided for every two sites and shall be located in close proximity to those two sites. Existing trees on the site may be used to satisfy this requirement. If the location is not suited for the planting of trees, a shade structure measuring at least 10 feet in each dimension shall be provided for each site.

**(ix) Recreation Area**

A minimum of 10 percent of the gross area within the perimeter of the RV park shall be maintained as a recreation area. Recreation areas may include adult recreation and child play areas, but shall not include sanitary facilities or parking areas.

**(x) Sanitary Facilities**

- a. Every recreational vehicle park shall include a minimum of one unisex sanitary facility as approved by Pueblo County Department of Public Health and Environment.
- b. All sanitary facilities shall comply with the requirements of the Americans with Disabilities Act (ADA) and the ADA Standards for Accessible Design.
- c. Required toilet, lavatory, and bathing fixtures shall be provided in the minimum numbers unless otherwise approved by the Pueblo County Department of Public Health and Environment.

<b>Table 17.03.3: Minimum Sanitary Facility Requirements</b>			
<b>Sites</b>	<b>Toilets</b>	<b>Lavatories or Hand Sinks [1]</b>	<b>Showers</b>
15	2	1	1
16-30	2	1	1
31-45	3	3	1
46-60	4	3	2
61-80	5	4	2
81-100	5	4	3
<b>Notes:</b>			

<b>Table 17.03.3: Minimum Sanitary Facility Requirements</b>			
<b>Sites</b>	<b>Toilets</b>	<b>Lavatories or Hand Sinks [1]</b>	<b>Showers</b>
[1] Lavatories or hand sinks shall be included only when full sanitary facilities are required.			

**(xi) Water Services**

- a. The water supply system shall be designed, constructed, and maintained in compliance with Colorado Department of Health regulations and recommendations to provide a safe, potable and adequate supply of water.
- b. Each recreational vehicle park shall have at least one potable water hydrant, including water faucets on posts and hand pump hydrants, for common use.
- c. Potable water hookups for individual connections to recreational vehicles shall meet the adopted plumbing code standards including backflow prevention, shut-off valve to control rate of water flow, and be equipped with flexible hose to reach the inlet of recreational vehicle water storage tanks.
- d. If individual connections are not provided for each site in the recreational vehicle park, every site shall be within a 200-foot radius have at least one potable water hydrant.
- e. Each potable water hydrant and hookup shall be constructed to allow good drainage and prevent freezing.

**(xii) Sanitary Sewer**

- a. A minimum of one sanitary waste station shall be provided in all new recreational vehicle parks where individual sewer hookups are not available for all sites. Recreational vehicle parks with more than 100 sites shall have one sanitary waste station for every 100 sites when individual sewer connections are not provided for all sites.
- b. Sanitary waste stations that are not connected to central wastewater treatment or public sewer shall meet the design requirements for a septic system permit issued by the Pueblo County Department of Health and Environment. Sanitary waste stations draining to an impervious vault shall include a capacity alarm system as required for vaulted septic systems.

- c. The sanitary waste station shall be connected to the recreational vehicle park water supply and provide facilities for washing recreational vehicle waste holding tanks and for cleaning the general area of the sanitary waste station.

**(xiii) Refuse Disposal**

- a. The storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisance conditions.
- b. All trash collection areas shall be screened, and trash containers shall be wildlife proof.

**(xiv) Fire Safety**

- a. Fires will be permitted only in facilities that have been provided for such purposes or where open fires are allowed.
- b. Approved designated outdoor campfire locations, if provided, shall be in areas where they will not constitute fire hazards to vegetation, undergrowth, trees, recreational vehicles, camping units, and structures.
- c. Each recreational vehicle park shall have a written evacuation plan approved as part of an application submittal.

**(3) Marijuana Establishments<sup>164</sup>**

**(e) Industrial Uses**

**(1) Contractor's Yard<sup>165</sup>**

- (i) A contractor's yard in the LI, Light Industrial or HI, Heavy Industrial zone district may have on-site storage of materials and may have fabricating or assembling of a product made by the contractor as part of the construction work.
- (ii) Construction materials shall not be stored in an A1 or A2 zone district.
- (iii) Fabricating or assembling products in a contractor's yard in an A1 or A2 zone district shall be performed only within an enclosed building or structure.

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<sup>164</sup> Proposed changes to the existing standards for marijuana-related uses will be informed by ongoing discussions with Pueblo County Staff.

<sup>165</sup> Modified from the existing definition of "Contractor's yard". Additional requirements for parking and screening large vehicles will be added as part of Module 2: Development Standards.

**(2) Natural Deposits Extraction<sup>166</sup>**

- (i) The special use permit application for mining operation and processing shall include a copy of the deed for the surface owner and provide the identity of subsurface owners. A copy of the reclamation bond required by the State of Colorado must be submitted prior to the start of operations.
- (ii) If the operation is within 1,500 feet of a residential structure or a commercial structure that provides sleeping accommodation (e.g., hotel), excavation, screening, or crushing shall not occur outside the hours of 6:00 a.m.-7:00 p.m. The 1,500 feet shall be measured from the special use permit boundary to the wall of the closest residential or commercial structure.
- (iii) The operator shall not excavate, store overburden, or construct a dike in such a manner as to increase any drainage or flooding onto property not owned by the operator or permit holder or cause any damage to public property or facilities.
- (iv) Structures or buildings on the property of the permitted gravel mining operation must conform to all County zoning standards and building codes. Construction trailers and temporary buildings shall be included in the special use permit application and depicted in the mining plan.
- (v) The mine operator is required to apply for an Access Permit through the Department of Engineering and Public Works and to comply with all conditions of the Access Permit.
- (vi) The operator shall designate haul routes on Pueblo County roads for a specific mining operation application. It is preferred that a Haul Route adhere to the following:
  - a. Truck haulage and traffic routes shall be designed to the maximum extent feasible to avoid residential areas, commercial areas, schools and other civic buildings, municipalities, and already congested locations. Alternative routes shall be identified.
  - b. The applicant shall prevent loss of loads and fugitive dust emissions during transit and shall be responsible to ensure that haul routes are maintained in accordance with dust-suppressant methods required by applicable state or federal agency.

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<sup>166</sup> Existing regulations from Chapter 17.105: Mineral Resource Extraction Regulations.



- (vii) The operator of the mining operation is required to control dust at the mining and processing site so that adjacent and downwind-developed land is not impacted.
- (viii) A mining operation with reclamation plans that provide for a permanent lake, water storage, wetlands, and/or any creation of wildlife attractants shall be coordinated with the Airport Sponsor, the Planning Commission, the FAA and FAA's technical representative, the Colorado Division of Parks and Wildlife, the U.S. Fish & Wildlife Service, and the U.S. Army Corps of Engineers as part of the permit application.

**(3) Hazardous Storage**

Land application of domestic septage is limited to parcels that are 35 acres or larger and subject to the requirements of Federal Part 503 Rule, "The Standards for the Use or Disposal of Sewage Sludge" (40 CFR, Part 503), as amended.

**(4) Telecommunication Tower(s)<sup>167</sup>**

This subsection establishes standards and submission requirements for new telecommunication towers and co-location requests within those zone districts where the same is expressly permitted in accordance with this UDC.

- (i) To the extent feasible, the use of "stealth technology" should be used to mitigate and/or camouflage visual impacts. Stealth technology consists of, but is not limited to, the use of grain bins, silos or elevators, church steeples, water towers, clock towers, bell towers, false penthouses, or other similar "mimic" structures. "Mimic" structures shall have a contextual relationship to the adjacent area.
- (ii) The minimum lot area of any parcel of land proposed for the establishment of a telecommunication tower shall be at least one-half acre in size. There shall be no minimum size requirements for the leased parcel.
- (iii) All telecommunication towers shall be setback, at a minimum, the overall height of the tower from any property line. All measurements shall be from the leading edge of the tower structure. Setbacks for guyed wire bases will be the same as required for an accessory structure in the zone district in which the tower is located.

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<sup>167</sup> Existing regulations from Section 17.120.250 with updates for clarity.

- (iv) There is no minimum setback standard for related accessory buildings and support facilities provided the construction/placement of the buildings and support facilities are contained within the designated fenced leased parcel.
- (v) The height of any telecommunication tower shall be governed by the height limit imposed in the Special Use Permit.
- (vi) Any telecommunication tower that is proposed to be established with an overall height of 150 feet or greater shall be required to file with the Federal Aviation Administration Form 7460-1 Notice of Proposed Construction or Alteration for the proposed tower.
- (vii) Lighting of telecommunication towers shall only be permitted as required by the Federal Aviation Administration and shall be governed by the Federal Aviation Administration Obstruction Marking & Lighting Advisory Circular (AC 70-7460-1K).
- (viii) The boundary of the leased parcel surrounding the telecommunication towers and its related accessory buildings and support facilities shall be fenced with a minimum six-foot security-type fencing.
- (ix) In an attempt to minimize the proliferation of telecommunication towers throughout Pueblo County, all possibilities of co-location on existing facilities (within a three-mile radius) must be exhausted prior to the submission of an application for the establishment of new telecommunication towers.
- (x) In addition, subject to review and analyses, all telecommunication towers shall be constructed and made available as to permit co-location of, at minimum, two additional, functionally equivalent service providers.
- (xi) All telecommunication towers must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission, and/or any other agency of state or federal government with the authority to regulate towers and antennas.
- (xii) Applications for the construction of any new telecommunication towers shall be by special use permit. The co-location or installation of additional antennas/dish receivers, transmitting equipment and/or related accessory buildings and support facilities for other service providers on existing facilities shall be by zoning compliance review.

- (xiii) The forms and associated submittal checklists for the previously mentioned applications will be provided by the Department of Planning and Development and assessed an application fee as adopted by the Pueblo Board of County Commissioners by resolution.

**(5) Utilities<sup>168</sup>**

- (i) Distribution, transmission, and service lines for service to properties exclusively within Pueblo County requiring simple easements or installation in public rights-of-way or installed under franchise agreement with City and/or County and usual customer facilities for service to properties exclusively within Pueblo County shall not be subject to zoning requirements.
- (ii) These regulations shall in no way prohibit the installation of temporary facilities in cases of emergency conditions, provided within a reasonable period of time application is made for the installation of permanent facilities.

**(6) Composting Facility<sup>169</sup>**

- (i) The minimum required lot size for a composting facility shall be 35 acres.

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**17.03.040 Accessory Uses and Structures**

**(a) General Standards for Accessory Uses<sup>170</sup>**

Accessory uses incidental to a principal use are permitted provided:

- (1) The use is incidental and customary to and commonly associated with the principal use or is a permitted home occupation;
- (2) The use is not injurious, noxious, or offensive to the neighborhood;
- (3) In Residential Zone Districts, the use is operated by the same persons who operate or inhabit the principal use or structure.

**(b) General Standards for Accessory Structures<sup>171</sup>**

Accessory structures incidental to a principal use or principal structure are permitted provided:

- (1) Accessory structures may be built anywhere that a principal building may be built with the following exceptions.

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<sup>168</sup> Existing regulations from Section 17.120.130: Public Utilities.

<sup>169</sup> From existing definition of "Composting Facility".

<sup>170</sup> Existing regulations from Section 17.120.010.

<sup>171</sup> Existing regulations from Section 17.120.020.

- (i) The accessory structure may occupy up to 30 percent of a required rear yard and/or the back 50 percent of a required side yard, and
  - (ii) Accessory buildings in the required side or rear yard shall be at least five feet from the property line.
- (2) Except on farms in the A1, A2, and A3 zone districts, accessory buildings in required rear or side yards may not be built within five feet of a rear or side lot line, unless the wall facing the rear or side lot lines is fire-rated and contains no openings, has no roof overhang, and the roof does not discharge water on adjacent parcels.
- (3) Mobile home or trailer home structures, truck trailers, or railroad cars shall not be used as accessory buildings except in Agricultural districts on parcels of at least eight acres in size. Where allowed, the structure shall be set back at least 200 feet from any property line. Nothing in this paragraph shall prohibit nor limit contractor's and business' use of licensed, operable truck trailers.

**(c) Accessory Outdoor Commercial Storage<sup>172</sup>**

Accessory outdoor commercial storage areas shall meet the following standards. Where the use or structure cannot meet all the following requirements, administrative review is required.

- (1) Accessory outdoor commercial storage areas shall be effectively screened from any adjacent property zoned to allow residential uses (See Section <> [Landscaping]).
- (2) Accessory outdoor commercial storage areas cannot cover an area larger than 50 percent of the total area of the site.
- (3) Accessory outdoor commercial storage areas shall be maintained in an orderly manner with no junk, trash, or debris.
- (4) Adequate emergency access lanes shall be maintained around and through the storage area.
- (5) Accessory outdoor commercial storage shall be outside any parking, traffic circulation, right-of-way, and/or landscaping area that serves the site.

**(d) Accessory Vehicle Storage<sup>173</sup>**

- (1) This accessory use does not include junked vehicles and vehicles required to be licensed by the Colorado Public Utilities Commission.

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<sup>172</sup> New.

<sup>173</sup> New.

- (2) Stored vehicles shall be located on the lot in a way that will not cause traffic sight obstructions or safety hazards.

