



How to Read the Unified Development Code

Curious about...

Find it in..



How the County reviews development proposals for properties in a floodplain?

Section 17.04.010 Floodplain



The rules for the amount and design of parking on a site?

Section 17.04.020 Off-Street Parking, Loading, and Access



The rules for fences, walls, and hedges?

Section 17.04.030 Screening Standards



How the County limits how bright exterior lighting on private property can be?

Section 17.04.040 Outdoor Lighting



Design of new subdivisions?

Section 17.04.050 Subdivision Standards



Alternative opportunities for subdividing agricultural land?

Section 17.04.060 Rural Land Use Process



How the County promotes compatible transitions between land uses of differing intensities?

Section 17.04.070 Residential Adjacency Standards



Site design and building layout standards?

Section 17.04.040 Site and Building Standards



The amount and type of signage permitted on a site?

Section 17.05 Signs



The process or application required for specific development and if a public hearing is required?

Stay tuned! Administration and Procedures will be drafted in Module 3.



For more information:

Learn more at pueblountyudc.org Be sure to sign up to receive e-mail updates about the project!



COLORADO CITY

MODULES 1 & 2 | FEB 2024



Did you know....

Pueblo County does not administer Colorado City’s protective covenants (established in 1963), and is not proposing changes to these covenants as part of the UDC process. However, Pueblo County is committed to keeping Colorado City residents, businesses, and property owners “in the loop” on proposed changes to County regulations, and seeking input on those proposed changes.

What changes are proposed as part of Pueblo County’s UDC that impact Colorado City?

Module 1: Zone Districts and Uses (October 2023)		
Proposed Changes...	Find it in Section...	FAQs
A-3 and A-4 zone districts within Metropolitan districts reclassified to RR, Rural Residential to better distinguish agricultural uses from large lot residential uses	17.02.060 – Residential Zone Districts Visit the ‘Participate’ page on the project website to explore proposed changes on the interactive StoryMap .	Q. Will I lose my ability to have backyard chickens and bees since I’m no longer in an agricultural zone district? A. No. Urban agriculture is allowed in the RR district. Q. I have a vacant 0.5 acre lot that is proposed to change from the A-4 district to the RR district. Can I still develop my lot? A. Yes. Development of existing 0.5 acre lots will be allowed (legally non-conforming). Future subdivisions must meet a 1- acre minimum lot size.
New Colorado City Overlay (CCO) district to distinguish properties that may be subject to requirements and review processes associated with the restrictive covenants in addition to the rules and requirements of the UDC.	17.02.100 – Overlay Districts	Q. Will the CCO include Colorado City-specific standards? A. No. The CCO is simply a tool to help “flag” the need for applicants (and County staff) to review both UDC and restrictive covenants.
New Mixed-Use Neighborhood (MN) and Mixed-Use Commercial (MC) Districts to accommodate a flexible mix of commercial, office, and multifamily residential uses on a single site.	17.02.070 – Mixed-Use Zone Districts	
Module 2: Development Standards (February 2024)		
Curious about...	Find it in Section...	
What limits apply to the parking of semi-trucks or other commercial vehicles in residential zone districts?	17.04.020(h) – Commercial Vehicle Parking	
How the County limits how bright exterior lighting on private property can be?	17.04.040 – Outdoor Lighting	
What additional requirements apply when a property abuts an existing (or planned) community or neighborhood?	17.04.070 – Residential Adjacency Standards - NEW!	
What design requirements apply to manufactured homes?	17.04.080 – Site and Building Standards (Residential) - NEW!	

PUEBLO WEST

MODULES 1 & 2 | FEB 2024



Did you know....

Pueblo County does not administer Pueblo West’s Declaration of Reservations (DOR), and is not proposing changes to these restrictive covenants as part of the UDC process. However, Pueblo County is committed to keeping Pueblo West residents, businesses, and property owners “in the loop” on proposed changes to County regulations, and seeking input on those proposed changes.