**(e) Home Occupations<sup>174</sup>**

- (1) The intent of this Section is to allow certain business uses in association with dwellings where it is known those business uses will not alter the character or appearance of the residential or agricultural environment.
- (2) All home occupations shall comply with the following requirements:
  - (i) Home occupations shall be clearly incidental and subordinate to the residential land use established on the lot or parcel being utilized. Home occupations are prohibited where there is no principal dwelling unit.
  - (ii) Home occupation activities shall take place within a principal dwelling unit, accessory building, or private recreation area (e.g., swimming pool, tennis court, and riding arena). Private recreation areas may only be used when conducting a home occupation clearly related to the recreation area being used.
  - (iii) The number of employees involved with a home occupation shall be limited to the residents of the principal dwelling unit plus one additional nonresident employee. Any visit by additional off-site employees shall be considered the same as a "client" visit and must comply with these performance standards (See subsection (vi)).
  - (iv) No client shall be received between the hours of 8:00 p.m. and 8:00 a.m.
  - (v) The number of clients that can visit the dwelling is limited to one client per hour. For the purposes of this section, a client shall be defined as an individual, or group of not more than four adults, visiting a home occupation in the same vehicle at the same time.
  - (vi) On-site display and sale of goods/products is prohibited, unless the display and sale are typical of and incidental to a home occupation. Any on-site sales shall not generate more traffic than otherwise permitted by this section. An on-site purchaser/buyer shall count the same as a "client." Goods or products on display shall not be visible from any property boundary or road right-of-way.
  - (vii) Vehicles related to the operation of a home occupation shall be restricted to residential accessory vehicle types.

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<sup>174</sup> Existing regulations from Section 17.120.030: Home occupations.

- (viii) Deliveries other than standard parcel services are prohibited when associated with a home occupation.
  - (ix) One one-square foot sign is permitted.
  - (x) The address of a home occupation shall not be listed in phone books, newspapers, or other circulated publications or in television ads, radio ads, on the Internet, etc.
  - (xi) No materials or goods associated with a home occupation shall be stored in a manner that is visible from any property line or public right-of-way.
  - (xii) No equipment or activity shall be used in a home occupation that creates noise, vibration, glare, fumes, odor or electrical interference detectable from beyond the subject property boundaries. Noise levels shall not exceed those levels specified as permissible for residential zones in CRS 25-12-103.
  - (xiii) No home occupation shall be detrimental to the public health, safety or welfare. Home occupations shall not involve the use of materials that require a permit/license from the Colorado Department of Public Health and Environment (CDPHE), the U.S. Environmental Protection Agency (EPA), the Federal Bureau of Alcohol, Tobacco, and Firearms (ATF), or any other similar regulatory body. This prohibits home occupations that involve hazardous materials. Home occupations requiring a permit/license from a regulatory body which do not involve the use of hazardous materials may be permissible, provided the occupation is in compliance with all applicable Federal, State, and local regulations.
- (3) Upon the receipt of a complaint, an employee of Pueblo County may request to enter a structure housing a home occupation to determine whether or not the home occupation complies with the conditions of this section.
- (4) Home occupations shall comply with health codes, building codes, and all other applicable local, State and Federal regulations.

**(5) Limited Use Home Occupations**

- (i) Training animals in association with a home occupation must comply with all other standards of this UDC and shall not be permitted on parcel of land with a lot area that is less than five acres.
- (ii) "Merchandise parties" (i.e., Tupperware, Avon, Mary Kay, etc.) held for the purpose of soliciting sales shall be limited to no more than four parties per year from the site of the home occupation.

**(6) Prohibited Home Occupations**

- (i) Any occupation requiring the use of hazardous materials of a type or quantity not normally associated with residential uses;
- (ii) Motor vehicle repair and auto body work;
- (iii) Machine shops;
- (iv) Equipment and machinery rental;
- (v) Boat repair.

**(f) Outdoor Display and Sales<sup>175</sup>**

- (1) The accessory outdoor display area shall be outside any parking, traffic circulation, right-of-way and/or landscaping area that serves the site.
- (2) The accessory outdoor display area cannot be any larger than 50 percent of the total lot area.
- (3) Accessory outdoor display areas shall be effectively screened from any adjacent property zoned to allow residential uses (See Section < > [Landscaping])
- (4) Accessory outdoor display and sales items are displayed outdoors only when the principal use is open for business.

**(g) Primitive Camping<sup>176</sup>**

The following regulations apply to non-commercial camping on private property. Private covenants running with land may restrict or prohibit primitive camping as defined in this UDC; it is the responsibility of the property owner, not the County or any employee or agent thereof, to ensure compliance with restrictive covenants.

- (1) Overnight camping shall be allowed on residential property with access to a private yard. A permanent residential structure must be constructed prior to camping on the property.
- (2) Property owners shall be allowed to camp on their property as long as there is no commercial activity associated with the camping.
- (3) Overnight camping stays shall be limited to 10 consecutive days.
- (4) Recreational vehicles may be used for camping on private property that is larger than half an acre in size.

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<sup>175</sup> New.

<sup>176</sup> New.

**(h) Short-Term Rental<sup>177</sup>**

**(1) Purpose**

The purpose of this regulation is to allow short-term rentals in certain zone districts in the County with a permit and with regulation to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

**(2) Applicability**

These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the County or any employee or agent thereof, to ensure compliance with restrictive covenants.

**(3) Permit Required**

No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 28 consecutive days without first having obtained a short-term rental permit issued by the County and complying with any conditions or restrictions thereof. A short-term rental permit is valid for the life of the short-term rental use, subject to annual re-registration in a form prescribed by the County. A separate short-term rental permit is required for each short-term rental unit. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

**(4) Occupancy**

- (i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional renters, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.
- (ii) The permit shall specify the maximum occupancy of the unit.

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<sup>177</sup> New.



**(5) Designated Local Responsible Party**

- (i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. Local as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.
- (ii) The designated local responsible party may be the owner of the property if they meet the local criteria.
- (iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the County and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

**(6) General Requirements**

- (7) The owner of a dwelling used or to be used as a short-term rental shall:
  - (i) Obtain a tax license from the County and comply with all applicable local, state, and federal taxes;
  - (ii) Demonstrate and certify that the unit is a structure permitted by the Pueblo Regional Building Department as a residential structure and contains the following on the premises at all times:
    - a. A smoke detector in good working order;
    - b. A carbon monoxide detector in good working order;
    - c. Adequate and functional building egress from each sleeping room in the unit;
    - d. Posted notice providing in detail the following information in a highly visible location and readily accessible form:
      - 1. Location of building exits and fire extinguishers;
      - 2. 24-hour emergency contact information;
      - 3. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;
      - 4. Noise restrictions and quiet hours;
      - 5. Trash disposal instructions including trash pickup location and schedule;

6. Maximum occupancy restrictions; and
  7. County permit number.
- (iii) Certify all units maintain a fire extinguisher in good working order;
  - (iv) Permit inspection of the premises by the County or its agent or employee during the pendency of the permit application, and thereafter upon reasonable notice;
  - (v) Provide with its application a site plan that meets County requirements [,<>Site Plan Requirements];
  - (vi) If the short-term rental unit is accessed by a shared driveway, provide the County with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;
  - (vii) Provide the name, address and phone number of the designated local responsible party to the County, and update such information with the County whenever it changes;
  - (viii) Register annually with the County, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

**(8) Revocation, Suspension, and Appeal**

- (i) A short-term rental permit may be suspended or revoked for any of the following reasons:
  - a. The owner or designated responsible party has failed to comply with a requirement of this subsection (h).
  - b. The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.
  - c. The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.
  - d. Materially false or misleading information has been provided to the County by the applicant, owner or designated responsible party on an application.
  - e. The County has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

- (ii) Notice of revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.
- (iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.

**(i) Urban Agriculture<sup>178</sup>**

Where Urban Agriculture is listed as an accessory use and where Agricultural Production is listed as a use requiring a special use permit in the RR, SR1, SR2, LR, HR, MN, and MC zone districts, the following use-specific standards apply.

**(1) Apiaries**

- (i) All bee colonies shall be kept in removable frame hives, which shall be kept in sound and usable condition.
- (ii) Each beekeeper shall ensure that a convenient source of water is available at all times to the bees.
- (iii) There shall be no outdoor storage of any beekeeping or hive materials that are not being used as part of a hive.
- (iv) In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation, it shall be the duty of the beekeeper to requeen the colony.
- (v) No more than the following number of colonies may be kept on any lot, based upon the size or configuration of the lot on which the apiary is situated:
  - a. On lots of 15,000 square feet or less — four colonies are allowed.
  - b. On lots of more than 15,000 square feet — two additional colonies are allowed for each 7,500 square feet in excess of 15,000 square feet.

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<sup>178</sup> New.

- c. For each two colonies allowed under the colony densities, subsection (a) above, there may be maintained upon the same lot eight temporary nucleus colonies. The hive structure shall not exceed one standard nine and five-eighths inch depth ten frame hive body with no honey super(s) attached as required from time to time for management of swarms and for rearing of queens. Each such temporary nucleus colony shall be disposed of or combined with an authorized colony within 30 days after the date it is acquired.
- (vi) An apiary consisting of more than 75 colonies shall maintain a distance of at least 200 feet from any property line.

**(2) Poultry**

- (i) Properties with an area of less than one acre may keep up to 12 hens. Properties that are one acre or larger in area may keep up to 20 hens. Roosters shall be prohibited on all properties.
- (ii) A predator-resistant enclosure must be provided. The enclosure shall have a minimum of six square feet of living space for each animal and shall be secure, roofed, and well ventilated. The total size of a single enclosure shall be subject to the accessory building standards of the underlying zone district.
- (iii) Hens shall be kept in the enclosure or in a yard with a minimum four-foot high, fully enclosing fence at all times.
- (iv) An enclosure or fenced area shall not be located within the front setback, or two feet in front of the primary structure, or closer to any property lines than the accessory structure setbacks for the applicable zone district.

**17.03.050 Temporary Uses and Structures**

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**(a) Recreational Vehicle as Temporary Housing<sup>179</sup>**

In the event that a household will be displaced from an existing dwelling unit due to construction activities, a recreational vehicle (RV) may be used as a form of temporary housing, subject to the following standards:

- (1) Only one RV allowed per principal dwelling.

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<sup>179</sup> New. A process for a Temporary Use Permit, which is intended to be an administrative review process, will be defined in Module 3.

- (2) The RV shall have current licensing and registration and be in an operable road worthy condition.
- (3) The RV must be located on private property and not parked on county right-of-way.
- (4) The RV shall not be used as a short-term rental.
- (5) Use of a recreational vehicle as temporary housing requires a Temporary Use Permit. As part of the Temporary Use Permit application, the applicant must provide:
  - (i) Evidence of an active building permit for work on the principal dwelling unit.
  - (ii) A site plan depicting how the RV will be connected to sewer and water. If the RV is not utilizing sewer and water connections, a plan for disposing of sewage and water at an RV dump station must be provided.
- (6) Temporary occupancy of a recreational vehicle is limited to six months, at which time the applicant may apply for a renewal of the existing temporary use permit, subject to review and approval by the Director.

### **17.03.060 Special Event Standards<sup>180</sup>**

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This Section is applicable to all zone districts in the unincorporated area of Pueblo County. The purpose and intent of this Section is to provide for the temporary use of land for special events by establishing requirements and regulations.

- (1) A special event is defined as a temporary commercial, promotional, or festive activity, at a specific location that is open to the public and is planned for or expected to attract a large assembly of persons.
- (2) A Special Event Permit is not required for the following:
  - (i) Parades
  - (ii) Wedding and funeral ceremonies
  - (iii) Events or gatherings that attract or are intended to attract less than 100 people held on one day. Multiple day events and events that include primitive camping are subject to a Special Event Permit regardless of the number of attendees.
  - (iv) Personal events that do not include events where admission is paid and/or there is financial gain from the event.

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<sup>180</sup> Special event standards have been modified from the existing regulations in Section 17.120.270 based on staff input. Information relating to special event permits will be added to Module 3: Administration and Procedures.

- (v) Election activities and political rallies
  - (vi) Temporary farming and harvest related events (e.g., agritourism, farm stands, corn mazes, pumpkin patches and similar) which are held on a working farm
  - (vii) Gatherings at any regularly established, permanent place of assembly provided that:
    - a. Such place is being used for its established and normal use allowed by zoning;
    - b. Attendance does not exceed the maximum seating capacity or occupancy rating of the structure or place where the gathering is held; and
    - c. The gathering complies with all other county ordinances, resolutions, and regulations.
- (3) Special Events that are not exempted under 17.03.060(2) shall require review and approval of a Special Event Permit as described in Section <>.

## Chapter 17.04 Development Standards

[To be drafted for Module 2: Development Standards]

### 17.04.010 Natural Resources

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[To be drafted for Module 2: Development Standards]

### 17.04.020 Floodplain

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[To be drafted for Module 2: Development Standards]

### 17.04.030 Off-Street Parking and Loading

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[To be drafted for Module 2: Development Standards]

### 17.04.040 Landscaping, Screening, and Buffering

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[To be drafted for Module 2: Development Standards]

### 17.04.050 Outdoor Lighting

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[To be drafted for Module 2: Development Standards]

### 17.04.060 Subdivision Standards

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[To be drafted for Module 2: Development Standards]

**17.04.070 Land Conservation Standards**

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[To be drafted for Module 2: Development Standards]

**17.04.080 Site and Structure Standards**

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[To be drafted for Module 2: Development Standards]

**17.04.090 Areas and Activities of State and Local Interest**

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[To be drafted for Module 2: Development Standards]

**Chapter 17.05 Signs**

[To be drafted for Module 2: Development Standards]

**Chapter 17.06 Administration & Procedures**

[To be drafted for Module 3: Administration and Procedures]

## Chapter 17.07 Measurements & Definitions

### 17.07.010 Rules of Construction<sup>181</sup>

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#### (a) Meanings and Intent

Words and phrases shall be read in context and construed according to the rules of grammar and common usage. Words and phrases that have acquired a technical or particular meaning, whether by definition under the definitions section of this Code, by legislative declaration or otherwise, shall be construed accordingly. The particular controls the general.