What changes are proposed as part of Pueblo County’s UDC that impact Pueblo West?

Module 1: Zone Districts and Uses (October 2023)		
Proposed Changes...	Find it in Section...	FAQs
A-3 and A-4 zone districts within Metropolitan districts reclassified to RR, Rural Residential to better distinguish agricultural uses from large lot residential uses.	<p>17.02.060 – Residential Zone Districts</p> <p>Visit the ‘Participate’ page on the project website to explore proposed changes on the interactive StoryMap.</p>	<p>Q. Will I lose my ability to have backyard chickens and bees since I’m no longer in an agricultural zone district?</p> <p>A. No. Urban agriculture is allowed in the RR district.</p> <p>Q. I have a vacant 0.5 acre lot that is proposed to change from the A-4 district to the RR district. Can I still develop my lot?</p> <p>A. Yes. Development of existing 0.5 acre lots will be allowed (legally non-conforming). Future subdivisions must meet a 1- acre minimum lot size.</p>
New Pueblo West Overlay (PWO) district to distinguish properties that may be subject to requirements and review processes associated with the DOR in addition to the rules and requirements of the UDC.	<p>17.02.100 – Overlay Districts</p>	<p>Q. Will the PWO include Pueblo West-specific standards?</p> <p>A. No. The PWO is simply a tool to help “flag” the need for applicants (and County staff) to review both UDC and DOR requirements.</p>
Module 2: Development Standards (February 2024)		
Curious about...	Find it in Section...	
What limits apply to the parking of semi-trucks or other commercial vehicles in residential zone districts?	17.04.020(h) – Commercial Vehicle Parking	
How the County limits how bright exterior lighting on private property can be?	17.04.040 – Outdoor Lighting	
What additional requirements apply when a property abuts an existing (or planned) community or neighborhood?	17.04.070 – Residential Adjacency Standards – NEW	
How much parkland is required for new subdivisions?	17.04.050 – Subdivision Standards	
What design requirements apply to manufactured homes?	17.04.080 – Site and Building Standards – NEW!	

RURAL COMMUNITIES / OUTLYING AREAS

MODULES 1 & 2 | FEB 2024



What changes are proposed as part of the UDC that will impact the rural communities (Beulah Valley, Avondale, Rye, Boone, and Vineland) and outlying areas of Pueblo County?

Module 1: Zone Districts and Uses (October 2023)

Proposed changes...	Find it in Section...
R-A, Residential Agriculture district converted to RR, Rural Residential to better distinguish large lot residential uses from production agriculture.	17.02.060 – Residential Zone Districts Visit the ' Participate ' page on the project website to explore proposed changes on the interactive StoryMap .
Development on existing lots in the A3 district (formerly A-3 and A-4) with a minimum lot area of less than 1-acre will be considered legally nonconforming. This change affects existing lots in the Beulah Valley, around Rye, and on portions of the St. Charles Mesa.	17.02.050(d) – Small Agriculture (A3)
New overlay district to identify high-value soils and agricultural lands that are subject to (new) conservation development standards.	17.02.100(d) – Agricultural Conservation Overlay (AGO)
New use-specific standards to address impacts associated with more intensive agricultural uses (e.g., agricultural processing, aviary, feed lots, sawmills) as well as commercial and industrial uses.	17.03.030 – Use Specific Standards
Clarified/expanded allowances for housing in agricultural districts.	17.03.020 – Table of Allowed Uses (see Residential Uses and Accessory Uses)

Module 2: Development Standards (February 2024)

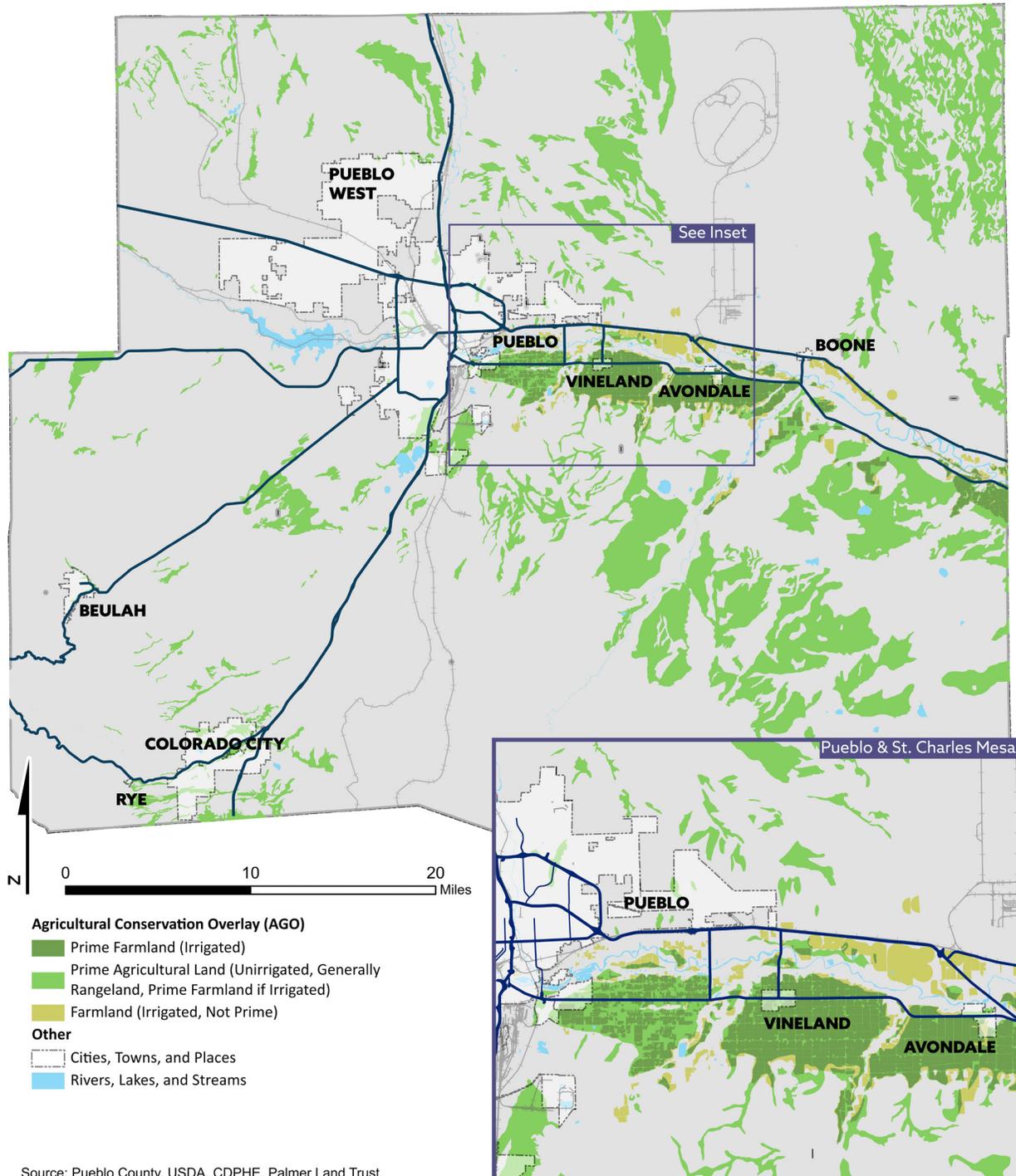
Curious about...	Find it in Section...
What limits (or exceptions) apply to outdoor lighting in rural areas?	17.04.040 – Outdoor Lighting
What types of requirements/incentives are proposed to help support the conservation of agricultural land?	17.04.050(i) – Conservation Development <i>(See attached map, flow chart, and graphic)</i>
Whether you can develop smaller lots in the A1 district in exchange for clustering lots and setting aside a designated conservation area?	17.04.060 – Rural Land Use Process
What additional requirements apply when a property abuts an existing (or planned) community or neighborhood?	17.04.070 – Residential Adjacency Standards – NEW!
What design requirements apply to manufactured homes?	17.04.080 – Site and Building Standards (Residential) – NEW!