#### (b) Mandatory and Discretionary Terms

Mandatory requirements use the words "shall," "must" or "will" and are sometimes labeled Standards. Recommendations use the words "may" or "should" and are sometimes labeled Guidelines.

#### (c) Tenses, Plurals, and Gender

Words used in the present tense include the future, unless the context clearly indicates otherwise. Words indicating a specific gender apply to all persons and things unless the context clearly indicates otherwise.

#### (d) Conjunctions

Unless the context clearly indicates otherwise, the word "and" indicates all connected words or provisions apply. The word "or" indicates connected words or provisions may apply singly or in any combination. The words "either ... or" indicate the connected words or provisions apply singly but not in combination.

#### (e) Computation of Time

A reference to days is to calendar days unless otherwise specified in this Code or state statute. If a deadline falls on a weekend or county holiday, the deadline extends to the next working day. When computing a period of days, the first day is excluded and the last day is included. If the last day falls on a weekend or county holiday, the last day is the next working day.

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<sup>181</sup> New.



**(f) Delegation of Authority**

Whenever a provision requires the head of a department or another officer or employee of the County to perform an act or duty, that provision shall be construed as authorizing the department head or officer to delegate that responsibility to others.

**(g) Headings, Illustrations, and Text**

In the event of a conflict or inconsistency between the text of this Code and any heading, caption, figure, illustration, table, or map, the text shall control. Section and subsection headings are for convenience only. They do not govern, limit, or modify the scope, meaning or intent of this Code.

**17.07.020 Rules of Measurement**

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**(a) Purpose<sup>182</sup>**

This section provides uniform methods of measurement for interpretation and enforcement of the lot and building standards in this UDC.

**(b) Density<sup>183</sup>**

Density shall be calculated by the number of dwelling units per acre within a proposed development site, excluding public and private streets and rights-of-way, natural bodies of water, and public access easements that restrict the surface use of the property.

- (1) The density calculation shall be adjusted for conservation subdivisions as provided in Section < > [Land Conservation Standards].

**(c) Lot Dimensions<sup>184</sup>**

- (1) New lots created, developed, used, or occupied shall meet the minimum lot dimensions for the applicable zone district unless otherwise established in this UDC.
- (2) No land needed to comply with minimum lot dimensions or other standards in this UDC shall be sold or leased away from a lot.
- (3) Minimum lot area, for lots created by the land division process, may not include any portion of an adjacent road.
- (4) Lot width is measured at the required front building setback line, or in the case of an irregularly shaped lot, the front building line.

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<sup>182</sup> New.

<sup>183</sup> New.

<sup>184</sup> New.

**(d) Setbacks**

**(1) Setback Measurement<sup>185</sup>**

Setbacks shall be measured from the lot line to any building or structure on the lot.

**(2) Setbacks for Attached Buildings<sup>186</sup>**

For buildings where multiple dwellings or businesses share a common wall, only the outside walls of the end units shall comply with applicable setback requirements.

**(3) Through parcel<sup>187</sup>**

On a through parcel, the front setback requirements of the district in which the parcel is located shall apply to both street frontages.

**(4) Corner parcel<sup>188</sup>**

On corner parcels, a required side setback with street frontage shall be at least 15 feet wide, and the other setback requirements shall be the same as for other parcels in the same zone district.

**(5) Front Setbacks for Developed Areas<sup>189</sup>**

Except as provided in Section 17.02.040(d), Setback Projections and Encroachments, where three or more parcels comprising more than 50 percent of a single street frontage of a block are improved with buildings at the time of passage of this UDC, every building hereafter erected shall provide a front yard of not less than the average depth of the front yards of existing buildings, or the required front yards of existing buildings, or the required front setback, whichever is less.

**(e) Building Coverage<sup>190</sup>**

That portion of the parcel shielded from the sky by building and/or structures, as measured along the outside wall at ground level.

**(f) Building Height<sup>191</sup>**

Generally, the height of a building or structure shall be measured from the established street grade to the highest point of the coping of a flat roof, or to the center height

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<sup>185</sup> From the definition of "setback".

<sup>186</sup> New.

<sup>187</sup> Existing Section 17.120.060

<sup>188</sup> Existing Section 17.120.070

<sup>189</sup> Existing Section 17.120.050

<sup>190</sup> New.

<sup>191</sup> From the definition of "Building, height of".

between the eaves and ridge for pitched roofs. For buildings set back from the street line, the height of the building shall be measured from the average elevation of the finished grade along the front of the building, provided the distance from the street line is not less than the height of the finished grade above the established street grade.

### 17.07.030 Definitions

#### Comments

The majority of definitions provided in this section come from Section 17.04.040 of the County's current Code. Changes to existing definitions, as well as the addition of new definitions related to topics covered in Module 1, have been noted. Additional definitions will be added in conjunction with Modules 2 and 3 as necessary.

#### A

##### **Accessory Outdoor Commercial Storage<sup>192</sup>**

An outdoor area used for the long-term deposit (more than 48 hours) of any goods, material, merchandise, or vehicles as an accessory use to and associated with a principal use on the property.

##### **Accessory Vehicle Storage<sup>193</sup>**

The storage of vehicles on a lot outside of a structure such as a storage building or garage.

#### **Adult Uses**

Any facility used for an adult amusement or entertainment business. This includes an adult bookstore, adult photography studio, adult theater, adult movie arcade, adult restaurant, bar or nightclub, adult tanning salon and other adult businesses characterized by offering patrons activities or material depicting, exhibiting, describing, or relating to specified sexual activities or specified anatomical areas for observation, amusement, enjoyment, satisfaction, or gratification, whether for a fee or not. The uses contemplated by this definition customarily, although not always, offer adult amusement or entertainment activities or materials as a principal, significant or emphasized part of their enterprise and, customarily, although not always, exclude minors under 18.

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<sup>192</sup> New.

<sup>193</sup> Replaces current definition for "Vehicle Storage."

**Aerospace Activity, Manufacturing, and Fabrication**

A use pertaining to the development, production, maintenance and support of aircraft and spacecraft, including but not limited to, research and development, testing and manufacturing of aircraft and spacecraft components and systems, simulator, and ground support equipment; and the maintenance, repair and overhaul of aircraft and spacecraft systems.

**Agricultural and Animal Uses<sup>194</sup>**

Uses in this category include limited, commercially oriented agricultural activities, greenhouses, nurseries, and facilities for selling agricultural products. This category also includes animal-related uses such as the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas.

**Agricultural Implement, Sale and Repair<sup>195</sup>**

A commercial enterprise for the repair of equipment normally or routinely used for agricultural uses, and related parts, tools, and accessories. This use includes sale of associated materials.

**Agricultural Processing<sup>196</sup>**

The processing and/or packaging of agricultural products, excluding the processing of fish, meat, or game. Examples include but are not limited to the making of alfalfa pellets, herbal products, food products, wreaths, woolen products, cheese, and candles. Agricultural processing may include the sales of agricultural products grown on the site or agricultural products produced on the site.

**Agricultural Production**

Outdoor farming, including plowing, tillage, cropping, keeping of animals, grazing, livestock farming and similar uses; seeding, cultivating/harvesting for the production of food and fiber products (excluding commercial logging and timber harvesting). Agricultural Production includes horticulture, silviculture, viticulture, aviculture, aquaculture, apiculture, livestock grazing, the raising of small animals and poultry, domestic livestock farming, dairying, and animal husbandry and animal sales yards. This use excludes marijuana cultivation.

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<sup>194</sup> New.

<sup>195</sup> New.

<sup>196</sup> New.

**Agricultural Tourism<sup>197</sup>**

Activities conducted on a parcel with a primary agricultural use and offered to the public for the purpose of recreation, education, or active tourism related involvement in the agricultural use. These activities shall be incidental to the primary agricultural use on the site or related to natural resources present on the property. This term includes guest ranches, site tours, hayrides, corn mazes, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above. Agricultural tourism does not include accommodation uses or retail sales.

**Agriculture**

See "Farming" or "Ranching."

**Airport or Heliport**

A place on land or water where aircraft may land to discharge or receive cargo and passengers, make repairs, or take on fuel.

**Alcohol Sales**

The retail sale of alcoholic beverages for off-site consumption.

**Alley**

A minor way which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

**Alter**

Any structural change in the supporting or load bearing members of a building, such as bearing walls, columns, beams, girders, or floor joists.

**Antique**

A fine art object, artifact, implement or household furnishing, over fifty years old, which is characteristic of a specified area or country, or which has other historical and artistic significance.

**Appropriate**

Belonging peculiarly, or especially suitable.

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<sup>197</sup> New.

### **Aquaponics**

A system that combines hydroponics (cultivating plants in water) with aquaculture (raising of fish and other aquatic animals) in a symbiotic relationship.

### **Assembly**

The joining together of completely fabricated parts to create a product.

### **Assembly, Religious or Secular<sup>198</sup>**

Assembly uses include facilities owned or operated by associations, corporations, or other persons for social, educational, worship, or recreational purposes primarily for members and their guests. Accessory uses may include offices, meeting areas, food preparation areas, and concessions.

### **Associations, Clubs, and Lodges<sup>199</sup>**

A building or rooms and accessory buildings and grounds occupied by a nonprofit association of persons for the promotion of some common objective such as, but not limited to, literature, science, politics, recreation and good fellowship, meeting periodically, limited to members, with no more than one-third of the gross floor area occupied by the use used for residential occupancy.

### **Atmospheric Light Pollution**

General sky glow caused by the scattering of artificial light in the atmosphere and resulting in decreased ability to see and enjoy the natural night sky.

### **Auction Hall<sup>200</sup>**

A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.

### **Autonomous Vehicle Test Site**

A proving ground for the safe testing and operations of automated vehicle technologies.

### **Aviary**

A place for keeping birds confined for the purposes of breeding, raising, or selling.

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<sup>198</sup> New.

<sup>199</sup> Replaced "Club".

<sup>200</sup> New.

**B**

**Bar or Tavern<sup>201</sup>**

An establishment where the primary business is providing or dispensing by the drink for on-site consumption of fermented malt beverages and/or malt, special malt, vinous or spirituous liquors, in which the sale of food products such as sandwiches and light snacks is secondary, and where music, live entertainment and/or dancing may be provided. This use does not include any adult use.

**Bed and Breakfast<sup>202</sup>**

A single-family dwelling, or portion thereof, where short-term lodging rooms and meals are provided for a maximum of 28 days and where the operator of the house lives on the premises or in adjacent premises.

**Beekeeping**

The raising or producing of bees, beeswax, honey, and by-products.

**Bioengineering Facility**

A facility involved in the application of engineering principles, practices, and technologies to the fields of medicine and biology especially in solving problems and improving care as in the design of medical devices and diagnostic equipment or the creation of biomaterials and pharmaceuticals.

**Biofuel Energy Development Facility**

A facility involved in the development of fuels derived from organic matter, for example, ethanol produced from corn, sugarcane, or other plants, using agricultural processes or by micro-organisms in oxygen-free tanks (anaerobic digestion).

**Block**

A distinct portion or plot of land in a platted subdivision described and numbered as a block on the recorded plat of a subdivision, or a distinct portion or plot of land bounded on all sides by public streets, alleys, or easements.

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<sup>201</sup> New.

<sup>202</sup> New.

**Boarding or Rooming House<sup>203</sup>**

A residential structure that is the operator’s personal primary dwelling where lodging is provided, with or without meals, for compensation. A boarding house is not a bed and breakfast or short-term rental.

**Buffer**

An area of land to separate visibly one use from another or which acts as a separation between two land uses of different intensity.

**Buildable Area**

That portion of a lot or parcel that can be occupied by a building or structure.

**Building**

A roofed structure for the support, shelter or enclosure of persons, animals, or chattels. See "Structure."

**Building and Landscape Materials Sales**

A retail establishment selling hardware, lumber and other large building materials such as paint, wallpaper, glass and fixtures, plant materials, and other landscaping material.

**Building Area**

The total area on a horizontal plane at the average grade level of the principal building and including all accessory buildings measured along outside walls and exclusive of uncovered porches, terraces, and steps.

**Building Height**

The vertical distance at the center of a building’s principal front measured from the established street grade to the highest point of the coping of a flat roof, or to the center height between the eaves and ridge for pitched roofs. For buildings set back from the street line, the height of the building shall be measured from the average elevation of the finished grade along the front of the building, provided the distance from the street line is not less than the height of the finished grade above the established street grade.

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<sup>203</sup> New.



**Building Line**

A line on a plat or the theoretical line on the ground between which line and a street, alley or private place no principal building or structure may be erected.

**Building, Attached**

A building attached to another building by a common wall (the wall being a solid wall with or without windows and doors) and/or a common roof with a common horizontal dimension of eight feet or more. See "Building, semi-attached."

**Building, Principal**

A building in which is conducted the main or principal use of the lot or parcel on which the building is situated, and including attached structures such as garages, carports, or storage sheds. On farms, the house shall be considered the principal structure.

**Building, Semi-Attached**

A building attached to another building by a common wall (the wall being a solid wall with or without windows and doors) and/or a common roof with a common horizontal dimension less than eight feet. See "Building, attached."

**Bulk Plant**

That portion of a property where flammable liquids are received by tank vessel, pipeline, tank car, or tank vehicles, and are stored or blended in bulk for the purpose of distributing those liquids by tank vessel, pipeline, tank car, tank vehicle, or container.

**C**

**Campground or Recreational Vehicle Park**

A parcel of land upon which two or more recreational vehicle sites and/or camping sites are located, established, or maintained for occupancy by recreational vehicles or camping units of the general public as temporary living quarters for recreation or vacation purposes.