Module 3: Administration and Procedures (Coming Soon!)

Curious About...	Preliminary Approach...
The subdivision process for minor subdivisions and lot splits?	A tiered subdivision process will be established as part of Module 3 to streamline the approval process for minor subdivisions and lot splits.

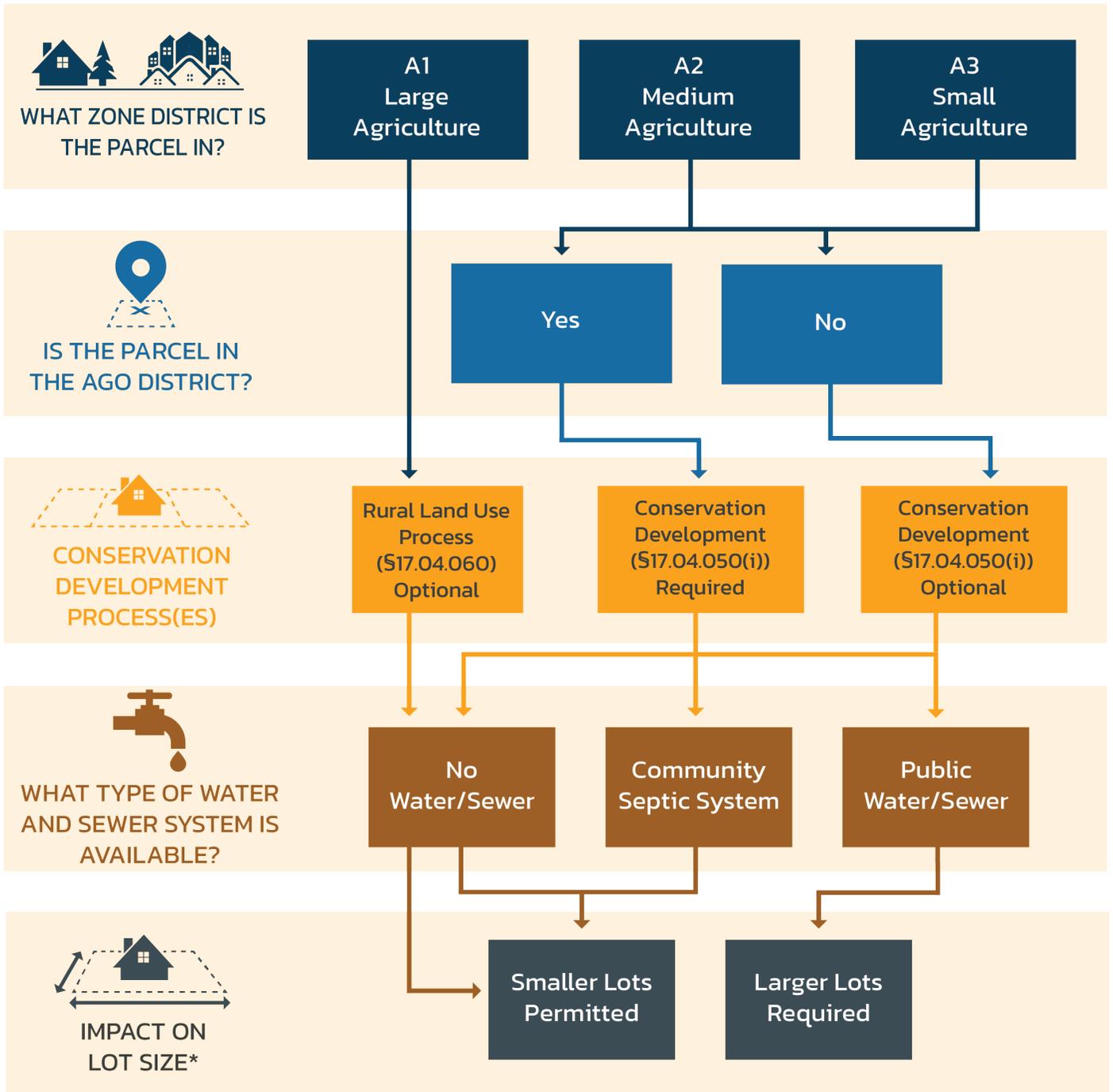
Factors Affecting the Division of Agricultural Land

Module 2 of the UDC contains conservation development regulations, which establish a mechanism for requiring/incentivizing the conservation of agricultural land within the Agricultural Conservation Overlay (AGO). The map below shows the proposed AGO boundary, which was derived from the Agricultural and Ranch Lands map created in collaboration with the Palmer Land Trust as part of the Regional Comprehensive Plan.



Factors Affecting the Division of Agricultural Land

Module 2 of the UDC contains conservation development regulations, which establish a mechanism for requiring/incentivizing the conservation of agricultural land within the Agricultural Conservation Overlay (AGO). The flow chart below depicts conservation development applicability by zone district.

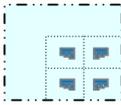


*Lot sizes vary by zone district.

Factors Affecting the Division of Agricultural Land

Module 2 of the UDC contains conservation development regulations, which establish a mechanism for requiring/incentivizing the conservation of agricultural land within the Agricultural Conservation Overlay (AGO). The image below illustrates conservation development size thresholds and eligibility requirements by zone district.

CONSERVATION DEVELOPMENT

Zone District	Base Density	Minimum Parcel Size for Conservation Development	Eligibility Requirements for Lot Size Reductions*		
A2	 1 du / 5 ac	 5 ac	 15 du / 5 ac with individual well and septic systems	 Up to 2 du / 5 ac with a community septic system	 Up to 4 du / 5 ac with public water and sewer (or a community septic system)
A3	 1 du / 1 ac	 3 ac	 Up to 2 du / 1 ac with a community septic system	 Up to 4 du / 1 ac with public water and sewer (or a community septic system)* *Lot size may be reduced to 20 percent of base density (no smaller than 1/4 acre) subject to applicable well and septic spacing requirements.	

CLUSTER DEVELOPMENT

A1	 1 du / 35 ac	 35 ac	 Up to 2 du / 35 ac *Lot size may be reduced to 1-acre subject to minimum conservation area percentages and applicable well and septic spacing requirements	Total du may not exceed 1 du for each 17.5-acre increment
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COMMERCIAL / INDUSTRIAL USES

MODULES 1 & 2 | FEB 2024



What changes are proposed as part of the UDC that will impact commercial and industrial uses in Pueblo County?

Module 1: Zone Districts and Uses (October 2023)

Proposed changes...

Find it in Section...

New, streamlined lineup of Mixed-Use and nonresidential (Commercial and Industrial) zone districts.

17.02.070 – Mixed-Use Zone Districts

17.02.080 – Commercial and Industrial Districts

Visit the [‘Participate’](#) page on the project website to explore proposed changes on the interactive [StoryMap](#).

New/updated use-specific standards to address impacts associated with more intensive uses (e.g., feed lots, campgrounds or recreational vehicle parks, contractor’s yard).

17.03.030 – Use-Specific Standards

Consolidated use table illustrates allowed uses by zone district and use type (agricultural, residential, commercial, etc.) to replace lists of uses in each zone district.

17.03.020 – Table of Allowed Uses

Expanded allowances for multifamily residential development in Mixed-Use Districts.