**Car Wash<sup>204</sup>**

A facility for the cleansing of automobiles and other vehicles providing either self-serve facilities, automated machines, or employees to perform washing operations.

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<sup>204</sup> New.

**Carnival or Circus<sup>205</sup>**

A temporary festival typically offering amusement rides, variety shows, or other entertainment.

**Carpport**

A roofed structure providing space for the parking of motor vehicles and enclosed on not more than two sides.

**Cemetery, Crematory and/or Mausoleum**

A public or private facility for interment of the deceased. This use shall include mausoleum and crematory, which is an incinerator, furnace, retort, oven, or chemical system used for the purpose of cremation of human or animal remains.

1. A public cemetery is one which is operated as a business for commercial gain.
2. A private cemetery is one in which its use is intended solely for the owner of the property and immediate family. After approval by (PCPC) and appropriate proof shown.

**Center Line**

See "Street, center line of."

**City**

Pueblo, Colorado, a municipal corporation.

**Clinic, Medical or Dental<sup>206</sup>**

An ambulatory health facility where patients are admitted for outpatient examination and treatment by a group of licensed health care practitioners in practice together. This use includes facilities providing support to the medical profession and patients medical and dental laboratories, blood banks and various types of medical supplies and services. This definition includes facilities such as blood donor stations, chiropractor offices and clinics, optometrist offices and clinics; osteopathic physician offices and clinics, outpatient drug treatment clinics, and other specialized treatment clinics.

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<sup>205</sup> New.

<sup>206</sup> New.

**Cluster Subdivision**

A form of single-family residential subdivision that permits housing units to be grouped on lots with dimensions, frontages, and setbacks that are reduced from those typically required by the underlying zone district, provided the remaining land be preserved as open space.

**Cogeneration Facility**

A facility that uses a heat engine or power station to generate electricity and useful heat at the same time.

**College or University<sup>207</sup>**

An institution of higher learning providing facilities for teaching and research and authorized to grant academic degrees.

**Color rendering index (CRI)**

The measured effect of light on objects. To determine the CRI of a lamp, the color appearances of a set of standard color chips are measured with special equipment under a reference light source with the same correlated color temperature as the lamp being evaluated. If the lamp renders the color of the chips identical to the reference light source, the CRI is less than one hundred (100). A low CRI indicates that some color may appear unnatural when illuminated by the lamp.

**Commercial**

Of, or pertaining to, or engaged in the buying, selling, renting or leasing of goods, services or property.

**Common Open Space**

Land within or related to a cluster residential development, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development, or the public, which may contain accessory structures and improvements as are necessary and appropriate for recreation purposes. A condition of the cluster residential development approval shall be that the common open area may not be further subdivided.

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<sup>207</sup> New.

**Community and Cultural Facilities<sup>208</sup>**

Uses in this category include buildings, structures, or facilities that provide services to the public and generally provide public access. Accessory uses may include limited retail, concessions, parking, and maintenance facilities.

**Community Center**

A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for meetings, parties, receptions, and dances.

**Composite and Steel Manufacturing**

The manufacturing of steel or composites from raw materials.

**Composting Facility**

A facility where organic matter that is derived primarily from offsite is to be processed by composting and/or is processed for commercial purposes. The use may include collection, transportation, composting, curing, storage, marketing, or use of compost. Any Composting Facility is subject to regulation by the Colorado Department of Public Health and Environment’s Hazardous Materials and Waste Management Division, under 6 CCR 1007-2, Regulations Pertaining to Solid Waste Sites and Facilities, Section 14 Composting, as now enacted or amended.

**Comprehensive Plan**

The sum of the policies, proposals, programs, maps and reports adopted and identified by the planning commission as components of the comprehensive plan.

**Concealed Light Source**

An artificial light intended to illuminate the face of a sign, building, structure or area, which light is shielded from the public view and from the adjoining properties.

**Concession Stand<sup>209</sup>**

A place where patrons can purchase snacks or food which is accessory to the primary use of the facility.

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<sup>208</sup> New.

<sup>209</sup> New.

**Conference Center**

One or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).

**Construction**

The utilization of labor and/or materials on the footings, foundations, walls, roofs and other portions of the building or structure.

**Contractor’s Yard**

Property used partially or exclusively to park or store construction vehicles or equipment used by a building or construction trades contractor licensed by or registered with the appropriate Pueblo County governmental agency. The contractor’s business office is considered an accessory use to a contractor’s yard. Vehicles and equipment may be repaired or maintained in a contractor’s yard provided the work is done in an enclosed building or structure.

**Convenience Store**

A type of general retail store which carries a range of merchandise oriented to convenience and/or travelers’ shopping needs.

**Court**

An uncovered space, other than a yard, on the same parcel as the building and bounded on three or more sides by buildings, walls, or fences.

**Covered**

Roofed, trellised, or otherwise shielded from the sky except for ground cover material.

**Craft Alcohol Facility<sup>210</sup>**

A small brewery, winery, meadery, or distillery operated separately or in conjunction with a drinking establishment or restaurant, provided the beer, wine, mead or liquor is sold for consumption onsite or off the premises and is not sold to other drinking establishments, restaurants, or wholesalers. Accessory uses include tasting rooms at which product tasting occurs.

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<sup>210</sup> Replaced “Brewery” and “Winery”.

**Cultural Facility<sup>211</sup>**

A public or non-profit institution displaying or preserving objects of interest in one or more of the arts or sciences, including libraries, museums, and theaters.

**D****Day Care Center, Adult<sup>212</sup>**

A nonresidential, protective facility specializing in providing activities and socialization for the elderly and/or disabled adults. Care is generally provided during daytime hours, but less than a 24-hour consecutive period, with a variety of planned program activities.

**Day Care Center, Child<sup>213</sup>**

A facility that is maintained for the whole or part of a day for the care of five or more children under the age of 16 years and not related to the owner, operator, or manager thereof, whether the facility is operated with or without compensation for care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, day nurseries, nursery schools, kindergartens, preschools, play groups, day camps, summer camps, and centers for mentally retarded children and those facilities which give 24-hour care for dependent and neglected children, and includes those facilities for children under the age of six years with stated educational purposes operated in conjunction with a public, private, or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six grades.

**Development Plan**

A Site Plan prepared to scale pursuant to the requirements of Chapter 17.90.070, showing all of the uses (existing and proposed) for a specific project and including all information necessary to clearly define the intended use and development details of the project.

**Display Gallery**

An establishment that displays and may sell art, but that does not derive more than fifty percent (50%) of its income from the display and sale of art objects.

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<sup>211</sup> New.

<sup>212</sup> New.

<sup>213</sup> New.

**District, Zone**

A land area or land areas as defined by the zoning map within which the zoning regulations are uniform.

**Domesticated Pot-Bellied Pig**

A domesticated porcine animal of the species *Sus Scrofa bittatus* which meets both of the following criteria:

1. The animal shall not exceed 100 pounds in weight; and
2. If over four months of age, the animal shall be spayed or neutered.

**Dormitory<sup>214</sup>**

A building, oftentimes associated with an educational facility, providing housing for a number of unrelated persons utilizing common entrances and hallways, single or group sleeping accommodations and shared bath and toilet facilities

**Dwelling<sup>215</sup>**

A building or portion of a building containing one or more dwelling units.

**Dwelling, Accessory**

A residential unit that is located on the same lot as a principal dwelling unit and is either internal to or attached to the unit or located in a detached structure. Accessory Dwelling does not include mobile homes, recreational vehicles, or travel trailers.

**Dwelling, Attached<sup>216</sup>**

A structure divided into separate dwelling units, usually arranged in a row and joined by party walls. This use includes row homes and townhomes.

**Dwelling, Cottage Court<sup>217</sup>**

A residential development that combines a group of small individually owned single-family dwelling units on a single parcel of land that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building.

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<sup>214</sup> New.

<sup>215</sup> New.

<sup>216</sup> New.

<sup>217</sup> Renamed from "Housing, grouped".

**Dwelling, Farmstead Accessory**

An accessory dwelling on a farm or ranch intended for the housing of persons (and their families) employed on the farm or ranch. Farmstead accessory dwellings may not be used for short-term rentals.

**Dwelling, Guest House**

Living quarters within a semi-attached or detached accessory building located on the same premises as the principal building for use by temporary guests of the occupants of the premises, and not rented or otherwise used as separate dwelling unit.

**Dwelling, Live/Work**

A building which contains a dwelling located above the ground floor of a directly associated institutional, civic, office, commercial or retail use.

**Dwelling, Multi-Family<sup>218</sup>**

One or more buildings or portion of buildings on a single lot or tract that contains five or more individual dwelling units, where each unit is living independently of each other and maintaining separate cooking facilities and where each unit has an individual entrance to the outdoors or to a common hallway.

**Dwelling, Single-Family<sup>219</sup>**

A detached structure containing one dwelling unit. See also "Manufactured Home".

**Dwelling, Two-Family**

A building or semi-attached building containing two dwelling units.

**Dwelling Unit<sup>220</sup>**

One or more rooms connected together, but structurally divided from all other rooms in the same structure and constituting a separate, independent housekeeping unit for permanent residential occupancy by humans, with facilities for sleeping, cooking, and eating, and with sanitary facilities.

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<sup>218</sup> New.

<sup>219</sup> Updated to include manufactured homes as a type of single-family dwelling.

<sup>220</sup> New.



**E**

**Educational Facilities**

Uses in this category include public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, including colleges and college campuses. Accessory uses commonly include play areas, cafeterias, recreation areas, auditoriums, and day care facilities.

**Electric Power Plant**

A facility designed and operated for the generation and distribution of electricity for the primary purpose of selling electricity generated to the electric power grid, including facilities which use fossil fuels, solar energy, hydroelectric energy, geothermal energy, biomass energy or wind energy as a resource. This definition does not apply to on-site generation equipment when the use is an accessory use.

**Electronics Manufacturing**

Uses including the design, manufacture, testing, distribution, and provision of return/repair services for electronic components and assemblies.

**Emergency Facility**

A permanent facility from which care or relief from a situation or occurrence of a serious nature, and demanding immediate action, is directed. This term shall include training facilities for first-responders, fire departments, ambulance headquarters but shall not include hospitals.

**Employee**

A person employed permanently; this shall not mean temporary or seasonal employees.

**Employee, Off-Site**

An employee of a home occupation whose primary residence is outside the location of the home occupation. This definition includes permanent, temporary, and seasonal employees.

**Enclosed**

Surrounded by walls and/or fences and a roof. See "Unenclosed."

**Equestrian Operation, Commercial or Private<sup>221</sup>**

An area where activities involving horseback riding are conducted for practice, competition, or entertainment. Activities include, but are not limited to a rodeo, a charreada, calf roping,

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<sup>221</sup> Renamed from "Equestrian Arena, Commercial/club".

riding, bulldogging and barrel racing. A commercial equestrian operation may offer goods and services as are normal and incidental to the activities conducted.

**Exhibition Center**

A building or group of buildings used for trade, consumer and recreational shows and expositions, which feature a regularly changing collection of information booths, display stations, and/or presentation areas, with or without food and live entertainment on an incidental basis, where events are intended to inform, educate, promote, sell or otherwise bring together people to participate in a given market activity; or used to conduct formal ceremonies, meetings, conferences, banquets, and live entertainment events, concerts, or similar events. This use excludes activities related to Adult Uses.

**Explosive**

A substance that causes a sudden rapid release of mechanical, chemical, or nuclear energy from a confined region.

**Extractor**

Any individual, partnership, association, or corporation, which extracts commercial mineral deposits for use in the business of selling the deposits or for use in another business owned by the extractor or any department or division of Federal, State, County or municipal government which extracts deposits.

**F**

**Fabrication**

The stamping, cutting, assembling, or otherwise shaping the processed materials into useful objects, excluding the refining or other initial processing of basic raw materials.

**Family**

A group of persons related by blood, marriage, adoption, or fosterage living together on the premises in a single dwelling unit, or a group of not more than five individuals living in a single dwelling unit not related by blood, marriage or adoption.

**Farmers' Market<sup>222</sup>**

A structure or place where agricultural products are brought for the purpose of retail sales. A farmers' market differs from a roadside sale stand in that there may be more than one seller

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<sup>222</sup> New.

allowed per parcel of land and the structure from which produce is sold at a farmers' market need not be portable or capable of being dismantled or removed from the site.

**Feed Lots<sup>223</sup>**

Any lot, tract, or parcel of ground upon which five or more head of feeder livestock, including cattle, horses, sheep, goats, and swine are gathered, kept or closely confined and especially fed for gain prior to sale or slaughter.

**Fence**

A physical barrier of any type of construction used to mark a boundary or to define and enclose a specific area for the purposes of protection, privacy, or confinement.

**Fence, Open**

A fence which permits direct vision through at least seventy-five (75) percent of the fence surface area as calculated within any and all one (1) square foot area.

**Fence, Solid**

A fence which is not an "open fence."

**Fixture**

The assembly that holds the lamp (bulb) in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

**Flea Market<sup>224</sup>**

A facility where stalls or sales areas are set aside and rented or otherwise provided and intended for use by various individuals to sell articles that are homemade, homegrown, handcrafted, old, obsolete, or antique. It may also include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade. This use does not include farmer's markets and garage or yard sales which operate a total of less than seven days per calendar year.

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<sup>223</sup> Added examples of livestock types.

<sup>224</sup> New.

**Flex Office**

A one-story building with an open configuration designed to accommodate a variety of uses that can be combined in the building as needed and over time such as office, warehouse and industrial uses.

**Flood or Flooding**

A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of water from channels and reservoir spillways;
2. The unusual and rapid accumulation or runoff of surface waters from any source; or
3. Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

**Flood Profile**

Engineering conclusions, based upon historical facts and/or generally accepted engineering principles, represented on a graph or other medium, showing the relationship of the water surface elevation of a flood to the lands surrounding the channel.

**Flood proofing**

Any combination of structural and/or non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

**Flood, Intermediate Regional**

A type of flood, including the water surface elevation and territorial occupation thereof, which can be expected to occur at any time in a given area based upon recorded historical precipitation and other valid data, but with an average statistical one percent (1%) flood or hundred (100) year flood.

**Floodplain or Flood-Prone Area**

Any land area susceptible to being inundated as the result of a flood, including the area of land over which floodwater would flow from the spillway of a reservoir.

**Floor Area, Gross**

The sum of the gross horizontal areas measured between the exterior faces of exterior walls of the several floors of a building and accessory buildings, including interior walls, balconies, mezzanines, hallways, wells, basements, and cellars, and including the area of roofed porches, patios and carports having more than one wall.

**Floor Area, Net**

The square footage totaling seventy-five (75) percent of the gross floor area; or, when an "as-built," detailed floor plan or current use plan can identify a lesser or greater amount of usable floor area which can be demonstrated by the sum of the horizontal area measured between the interior face of the exterior walls or all usable floors of a building, accessory buildings (including interior balconies and mezzanines) and surrounding open spaces wherein goods and services are offered or displayed, but excluding interior walls, enclosed hallways, stairwells, shafts, lavatories, furnace room, janitor supply rooms and closets, interior parking and loading areas, and inventory stock rooms.

**Food and Beverage<sup>225</sup>**

Uses in this category include establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking.

**Food Truck**

A licensed mobile and motorized vehicle food unit that is temporarily utilized on a privately-owned piece of property where food items are being sold to the general public.

**Foot-candle**

A unit of measure for illuminance. A unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candlepower and equal to one lumen per square foot.

**Freight Depot<sup>226</sup>**

Land and buildings used as a relay station for the transfer of a load of freight from one vehicle to another or from one party to another. Long-term or accessory storage is not permitted in a freight depot.

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<sup>225</sup> New.

<sup>226</sup> New.

**Frontage**

That portion of a lot, parcel, tract or block abutting upon a street. See "Yard, front."

**Full Cut Off Fixtures**

A luminaire or light fixture that, by design of the fixture housing, does not allow any light dispersion or direct glare to shine above a ninety-degree, horizontal plane from the base of the fixture.

**G**

**Game Preserve, Developed**

A restricted property on which wild animals are hunted for sport or food, and where the potential for hunting success has been enhanced through significant changes in the land, habitat or game population, in addition to those associated with restricting access to the property. Significant change includes, but is not limited to, any of the following:

1. Wetlands development that is extensive enough to require a 404 Permit from the U.S. Army Corps of Engineers;
2. Introduction of native or exotic game animals (excluding fish), resulting in expenditures of more than one thousand dollars (\$1,000.00) per year to raise and/or purchase the animals; or
3. Construction of a lodge or clubhouse for the use of hunters.

Developed game preserve does not include undeveloped game preserve and game refuge.

**Game Preserve, Undeveloped**

A restricted property on which wild animals are hunted for sport or food, and the potential for hunting success has not been enhanced through significant changes in the land, habitat, or game population, other than those associated with restricted access to the property.

Undeveloped game preserve is an accessory use to ranching and farming.

**Game Refuge**

A restricted property on which wild animals are provided shelter or protection from danger or distress. Game refuge is an accessory use to ranching and farming.

**Garage, Private**

An accessory building or an accessory portion of a main building, designed or used for the shelter or storage of motor vehicles owned or operated by the occupants of the main building.

**Garden Supply Center<sup>227</sup>**

A facility for the sale of feed, grain, fertilizers, pesticides, garden tools, equipment and supplies that includes the sale of plant materials grown on the premises.

**Gardening**

The cultivation of fruits, vegetables, flowers or other plant materials.

**Gasoline Service Station**

A property where flammable liquids used as motor fuels are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles, and which may include, as an incidental accessory use only, facilities for polishing, greasing, washing or minor servicing motor vehicles, but not including auto body work or other major repairs.

**Geothermal Facility**

A facility that collects heat from the earth through wells to convert to electricity.

**Glare**

The direct light emitting from a luminaire that causes reduced vision or momentary blindness.

**Golf Course**

A facility other than a miniature golf course for the playing of golf at which there may be a clubhouse including rest rooms and locker rooms. A golf course may provide additional services customarily furnished such as swimming, outdoor recreation, and related retail sales that may include a restaurant and cocktail lounge.

**Grade, Building**

That elevation which is the average of the highest and lowest elevation of the ground along the facade of the building or structure which is nearest the street.

**Grade, Street**

That elevation at the crown of the street on a line perpendicular to midpoint of the front property line of the lot, parcel, or tract.

**Grazing**

Feeding or growing grass or herbage.

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<sup>227</sup> New.

**Greenhouse, Accessory<sup>228</sup>**

An enclosed structure used for cultivating plants in a controlled climate, as accessory to a principal residential use.

**Grocery Store**

A store selling foodstuffs and household supplies.

**Group Home, FHAA<sup>229</sup>**

A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of residents protected by the provisions of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Colorado, including but not limited to facilities providing housing for persons with disabilities, persons with mental health conditions, or persons with developmental disabilities.

1. A "Group Home, FHAA Large" is a facility designed for and occupied by nine or more residents living together.
2. A "Group Home, FHAA Small" is a facility designed for and occupied by no more than eight residents living together.

**Group Living**

Uses in this category are characterized by residential occupancy of a structure by a group of people who do not meet the definition of "household living." Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a living unit. Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff.

**Group Residential Facility<sup>230</sup>**

A dwelling other than a group home that provides a community living environment for persons requiring custodial care, medical treatment, or specialized social services, but that does not meet the definition of an FHAA Group Home. This definition includes but is not

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<sup>228</sup> New.

<sup>229</sup> New.

<sup>230</sup> New.



limited to correctional diversion program housing, post-incarceration program housing, and domestic violence shelters.

1. A "Group Residential Facility, Large" is a facility designed for and occupied by nine or more residents living together.
2. A "Group Residential Facility, Small" is a facility designed for and occupied by no more than eight residents living together.

### **Guest Ranch**

A destination resort offering overnight accommodations and activities.

### **Guest Room**

A room in a hotel or motel offered to the public for compensation in which room no provision is made for cooking and which room is used only for transient occupancy.

## **H**

### **Hazardous Material**

Any substance that, because of its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

### **Hazardous Storage<sup>231</sup>**

Bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions. This use includes the storage and application of domestic septage.

### **Hazardous Waste**

See definition in [Section 25-15-101 \(6\) \(a\), C.R.S.](#)

### **Hazardous Waste Facility<sup>232</sup>**

A facility primarily devoted to hazardous waste analysis for compatibility with chemical and physical properties and the research and development of technology relating to the disposal, recovery, treatment, storage or transportation of hazardous waste. Such a facility shall not be

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<sup>231</sup> New.

<sup>232</sup> New based on the definitions of "hazardous waste research and development facility" and "hazardous waste testing laboratory".

used for commercial disposal, recovery, treatment, storage or transportation of hazardous waste.

**Hazardous Waste Incinerator or Processor**

A facility with a furnace designed for burning hazardous waste in a combustion chamber.

**Health and Fitness Facility**

A fitness center, gymnasium, health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; indoor tennis; basketball, handball, racquetball and/or other sport courts; archery and shooting ranges; weight training facilities; swimming pools; exercise pools; meeting rooms and related facilities; and which would provide on-site as well as outreach community activities such as, but not limited to, day camps, educational assistance programs, swimming instruction and/or other fitness programs. This facility excludes adult entertainment businesses.

**Health Department**

The Pueblo County Department of Health and Environment.

**Healthcare Facilities**

Uses characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions.

Accessory uses may include laboratories, outpatient, or training facilities, or other amenities primarily for the use of employees in the firm or building.

**Hedge**

Closely planted rows of landscape materials such as shrubs planted and maintained so as to create a visual barrier.

**Heliport**

A place, on land and/or water, and/or structures where rotorcraft may land and/ or take off.

**Hemp Establishment**

1. Any Establishment which has been issued a Research and Development (R & D) Industrial Hemp Registration or Commercial Industrial Hemp Registration by the Colorado Department of Agriculture, pursuant to the Industrial Hemp Regulatory Program Act, Title 35, Article 61, C.R.S., including outdoor farming, greenhouse farming and indoor (building; excludes residential structures) farming; greenhouse and building

shall be permitted by Pueblo Regional Building Department and obtain zoning authorization from Pueblo County Department of Planning and Development;

2. Any Establishment which processes hemp, which is the refinement of Industrial Hemp to create products derived from hemp. Hemp processing shall only be conducted in a greenhouse and/or building, excluding residential structures, that are permitted by Pueblo Regional Building Department and Pueblo Department of Public Health and Environment and have obtained zoning authorization from Pueblo County Department of Planning and Development.

Hemp Establishments shall follow and abide by rules and regulations issued by the Department of Agriculture in accordance with the Industrial Hemp Regulatory Program Act and shall also follow and abide by Pueblo County's regulations regarding Industrial Hemp.

#### **Hemp, Industrial**

A plant of the genus Cannabis and any part of the plant, whether growing or not, containing a delta-9 tetrahydrocannabinol (THC) concentration of no more than three-tenths of one percent (0.3%) on a dry weight basis. Delta-9 tetrahydrocannabinols has the same meaning as "tetrahydrocannabinols" as set forth in Section 27-80-203(24), C.R.S.

#### **Home Occupation**

An accessory use clearly incidental and subordinate to an established principal dwelling unit (a.k.a., dwelling) that is conducted within a dwelling unit, accessory building, or private recreation area (e.g., swimming pool, tennis court, riding arena, etc.). See Section < >.

#### **Homeowner's Association**

A private nonprofit association which is organized by the developer of a cluster residential development in which individual owners share common interests in open space and/or facilities and are in charge of preserving, managing, and maintaining the common property, and enforces certain covenants and restrictions.

#### **Horizontal Illuminance**

The measurement of brightness from a light source, usually measured in foot-candles or lumens.

**Hospital<sup>233</sup>**

An institution providing health services for inpatient medical or surgical care for the sick or injured, including related facilities such as laboratories, outpatient departments, training and central services facilities and staff offices.

**Hospital, Veterinary**

A building in which animals requiring special medical care are treated, or temporarily housed; the term shall not be interpreted to include any type of boarding or commercial kennel or stable.

**Hotel or Motel**

A structure containing five or more guest rooms with access usually from a common hallway.

**House, Boarding or Rooming**

A building or structure containing guest rooms in which lodging for five or more persons is provided with or without meals for permanent guests.

**House, Fraternity or Sorority**

The building occupied by an organization incorporated as a fraternity or sorority formed chiefly to promote friendship and welfare among the members, usually college students, and usually providing space for eating, sleeping and social activity.

**Household Living**

Uses in this category are characterized by residential occupancy of a building by a living unit and is not occupied by the living unit for less than 28 continuous days. This category does not include hotels, motels, boarding/rooming houses, resort cottages, or lodges.

**I**

**IESNA**

Illuminating Engineering Society of North America is an organization that recommends standards for the lighting industry.

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<sup>233</sup> New.

**Improvements Agreement**

An agreement guaranteeing the construction of any required public improvements together with collateral which is sufficient, in the judgment of the Board, to make reasonable provision for the completion of the improvements in accordance with design and time specifications.

**Industrial Laboratory Facility**

A facility for the testing or analysis of environmental, industrial, or similar products or materials.

**Industrial Sales and Services<sup>234</sup>**

Establishments engaged in the sale or repair of agricultural, industrial, business or consumer machinery, excluding vehicles, or that provide services of an industrial nature. Examples include but are not limited to: wood working and welding shops; tool repair; repair of scientific or professional instruments; industrial laundry services; firearms servicing; and fumigating or exterminating.

**Industry**

The commercial production and wholesale of goods and services.

**Industry, Light**

Any branch of trade, production or creative endeavor employing labor and capital in an industrial or manufacturing process which is not noxious or offensive by reasons of the emission of odor, dust, smoke, gas, fumes, noise, or vibrations, whose waste products are not allowed to emerge or accumulate where they will cause discomfort or be unsightly to adjoining property owners or to the public generally, and which operates independent of: railroad sidings, extensive loading docks, and steam generation as prime power.

**J**

**Junk**

Goods, material or objects that are so worn, deteriorated or obsolete as to make them unusable in their existing condition and/or which are subject to being dismantled or processed for reuse.

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<sup>234</sup> New.

**Junked Vehicle**

Any motor vehicle, which because of a legal or mechanical condition or defect, cannot be operated on a public street or highway. It shall be prima facie evidence that a vehicle is mechanically inoperable if its motor, axle, wheel or similar necessary parts have been removed from the vehicle. A motor vehicle means any self-propelled vehicle which is designed primarily for travel on public highways and which is generally and commonly used to transport persons and property over the public highway. The term "junked vehicle" as shall not include vehicles within a properly screened portion of the premises of a junk or salvage dealer whose use of the property is proper under the zone district wherein the property is located, vehicles on the premises of any properly zoned business dealing in the selling, repairing or servicing of vehicles, or vehicles within a fully enclosed building.

**Junkyard**

Any lot, parcel or tract used for the storage, keeping, sale or abandonment of junk and/or for the dismantling, demolition or abandonment of automobiles, or other junk or parts thereof.