17.03.020 – Table of Allowed Uses

Streamlined categories of uses and new definitions to allow for greater flexibility in the evolution of uses over time and increase the predictability of the review process.

17.07.030 – Definitions

Module 2: Development Standards (February 2024)

Curious about...

Find it in Section...

What limits (or exceptions) apply to outdoor lighting in mixed-use, commercial, and industrial areas?

17.04.040 – Outdoor Lighting

How much parking is required for different types of uses? How much flexibility exists in how parking is accommodated? (e.g., shared parking, alternative parking lot configurations)

17.04.020 – Off-Street Parking, Loading, and Access

How large can my sign(s) be for my business? What types of signs are allowed in my zone district?

Chapter 17.05 – Signs

What additional requirements apply when my property abuts an existing (or planned) community or neighborhood?

17.04.070 – Residential Adjacency Standards - NEW!

What design requirements apply to nonresidential and mixed-use development?

17.04.080 – Site and Building Standards (Residential) - NEW

Module 3: Administration and Procedures (Coming Soon!)

Curious About...

Preliminary Approach...

The subdivision process for minor subdivisions and lot splits?

A tiered subdivision process will be established as part of Module 3 to streamline the approval process for minor subdivisions and lot splits.

EXPANDING HOUSING DIVERSITY IN PUEBLO COUNTY

MODULES 1 & 2 | FEB 2024



How does the UDC address housing diversity?

The [Pueblo Regional Comprehensive Plan](#) prioritizes the need to “diversify the range of housing types available in the region so that residents can choose the housing option that best suits their needs and financial resources.” Several changes are proposed in Modules 1 and 2 of the UDC to advance the housing goals in the Regional Comprehensive Plan, including:

- Replacing the definition of “residence” with the definition of “dwelling,” which is less restrictive and more inclusive.
- Eliminating minimum width requirement for residential buildings to allow for the creation of smaller homes.
- Retiring the R-8, Mobile Home Subdivision district, and allowing manufactured homes anywhere single-family dwellings are permitted.
- Retiring the R-7, Mobile Home Park district. Existing mobile home parks will be re-mapped to the HR, Mixed Residential, High district. New manufactured home parks may be permitted as a special use, subject to use-specific standards in the HR, MN, and MC zone districts.
- Clarifying and modernizing the types of housing permitted in Pueblo County, as described on the next page.

How do these changes relate to private covenants?

While the UDC has been drafted to expand the variety of housing types permitted in each zone district, more restrictive covenants exist in some communities in Pueblo County that may limit the applicability of some of the proposed changes. For example, Colorado City’s protective covenants require a minimum unit size in certain tracts.

Where are different types of housing allowed in Pueblo County?

A = Accessory P = Permitted by-right S = Special Use Permit Required											
Existing Zone District	A-1	A-2	A-3	A-3 A-4 R-A	--	R-1 R-2	R-3	R-4	R-5 O-1 B-1	R-6	P-1
Proposed Zone District	A1	A2	A3	RR	SR1	SR2	LR	HR	MN	MC	PP
Dwelling, Accessory	A	A	A	A	A	A	A	A			
Dwelling, Attached						S	S	P	P	P	P
Dwelling, Cottage Court*							P	P	P	P	
Dwelling, Farmstead Accessory	A	A	A/S								
Dwelling, Guest House	A	A	A	A							
Dwelling, Live/Work	P	P	P						P	P	P
Dwelling, Multi-Family								P	P	P	P
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Two-Family	P	P					P	P	P	P	P
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P
Manufactured Home Park*								S	S	S	

*Subject to use-specific standards

Single-Family Dwelling



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

Two-Family Dwelling



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

Attached Dwelling



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

Live/Work Dwelling



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

Cottage Court Dwelling



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.

Multi-Family Dwelling



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.

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.

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.

Accessory Dwelling Units

Dwelling unity type

Definition

Accessory Dwelling

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.

Farmstead Accessory Dwelling

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.

Guest House Dwelling

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.