**K**

**Kennel, Breeding and Boarding<sup>235</sup>**

Any lot or premises, or portion of a lot or premises, on which five or more dogs, cats, and other household domestic animals are maintained, harbored, possessed, boarded, bred, or cared for in return for compensation or are offered for sale. This use shall not be conducted as a home occupation.

**Kitchen**

Any area intended and equipped for the preparation of food.

**L**

**Laboratory, Analytical and Research Facility**

A building or part of a building devoted to testing and analysis of any material or substance.

**Lamp**

The light-producing source installed in the bulb portion of a luminaire.

**Land Use Plan**

See "Comprehensive plan."

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<sup>235</sup> New.

**Landscaping Materials**

Items such as, but not limited to decorative rock, mulch, sand, topsoil, flagstone, weed barrier, edging, fill dirt, pavestone type products, sod, nursery products, and decorative concrete products. Landscaping materials shall not include stockpile storage of organic fertilizer (animal manure or sludge).

**Laundromat**

Aan establishment providing washing, drying, ironing or dry-cleaning machines for hire to be used by customers on the premises.

**Law Enforcement Training Facility, Outdoor**

An open area for cognitive and physical skills training including driving skills, equipment training and firearm training for law enforcement.

**Light Trespass<sup>236</sup>**

Any form of artificial illuminance emanating from a light fixture or illuminated sign that shines beyond the property on which the light source is installed at a brightness (illuminance) that exceeds 0.1 foot-candles at the property line.

**Line, Center**

See "Street, center line of."

**Line, Property**

The boundary of any lot, parcel, or tract as the same is described in the conveyance to the owner and shall not include the public streets or alleys upon which the lot, parcel or tract may abut.

**Livestock Sales and Auction<sup>237</sup>**

An area or facility at which livestock are offered for sale through retail sales or an auction.

**Loading Space**

A space within the main building or on the same lot, parcel or tract providing for the standing, loading or unloading of trucks and/or semi-trailers.

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<sup>236</sup> New.

<sup>237</sup> New.

**Lodger**

A person who rents a room in a bed and breakfast, short-term rental, or guest ranch for fewer than 28 consecutive days.

**Lodging Facility<sup>238</sup>**

Uses in this category provide lodging services for a defined period with the incidental food, drink, and other sales and services intended for the convenience of guests.

**Lot**

A distinct portion or plot of land in a recorded, platted subdivision described and numbered or lettered as a lot on the recorded plat of the subdivision. See also "Parcel" and "Tract."

**Lot Area**

The total horizontal area, expressed as square footage or acreage, calculated within the interior boundary of a lot, tract, or parcel. Lot area shall not include land which has been dedicated, deeded, or otherwise legally acquired as public right-of-way. Portions of sections may be used to establish lot area for purposes of zoning compliance; however, legal descriptions may not include land which has been dedicated, deeded, or acquired as public right-of-way.

**Lot Coverage**

That portion of the lot, parcel or tract shielded from the sky by building and/or structures.

**Lot Line**

The perimeter or outer boundary of a lot, parcel, or tract.

**Lot Line, Front**

The line separating a lot, parcel, or tract from any public street right-of-way.

**Lot Line, Rear**

The line, which is opposite and most distant from a front line or, on an irregular or triangular lot, a line at least ten feet long entirely within the lot, parallel to and furthest distance from the front lot line.

**Lot Line, Side**

A line connecting a front lot line with a rear lot line.

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<sup>238</sup> New.



**Lot Width**

The distance between the side lot lines measured at the required front building setback line or in the case of an irregularly shaped lot the front building line.

**Lot, Corner**

A lot situated at the junction of two or more streets.

**Lot, Flag**

A lot where the main use or building area does not abut a public street but is connected to the street by a narrow strip of land which is a part of the lot.

**Lot, Interior**

A lot other than a corner lot.

**Lot, Through**

An interior lot having frontage upon two parallel or nearly parallel streets.

**Luminaire**

A complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamps to the power supply.

**M**

**Machine shop**

A structure containing machinery for the manufacture, modification or repair of metal goods and equipment.

**Manufacture**

The creation of a finished or semi-finished product.

**Manufactured Home**

A factory-built, single-family detached dwelling that complies with the National Manufactured Housing and Construction Standards Act of 1974, 42 U. S. C. 5401 et seq., as amended and bears a seal issued by either the Department of Housing and Urban Development or the Colorado Division of Housing that certifies that the structure is approved to be a dwelling.

**Manufactured Home Park**

A parcel of land under single ownership that has been planned and improved for the placement of manufactured homes for single-family dwelling purposes. Accessory uses shall include manufactured home park facilities, and vehicle parking for residents and staff.

**Manufactured Home Park Facilities**

Accessory facilities (e.g., swimming pool, club house, sauna, laundry room, restroom, recreation center, recreational vehicle storage areas, and common open space) which supplement the recreational or service needs of the manufactured home park residents but are not available for use by the general public.

**Manufactured Home Space**

A plot of ground within a manufactured home park designed for the accommodation of one manufactured home, its accessory structures, parking spaces and required yard areas.

**Manufacturing and Fabrication Additive**

The process of joining materials to make objects from 3D model data, usually layer upon layer.

**Manufacturing, Assembly, or Processing**

Manufacturing, processing, compounding, assembly, packaging, treatment or fabrication of finished parts or products, mass produced from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of products and materials. Manufacturing and assembly uses may be conducted entirely outdoors and have moderate to significant off-site impacts, including visual impacts. Uses involving radioactive or highly toxic materials or chemicals, highly combustible or explosive materials, or other materials and substances of a noxious nature in the manufacturing process are included in this classification. This use classification includes, but is not limited to, steel fabrication, concrete block manufacturing, and truss plants. Products require shipping by semi-trucks or rail.

**Manufacturing, Heavy<sup>239</sup>**

An establishment or business that uses hazardous inputs or creates hazardous byproducts in the course of manufacturing, assembly, fabrication, or materials treatment, or that uses manufacturing, assembly, fabrication, or treatment processes that create potentially hazardous impacts on the environment or surrounding areas. Examples include but are not

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<sup>239</sup> New.

limited to asphalt and concrete batch plants, fuel alcohol plants, fuel bulk plants, and explosives manufacturing.

**Manufacturing, Light<sup>240</sup>**

Industrial operations relying on the assembly, distributing, fabricating, manufacturing, packaging, or processing of goods or products, using parts previously developed from raw material. This definition includes uses that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where assembly, fabrication, or processing take place.

**Marijuana-Related Uses<sup>241</sup>**

**Master Plan**

A land use map or plan which indicates desired future physical development of Pueblo County or any portion or portions thereof. It is a plan which encompasses all geographic parts of a community or proposed division of land and all functional elements which relate to its physical development such as: agricultural, residential, commercial and industrial developments; thoroughfare systems; drainage; open spaces; etc. It is a general plan that summarizes concepts and proposals and does not indicate specific location or detail regulations. Master Plans should reflect general concepts and land use proposals as recommended in the Pueblo Regional Comprehensive Development Plan.

**Mineral**

Any naturally occurring, homogeneous inorganic substance having a definite chemical composition and characteristic crystalline structure, color, and hardness.

**Mining**

The extraction of commercial mineral deposits.

**Mining Operation and Processing**

The development or extraction of a commercial mineral deposit from its natural occurrences on affected land. The term includes, but is not limited to, open mining, surface operation and surface clearing (rock picking) of individual stones and stone boulders. The term also includes transportation and processing operations on affected land. The term does not include: Oil

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<sup>240</sup> New.

<sup>241</sup> Proposed changes to the existing standards for marijuana-related uses will be informed by ongoing discussions with Pueblo County Staff.

and/or Gas Operations; the concentrating, milling, evaporation, cleaning, preparation, transportation, and other off-site operations not conducted on affected land.

**Mini-Storage**

Provision of storage space for household or commercial goods within an enclosed building with direct public access to individual storage spaces. This use classification includes quarters for one or more persons employed by and residing at the mini-storage facility for the purpose of on-site management and security. This classification also may include vehicle storage to a maximum of 20 percent of the site. (Where greater than 20 percent of the site is allocated to vehicle storage, the vehicle storage must be treated as a separate use.)

**Mixed-Use<sup>242</sup>**

The development of a lot, tract or parcel of land, building or structure with two or more different uses including, but not limited to: residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

**Mixed Use Structure, Horizontal<sup>243</sup>**

A building or structure containing both nonresidential and residential uses distributed horizontally throughout the structure.

**Mixed Use Structure, Vertical<sup>244</sup>**

A building or structure, a minimum of two stories in height, containing both nonresidential and residential uses distributed vertically throughout the structure.

**Mobile Home**

Any vehicle or similar portable structure having no foundation other than wheels or jacks or skirting and so designed or constructed as to permit occupancy for dwelling or sleeping purposes. Mobile home includes any structure that otherwise meets this description, but that was not subject to the National Manufactured Home Construction and Safety Standards (generally known as the HUD Code), established in 1976 pursuant to 42 U.S.C. Sec. 5403, at the time it was manufactured.

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<sup>242</sup> New.

<sup>243</sup> New.

<sup>244</sup> New.

**Motor Vehicle**

An automobile, automobile truck, automobile wagon, motorcycle, or any other self-propelled vehicle designed for running on land but not on rails.

**Multi-modal Loading and Unloading Facility**

A facility for the purpose of loading and unloading of materials between different modes of transportation such as truck and rail.

**N**

**Natural Deposits Extraction**

The physical withdrawal of minerals and natural resources.

**Natural Resource Extraction<sup>245</sup>**

This type of use includes removal of resources from the ground.

**Nuclear Power Facility**

A thermal power station in which the heat source is a nuclear reactor.

**Nursery<sup>246</sup>**

An area used to raise trees, shrubs, plants, and other horticultural and floricultural products, for transplanting or for use as stocks for budding and grafting. This use may be conducted within or without an enclosed building.

**Nursing Home**

An establishment which maintains and operates continuous day and night facilities providing room and board, personal services, and nursing care (not hospital care) for two or more persons not related to the proprietor who by reason of illness or infirmity are unable to care properly for themselves.

**O**

**Occupancy**

The use of land and/or building or portions thereof.

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<sup>245</sup> New.

<sup>246</sup> Modified existing definitions of "Greenhouse" and "Nursery".

**Office<sup>247</sup>**

An establishment primarily used for conducting the affairs of a business, profession, service, or industry, or similar activity, that may include ancillary uses such as restaurants, coffee shop, and limited retail sales.

**Open**

Not roofed.

**Outdoor Display and Sales<sup>248</sup>**

The placement of products or materials for sale outside the enclosed business space of a retail or wholesale sales establishment as an accessory use to that establishment.

**Outdoor Storage<sup>249</sup>**

A principal use where goods and equipment, such as recreational vehicles, boats, and other large items, are stored outside of a building.

**Owner**

Any person who, alone or jointly or severally with others, shall have legal title to any land or structure, or contract of purchase, with or without accompanying actual possession thereof; or shall have charge, care or control of any land or structure as owner or agent of the owner; or as executor, administrator, conservator, trustee, or guardian of the estate of the owner. Any person representing the actual owner shall be bound to comply with this UDC to the same extent as if they were the owner.

**P**

**Parapet Wall**

A low wall extending above a roof.

**Parcel**

A lot or tract, or contiguous groups or portions of lots and/or tracts shown on the assessor's roll of Pueblo County, or a contiguous area of land under legal control of any one person, partnership, firm, corporation, syndicate, agency, or institution. See also "Lot" and "Tract."

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<sup>247</sup> New.

<sup>248</sup> New.

<sup>249</sup> New.

**Parcel, Nonconforming**

A parcel which lawfully existed at the time the resolution codified in this division, or any amendment hereto became effective, but which does not now conform to the regulations applicable in the zone district in which it is located.

**Parking**

The assembling or standing of motor vehicles for relatively temporary periods of time.

**Parking Lot<sup>250</sup>**

A lot, parcel or tract for the parking of motor vehicles as a principal use where motor vehicles may be stored for purposes of temporary, daily, or overnight, off street parking.

**Parking Space**

The area required by the provisions of this division for the parking of one motor vehicle.

**Parking Structure<sup>251</sup>**

A garage, carport or other structure for the parking of motor vehicles as a principal use where motor vehicles may be stored for purposes of temporary, daily, or overnight, off street parking.

**Parking, Off-Street**

Parking of motor vehicles off the public rights-of-way.

**Parks and Open Space<sup>252</sup>**

Uses in this category are characterized primarily by natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation. Structural improvements are generally limited to those structures that facilitate the use of the land as park and open space. Accessory uses may include maintenance facilities, restrooms and dressing rooms, concessions, and parking.

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<sup>250</sup> New.

<sup>251</sup> New.

<sup>252</sup> New.

**Parks and Playgrounds<sup>253</sup>**

A parcel of land designated and used by the public for passive and active recreation. It may include a variety of facilities, including equipment for younger children as well as court and field games.

**Passenger Terminal**

A premises used for the boarding or discharge of people being transported.

**Patio**

An outdoor living area, usually hard-surfaced, and frequently fenced or covered.

**Permanent**

Continuing or enduring in the same state, place, or the like without marked change.

**Permanent occupancy**

The use of land and/or structures or portions thereof for a period of 28 consecutive days or longer.

**Person**

Firms, corporations, associations, partnerships, societies and/or individuals.

**Personal Service**

A business that provides personal services directly to customers at the site of the business, or which received goods from or returns goods to the customer which have been treated or processed at another location. Personal service establishments include, but are not limited to, travel agencies, dry-cleaning and laundry drop-off and pick-up stations, tailors, hair stylists, cosmeticians, toning or tanning salons, branch offices of financial institutions, photocopying services, postal substations, package delivery drop-off and pick-up stations, shoe repair shops, interior design studios, domestic pet grooming and care services, and art, music, dance and martial arts schools.

**Pet**

A domestic animal kept for pleasure rather than utility. Keeping pets shall be considered as an accessory use in residential and agricultural zone districts. If such an animal is raised for the purpose of sale and/or food, it shall be conclusively presumed not to be a pet. For the purposes of this resolution, hogs, pigs, swine, sheep, horses, cattle, emus, rheas, ostriches,

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<sup>253</sup> New.



llamas, pea fowl, guinea hens or goats may be kept upon land zoned for agricultural use, as an activity of farming or ranching. Not more than one domesticated pot-bellied pig, as herein defined, may be kept or maintained as a pet. It is prohibited to keep or maintain in the County any wild animals, poisonous snakes, or constricting snakes over four feet in length.

**Pharmacy**

A building or a part of a building used exclusively for the compounding and/or dispensing of medicines.

**Photometry**

The quantitative measurement of light level and distribution.

**Planning Commission**

City Planning and Zoning Commission, and/or Pueblo County Planning Commission, and/or District Planning Commission as appropriate to the context.

**Playground**

An improved area that is designed, equipped, and set aside for children’s play.

**Porch**

A roofed or unroofed unenclosed portion of a building projecting from the front, side or rear wall of the building.

**Premises**

The central, actual physical location where an activity is routinely conducted. The premises include the primary structures, parking facilities, and private roadway if they are necessary to the principal activity.

**Prime Agricultural Land<sup>254</sup>**

Land zoned for agricultural use that is generally unirrigated and used for rangeland. See the map in Section 17.02.100(d), Agricultural Conservation Overlay (AGO), for more details.

**Prime Farmland<sup>255</sup>**

Land zoned for agricultural use which is generally irrigated. See the map in Section 17.02.100(d), Agricultural Conservation Overlay (AGO), for more details.

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<sup>254</sup> New.

<sup>255</sup> New.

**Primitive Camping<sup>256</sup>**

The use of a private yard in association with a permanent residential structure for overnight stays. Camping is intended as a temporary recreational or leisure activity by the landowner for the private enjoyment of the landowner and their association by permission. This use does not include the rental of private property for camping in exchange for compensation.

**Processing, Food**

Preparing, treating, converting, or packaging food.

**Processing, Minerals**

Any activities associated with the preparation of commercial mineral deposit for use. These activities include, but are not limited to on-site transport, waste products from air emissions control and water treatment, crushing, screening, washing, slabbing, polishing, grinding, concrete or asphalt mixing (does not include concrete batch plant and hot mix plant) or other action exclusive of extraction.

**Professional office**

An office for professions, such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, realtors, accountants, and others who through training are qualified to perform services of a professional nature, and where limited storage or sale of merchandise exists.

**Professional Services**

An office of a member of a recognized profession maintained for the conduct of that profession.

**Property Line**

See "Line, property."

**Public Hearing**

A meeting called by a public body for which public notice has been given and which is held in a place in which the general public may attend to hear issues and express their opinions.

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<sup>256</sup> New.

**Public Safety Facility**

A facility, including ambulance dispatch facilities, fire stations, other fire prevention and fire-fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

**Pueblo Region**

An area in Pueblo County, Colorado, defined by resolutions of the Board of County Commissioners of Pueblo County and the City Council of the City of Pueblo, Colorado.

**Q**

[Reserved]

**R**

**Racetrack**

A course on which races are run.

**Railroad Mainline**

A railroad track handling long-distance, through traffic.

**Reclamation**

The employment, during and after an operation, of procedures reasonably designed to minimize as much as practicable the disruption from an operation and provide for the establishment of plant cover, stabilization of soil, protection of water resources, or other measures appropriate to the subsequent beneficial use of the affected lands.

**Recreation and Entertainment<sup>257</sup>**

Uses in this category include indoor and outdoor recreation and entertainment activities. Accessory uses may include limited retail, concessions, parking, and maintenance facilities.

**Recreation and Entertainment, Indoor<sup>258</sup>**

Facilities for entertainment, sports, and recreational activities such as bowling, billiards, arcades, skating, swimming, tennis, teen clubs, escape rooms, archery and axe-throwing, trampolines, and similar indoor activities taking place inside an enclosed building.

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<sup>257</sup> New.

<sup>258</sup>New.

**Recreation and Entertainment, Outdoor<sup>259</sup>**

Commercial entertainment, recreation, or games of skill where any portion of the activity takes place outside of a building. Activities include, but are not limited to sports complexes (baseball, football, soccer, tennis), racetracks, amphitheaters, water parks, batting cages, miniature golf, go-cart tracks, amusement parks, golf driving ranges, swimming pools, and other similar uses.

**Recreation Camp**

A place used for vacationing or other recreational purposes consisting of permanent structures, which may contain cooking facilities, and used for temporary occupancy. This term shall not be interpreted to include hotels, motels, restaurants, theaters, or recreational vehicle parks.

**Recreational Vehicle (RV)**

A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck camper, and motor home.

**Recreational Vehicle as Temporary Housing<sup>260</sup>**

A form of temporary housing where a resident of the property is permitted to live in a recreational vehicle on the subject property while the principal dwelling unit is under construction.

**Recreational Vehicle Site**

A plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent, or other individual camping unit on a temporary basis.

**Recycling Collection center**

A drop-off facility accepting recyclable waste material from normal household operations. The recyclable material is limited to aluminum, glass, plastic, paper, and paper products that are intended for recycling. Recyclable materials do not include junk, refuse, electronics, or hazardous materials. The facility shall not involve on-site processing of the recyclable

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<sup>259</sup> New.

<sup>260</sup> New.

materials. No commercial recyclers (i.e., waste disposal companies or the like) shall be permitted to utilize the facility for drop off of recyclable materials.

**Recycling Processing Center**

A center for the collection and processing of recyclable materials. Processing may include powered or unpowered preparation of material for efficient shipment, or to an end-user’s specifications, by baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing.

**Research and Development Facility**

A facility for research and development of products, including but not limited to technology-intensive fields such as chemical, biological, pharmaceutical, electronics and genetic research.

**Rest Stop**

A roadside area with restrooms and other facilities for the use of motorists.

**Restaurant<sup>261</sup>**

An establishment where food and beverages are prepared, served, and consumed within the principal building, or off the premises as carry-out orders; or in an outdoor seating area on the premises. Accessory uses may include an outdoor dining area.

**Retail Sales<sup>262</sup>**

Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of goods.

**Retail Sales, Small**

A facility or establishment with up to 5,000 square feet of gross floor area.

**Retail Sales, Medium**

A facility or establishment with between 5,001 and 25,000 square feet of gross floor area.

**Retail Sales, Large**

A facility or establishment with more than 25,000 square feet of gross floor area

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<sup>261</sup> New.

<sup>262</sup> New.

**Riding Trails and Fields<sup>263</sup>**

An area providing for the riding of non-motorized vehicles, such as horses and bicycles.

**Right-of-Way, Public**

All streets, roadways, sidewalks, alleys, and all other areas reserved for present or future use by the public, as a matter or right, for the purpose of vehicular or pedestrian travel.

**Road maintained**

A public road that has been accepted by a governmental agency for maintenance.

**Road, Private**

A right-of-way or easement for purposes of access which is in private ownership, and which has not been dedicated to or accepted for maintenance by a public entity.

**Roadside Sale Stand<sup>264</sup>**

A temporary or permanent structure and/or area for the display and retail sale of agricultural products such as vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, hay, bedding plants, herbs, and wool. Normal and incidental accessory uses for those agricultural products for sale at a roadside sale stand are packaging, sorting, cleaning, drying, roasting and popcorn popping.

**Rotorcraft**

Any aircraft deriving its principal lift or support in the air from one or more rotors or from the vertical component of the force produced by rotating airfoils.

**Runway**

The hard surface of the airport landing area used primarily for the landing and takeoff of aircraft.

**Instrument runway**

A runway equipped or to be equipped with a precision electronic navigation aid or other landing aids or other air navigational facilities suitable to permit the landing of aircraft by any instrument approach under restricted visibility conditions.

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<sup>263</sup> New.

<sup>264</sup> Revised description of agricultural products.

**Non-instrument runway**

A runway other than an instrument runway.

**S**

**Saddle Shop**

A shop for the repair and sale of saddles and tack items (bridle and halter) for use on a horse, and the sale of incidental horse apparel and horse care products.

**Sawmill**

A mill or machine for sawing logs.

**School, Private<sup>265</sup>**

A school organized and maintained by a recognized religious or independent association performing an academic function including parochial and independent schools which provide education to children of compulsory school age.

**School, Trade<sup>266</sup>**

A secondary school offering instruction in a professional, vocational, or technical field.

**Seasonal Sales<sup>267</sup>**

The temporary sale of goods or products associated with the season or a cultural event, including but not limited to the sale of healthy, nonhazardous, cut or live evergreen trees, wreaths, tree stands, pumpkins, fireworks, and seasonal produce.

**Secretary**

The secretary to the Planning Commission or the Zoning Board of Appeals or may be a designated employee.

**Setback**

The distance from the lot line to any building or structure on the lot.

**Shielding**

A technique or method of construction which causes all the light emitted from an outdoor light fixture to be projected below a horizontal plane passing through the fixture.

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<sup>265</sup> New.

<sup>266</sup> New.

<sup>267</sup> New.

**Shooting Range, Indoor**

A facility designed or used for shooting at targets with rifles, pistols, or shotguns and which is completely enclosed within a building or structure.

**Shooting Range, Outdoor**

The use of land for archery and/or the discharging of firearms for the purposes of target practice, skeet and trap shooting, and temporary competitions, such as turkey shoots. Excluded from this use type shall be general hunting and unstructured and non-recurring discharging of firearms on private property.

**Short-Term Rental<sup>268</sup>**

A principal or accessory dwelling rented to transient guests who are part of one party for short-term lodging (28 days or less). The term "party" as used in this definition shall mean one or more persons who stay at a short-term rental as a single group, with a maximum occupancy of two people per bedroom, pursuant to a single reservation and payment.

**Sight-Distance Triangle**

A pentahedron shaped area at the intersection of two or more streets in which the unregulated placement of structures and improvements could reduce the visibility of motor vehicle operators and create a hazardous condition. The base of the pentahedron is a triangle, having angle points "a," "b," and "c" determined as follows: point "a" is the intersection of the existing curb or asphalt lines (extended), points "b" and "c" are points along the existing curb or asphalt lines measured back from point "a" a distance(s) determined by the Pueblo County Department of Public Works. The three sides of the pentahedron are perpendicular to the base and begin a distance of two feet above the centerline grades of the intersecting streets and extend to a height of eight feet above the centerline grade.

**Sign**

An advertising device.

**Sign, Animated**

A sign having regular variation in its physical position by mechanical movement or mechanical rotation.

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<sup>268</sup> New.



**Sign Area**

The total area enclosed by the shortest single line that can be drawn around the entire sign, excluding structural supports. Each display face of a sign shall be measured separately in computing total sign area.

**Sign, Chasing**

A sign having a change in its visible advertisement by rotation or by the sequential presentation of words and/or phrases.

**Sign, Development**

A temporary sign which is established to inform the public of: (1) construction or rehabilitation occurring on the premises; or (2) identify model homes which represent residential structures which are being offered for construction in the subdivision or development.

**Sign, Face**

That portion of the sign visible to the public right-of-way for the purpose of advertising.

**Sign, Flashing**

Any illuminated sign on which the artificial light or lights are not maintained in a satisfactory condition or not constant in intensity and color at all times when the sign is illuminated. A sign whereon the time and/or temperature is indicated by intermittent lighting shall not be deemed to be a flashing sign if the lighting changes are limited to the numerals indicating the time and/or temperature.

**Sign, Fluttering**

A sign, including "wind sign," having irregular variation in its physical position by non-mechanical movement (e.g., wind). Fluttering signs, unless otherwise exempted by this division (e.g., national and state flags), are devices such as spinners, wind cups, streamers, pennants and flags.

**Sign, Free Standing**

A sign, which is supported by one or more uprights, poles or braces in or upon the ground; or a portable sign; or a sign, which by its configuration stands freely without support from a primary or accessory structure.

**Sign, Gateway**

A sign, which is established to denote entrance into a predominately residential neighborhood.

**Sign, Illuminated**

A sign which is directly lighted by any electrical light source, internal or external, except public light sources (e.g., streetlights) and private light sources operated for the purpose of illuminating an area (e.g., parking lot) in which the sign is located.

**Sign, Off-Premise<sup>269</sup>**

A sign which is used or intended for use to advertise, identify, direct, or attract attention to a business, institution, product, organization, event, or location offered or existing elsewhere than upon the same property where the sign is displayed.

**Sign, Projecting**

A sign which is attached directly to the building wall, and which extends more than fifteen inches from the face of the wall.

**Sign, Roof**

A sign erected upon or above a roof or parapet wall or a building or structure.

**Sign, Wall**

A sign painted on, attached to, or erected against the wall of a building or structure, with the exposed face of the sign in a plane parallel to the plane of the wall and extending not more than fifteen inches from the face of the wall.

**Small Wind Energy Facility<sup>270</sup>**

A facility which is used to produce electrical energy from energy supplied by the wind, including any transmission lines, and developed for the purposes of supplying or distributing electrical energy to a customer or customers, and in which there are no more than three wind generator towers, and the hub height of the wind towers does not exceed 80 feet.

**Social Service Organization Facility**

An establishment for public or quasi-public organizations providing social and/or rehabilitation services, serving persons with social or personal problems requiring special

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<sup>269</sup> New.

<sup>270</sup> New.

services and the otherwise disadvantaged. Examples of this land use include counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies. Includes organizations soliciting funds to be used directly for these and related services, and establishments engaged in community improvement and neighborhood development. Does not include day-care services, emergency shelters and transitional housing, residential care, or soup kitchens.

**Solar Facility, Medium-Scale**

A solar facility between one acre and ten acres. This size is approximately equivalent to a rated capacity of about 250 kW to one megawatt (MW) alternating current. Facilities are generally generating electricity from sunlight primarily to reduce onsite consumption of utility power for commercial and industrial applications.

**Solar Facility, Small-Scale**

A solar facility of less than one acre. This size is approximately equivalent to a rated capacity of about ten kilowatts (kW) to 250 kW alternating current. Facilities are generally generating electricity from sunlight primarily to reduce onsite consumption of utility power for residential, agricultural, commercial, and industrial applications.

**Solar Facility, Utility-Scale**

A solar facility of more than ten acres. This size is approximately equivalent to a rated capacity of about one MW alternating current or greater. Facilities are generally generating electricity from sunlight to provide electricity to a utility provider.

**Solar PV Panel Coverage**

The total acres covered by blocks of photovoltaic panels including spaces between panels but excluding wildlife corridors, mandated setbacks, wetlands, and other avoided natural or cultural features.

**Solid Waste Disposal Site and Facility**

The location and facility at which the deposit and final treatment of solid wastes occur but does not include those sites where selected biologically and chemically stable materials such as concrete, mortar, bricks and asphalt are being used as a substitute for natural rock in land leveling and filling operations.

**Solid Waste Transfer Station**

A facility at which refuse awaiting transportation to a disposal site is transferred from one type of collecting vehicle and placed into another.

**Solid Wastes**

Garbage, refuse, sludge of sewage disposal plants, and other discarded solid materials, including solid waste materials resulting from industrial, commercial and community activities, but does not include agricultural wastes.

**Space Port Facility**

A site at which spacecraft are tested, launched, sheltered, and/or maintained.

**Special Event**

A temporary commercial, promotional, or festive activity, at a specific location that is open to the public and is planned for or expected to attract a large assembly of persons. A Special Event Permit is not required for the following: Parades; Wedding and funeral ceremonies; Events or gatherings that attract or are intended to attract less than 500 people; Election activities and political rallies; and Farming and harvest related events (e.g., corn mazes, pumpkin patches, and similar) which are held on a working farm.

**Specialized group facilities**

A residential structure, established and supervised by the Pueblo County Department of Social Services or a licensed child placement agency, which provides 24-hour care for five to twelve children from the ages of three years old to eighteen years old and those persons twenty-one years old who are placed by court order prior to their eighteenth birthday whose special needs may be met through the medium of the small group. Children in care are from different family households and are not related to the caregiver. Caregivers are required to be licensed by the State of Colorado and/or the Pueblo County Department of Social Services. The definition of "Specialized Group Facilities" includes a "Specialized Group Home" and a "Specialized Group Center" as defined by the State of Colorado, Department of Human Services, Division of Child Care.

**Specified Anatomical Areas**

1. Less than completely and opaquely covered: human genitals or pubic region or buttocks or female breast below a point above the top of the areola.

2. Human male genitals in a discernibly turgid state even if completely and opaquely covered.

**Specified sexual activities**

Acts, simulated acts, exhibitions, representations, depictions or descriptions through any medium of:

1. Human genitals in a state of sexual stimulation or arousal.
2. Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast.
3. Intrusion, however slight, of any object, any part of an animal's body, or any part of a person's body into the genital or anal openings of any person's body or into the body of an animal.

**Spotlight or Floodlight**

Any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

**Stable**

A building for the purpose of housing and feeding horses and for the storage of equipment relating to the care, maintenance, and operation of the horses.

**Stadium**

An outdoor sports arena with tiers of seats for spectators.

**Storage and Application of Domestic Septage<sup>271</sup>**

The storage and application of the liquid or solid material removed from a septic tank, cesspool, portable toilet, Type III Marine Sanitation Device, or a similar system that receives only domestic septage (household, non-commercial, non-industrial sewage).

**Storage, Warehousing and Wholesaling<sup>272</sup>**

Uses in this category are engaged in the storage or movement of goods for themselves or other businesses. Goods are generally delivered to other businesses or the final consumer, except for some will-call pickups. There are typically few customers present.

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<sup>271</sup> Updated to match use.

<sup>272</sup> New.

**Street**

A way for vehicular and/or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, mall or otherwise.

**Street width**

The horizontal distance between right-of-way lines.

**Street, Center Line of**

The true center line of a dedicated public right-of-way as determined by the Commissioner of Roads. Where public right-of-way is curved, offset, angular or any other question arises, the Commissioner of Roads shall determine the alignment of the center line.

**Street, Private**

A right-of-way or easement in private ownership, not dedicated or maintained as a public street which affords the principal means of access to one or more lots and not maintained by Pueblo County.

**Structural Alteration**

Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

**Structure**

Anything constructed or erected and having a permanent location on the ground. (Does not include fences.)

**Structure, Accessory<sup>273</sup>**

A structure, usually subordinate in size to the principal structure, located on a lot and designed for a permitted accessory use in the zoning district applicable to the lot.

**Structure, Nonconforming**

A building or structure, or portion thereof, lawfully existing at the time this resolution or any amendment hereto became effective, that does not conform to all regulations applicable in the zone district in which it is located. If a structure is made to be nonconforming by the actions of a local, state or federal agency, then the structure shall not be considered to be a nonconforming structure.

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<sup>273</sup> New.

**Structure, Permitted**

A structure meeting all the requirements established by these zoning regulations for the district in which the structure is located.

**Structure, Principal**

See "Building, principal."

**Studio**

A place where an art is taught or studied; an artist's or photographer's establishment.

**Subdivision**

A division, subdivision or resubdivision of a lot, tract or parcel of land into two or more lots, tracts, or parcels of land.

**T**

**Technical Laboratory Facility**

A building or group of buildings in which facilities for environmental, industrial, medical or scientific research, investigation, testing or experimentation are located.

**Telecommunication Tower(s)**

Any structure that is designed and constructed primarily for the purpose of supporting one or more antenna clusters, microwave dishes and/or a combination thereof for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like. Equipment shelters and support facilities constructed in conjunction with the tower shall be considered accessory structures but must be constructed within the specifically leased area.

**Temporary**

Use of land and/or structure or portion thereof which continues for a period of less than 28 consecutive days.

**Terrace**

A raised level or platform of earth surfaced or unsurfaced supported on one or more faces by a wall, a bank, turf or the like.

**Theater**

A building used primarily for the presentation of live stage productions, performances, or motion pictures, excluding adult entertainment.

**Tract**

An area, parcel, site, piece of land, or property. See also, "Subdivision."

**Transitional Housing<sup>274</sup>**

A facility that provides housing and supportive services to persons experiencing homelessness and whose primary purpose is to enable those individuals or families to move into independent living and permanent housing. The length of stay in transitional housing may be specified.

**Transportation<sup>275</sup>**

Uses in this category are primarily associated with bus, train, and aircraft facilities.

**Travel Trailer**

A temporary portable housing unit on wheels that is eight feet or less in width and thirty-two feet or less in length, excluding towing gear and bumpers which is designed for short-term occupancy while being used for travel, recreation, and vacation.

**U**

**Unenclosed**

May be roofed but may not be enclosed on more than two sides by walls or fences. See "Enclosed."

**Uplighting**

Any light source that distributes illumination above a 90-degree horizontal plane.

**Urban Agriculture<sup>276</sup>**

The cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture, hydroponics, beekeeping and/or poultry keeping. This definition includes gardens, container gardens, edible landscapes, residential greenhouses, hoopouses, apiaries, chicken coops, and other similar activities.

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<sup>274</sup> New.

<sup>275</sup> New.

<sup>276</sup> New.



**Use**

Any activity taking place on land and/or in structures.

**Use by Right**

A use which may be permitted in a zone district upon issuance of a permit by the County Zoning Administrator.

**Use, Accessory<sup>277</sup>**

A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

**Use, Principal<sup>278</sup>**

The primary use of a lot, tract, or parcel.

**Use, Special**

A use which may be permitted in a zone district upon favorable action by the Planning Commission.

**Utilities<sup>279</sup>**

A water, irrigation, sewer, gas, electric, telephone, bus, taxi, ambulance or railroad system or installation which serves five or more customers whether or not to be franchised or organized as a corporation or district.

**V**

**Vehicle**

A device that is required to be licensed or registered or is used to carry persons or goods from one place to another, and which is self-propelled or designed to be transported from one place to another upon wheels or endless tracks.

**Vehicle Equipment<sup>280</sup>**

Establishments related to the sale, lease, or rental of new or used parts, tools, or supplies for the purpose of repairing or maintaining vehicles, including distribution of products from the same premises that sells, leases, or rents vehicles.

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<sup>277</sup> New.

<sup>278</sup> Updated.

<sup>279</sup> Existing definition from 17.120.130 for "public utility".

<sup>280</sup> New.

**Vehicle Repair, Major<sup>281</sup>**

A shop or place of business where heavy maintenance activities such as engine overhauls, automobile/truck painting, body and fender work, welding, and the like are conducted. This use shall not include the sale of fuel, gasoline or petroleum products.

**Vehicle Repair, Minor<sup>282</sup>**

A shop or place of business where light maintenance activities such as engine tune-ups, lubrication, carburetor cleaning, brake repair, car washing, detailing, polishing and the like are conducted. This use shall not include the sale of fuel, gasoline or petroleum products.

**Vehicle Sales, Rental, and Leasing, Heavy<sup>283</sup>**

A facility consisting of buildings and yards used for the display, sales, or rental of heavy trucks, recreational vehicles, boats, trailers, tractors, construction equipment, agricultural implements, manufactured homes, or similar heavy equipment including incidental storage, maintenance, and servicing. This use includes but is not limited to recreational, boat, and trailer dealerships, truck dealerships, construction equipment dealerships, and manufactured home sale establishments.

**Vehicle Sales, Rental, and Leasing, Light<sup>284</sup>**

An open area, other than a street, used for the display, sale or rental of new or used automobiles or trailers, and where no repair work is done, except minor incidental repair of automobiles or trailers to be displayed, sold or rented on the premises.

**Vehicle Service Station<sup>285</sup>**

A facility limited to retail sales to the public of gasoline, biodiesel, electricity, ethanol fuel blends, hydrogen, natural gas, or other fuels for motor vehicles, as well as motor oil, lubricants, travel aides, and minor automobile accessories. Accessory use may include restaurants, and convenience food and beverage sales.

**Visible**

Capable of being seen, whether or not legible, without visual aid by a person of normal acuity.

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<sup>281</sup> New.

<sup>282</sup> New.

<sup>283</sup> New.

<sup>284</sup> Replaced "Automobile and trailer sales area".

<sup>285</sup> New.

**W**

**Wall**

An obscuring structure constructed of masonry, brick, concrete, metal, wood or similar materials that prevents the passage of light, air and vision.

**Warehouse**

A facility or portion thereof used and appropriated by the occupant:

1. For the deposit and safekeeping or selling of their own goods at wholesale or by mail order; or
2. Not for the deposit and safekeeping or selling of their own goods but for the purpose of storing the goods of others placed there in the regular course of commercial dealing and trade, to be again removed or reshipped.

**Waste and Salvage<sup>286</sup>**

Waste and Salvage Uses receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. Waste and Salvage Uses also include uses that receive hazardous waste from others. Accessory uses may include recycling of materials, offices, and repackaging and shipment of by-products.

**Waste-to-Energy Plant**

A facility that generates energy in the form of electricity and/or heat from the primary treatment of waste that excludes hazardous or recyclable materials.

**Water Recharge Area**

A natural area in which water enters an aquifer. In a recharge area, surface water or precipitation percolates through relatively porous, unconsolidated, or fractured materials, such as sand, moraine deposits, or cracked basalt, that lie over a water bearing, or aquifer, formation.

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<sup>286</sup> New.

**Water Supply Facility**

The real property and the plants, structures, and interconnections between machinery and equipment for the collecting, impounding, storing, improving, treating, filtering, conserving or transmitting of water for the purpose of making available a supply of water.

**Wholesale Sales<sup>287</sup>**

An establishment engaged in enclosed wholesale of manufactured products, supplies, and equipment, including accessory offices and showrooms. Products may be picked up on-site or delivered to the customer. Other accessory uses may include product repair, parking, minor fabrication services, and repackaging of goods.

**Wild Animal**

Any species of animal which exists in a natural unconfined state and is not commonly domesticated or suitable for domestication. The term specifically includes, without limitation, all species of poisonous reptiles, lizards belonging to the family Varanidae and crocodilians.

**X**

[Reserved]

**Y**

**Yard**

An existing or required space not occupied or not to be occupied by a principal use or building on the same lot, parcel or tract with a principal use or building.

**Yard, Front**

A yard extending the full width of the lot and situated between the street line and the required front setback line.

**Yard, Rear**

A yard extending the full width of the lot and situated between the rear line of the lot and the required rear setback line.

**Yard, Side**

A yard extending between the required side setback line and the adjacent side line of the lot and extending from the required front setback line to the required rear setback line.

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<sup>287</sup> New.

**Z**

**Zero Lot Line Development<sup>288</sup>**

A form of development where dwellings are shifted to one side of the lot to provide greater usable yard space on each lot.

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<sup>288</sup> New.