



Proposed Clarifications to Adoption Draft: October 2024

As of October 21, the Adoption Draft has been viewed 416 times. Seven commenters provided 24 comments. A summary of the comments received is attached. Additional comments were received via e-mail. The following clarifications are proposed based on input received on the Adoption Draft. This document illustrates proposed clarifications based on the comments received.

17.03.040(k) Primitive Camping

(k) Primitive Camping

The following regulations apply to primitive camping on private property.

(1) Generally:

- (i) Overnight camping stays shall be limited to 10 consecutive days.
- (ii) 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 County employee or agent, to ensure compliance with restrictive covenants.
- (iii) Recreational vehicles may be used for camping on private property provided they are not connected to on-site utilities and services (e.g., water, sewer, electric).
- (iv) The rental of private property for primitive camping in exchange for compensation is prohibited.

(2) In the RR, SR1, SR2, LR, HR, and A3 districts:

- (i) A permanent residential structure shall be constructed prior to camping on the property.
- (ii) Overnight camping shall be allowed on residential property with access to a private yard or driveway.

(3) In the A1 and A2 districts, at least one of the following shall be established prior to camping on the property:

- (i) A structure; or
- (ii) Other improvements or activities associated with a primary use as permitted by Table 17.03.020.

~~(2)(1) Overnight camping stays shall be limited to 10 consecutive days.~~

- ~~(3) Recreational vehicles may be used for camping on private property provided they are not connected to on-site utilities and services (e.g., water, sewer, electric).~~
- ~~(4) The rental of private property for primitive camping in exchange for compensation is prohibited.~~

17.12.030 Definitions

Primitive Camping

The use of a private yard, ~~or driveway, or other area in association with a permanent residential structure~~ for overnight stays in a tent or recreational vehicle. 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.

Gaming Arcade

A skilled gaming business that ~~is limited to patrons over 21 years of age~~, operates as an accessory to a business or private club, and offers or provides legal electronic game equipment provided by or on behalf of the operator that is used or adapted for use to play or operate a computer simulation of a game (e.g., "fish game" or "fish game table") where the play or operation of the device may deliver or entitle the person or persons playing or operating the device to a payoff directly or indirectly from the owner or operator of the device or that person's designee. ~~Gaming arcades are not included in the Indoor Recreation and Entertainment use type.~~

17.03.040 (o) Urban Agriculture

(1)(iii)Poultry Keeping

- d. Processing of poultry ~~raised on site for the personal consumption of the occupants of the property is allowed, provided it does not constitute a nuisance, safety, or health hazard for surrounding properties. -and shall occur in an enclosed area.~~
- e. ~~No on-site processing of backyard poultry for commercial purposes shall be allowed.~~

17.05.030 Permanent Sign Standards by Zone District or Use Type

Table 17.05.3: Permanent Signs in Mixed-Use, Commercial, and Industrial Districts

Table 17.05.3: Permanent Signs in Mixed-Use, Commercial, and Industrial Districts							
SF = Square Feet FT =Feet Mixed-Use, Commercial, and Industrial Districts = MN, MC, CC, LI, HI, PP							
Sign Type	Max. No. Signs	Max. Sign Area per Sign (SF)	Max. Height (FT)	Min. Setback (FT) [1]	Illumination	Min. Clearance (FT)	Max Projection (FT)
Attached Signs							
Projecting Sign	1 per tenant	6	Top of wall where located	n/a	Internal and EMD [2]	10	6
Wall Sign	n/a	25% of wall where located, up to max. 250; <u>Max. EMD-only sign area: 100</u>	Top of wall where located	n/a	Internal, External, and EMD [2]; <u>Max. EMD incorporated into larger static sign: 50% of total sign area</u>	10	1
Freestanding Signs							
Directional Sign	1 per each vehicle exit/entry	6	6	n/a	Internal and External	n/a	n/a
Freeway Interchange [3,4]	1 per parcel	300; <u>Max. EMD-only sign area: 150</u>	50	n/a	Internal and EMD [2]; <u>Max. EMD incorporated into larger static sign: 50% of total sign area</u>	n/a	n/a
Gateway Sign [5]	2 per vehicle entry	64	6 for structure and sign, or higher as allowed by building permit	10	Internal or External	n/a	n/a

Table 17.05.3: Permanent Signs in Mixed-Use, Commercial, and Industrial Districts (cont.)

Table 17.05.3: Permanent Signs in Mixed-Use, Commercial, and Industrial Districts							
SF = Square Feet FT = Feet Mixed-Use, Commercial, and Industrial Districts = MN, MC, CC, LI, HI, PP							
Sign Type	Max. No. Signs	Max. Sign Area per Sign (SF)	Max. Height (FT)	Min. Setback (FT) [1]	Illumination	Min. Clearance (FT)	Max Projection (FT)
Pole Sign, Single or Multi-Tenant	1 per street frontage	200; <u>Max. EMD-only sign area: 100</u>	30	Per zone district; may be reduced with Public Works approval	Internal, External, and <u>EMD [2]: Max. EMD incorporated into larger static sign: 50% of total sign area</u>	Ped: 10 Veh: 14	n/a
Monument Sign							
Single Tenant	1 per street frontage	100	12, including sign base	Per zone district	Internal, External, and <u>EMD [2]: Max. EMD incorporated into larger static sign: 50% of total sign area</u>	n/a	n/a
Multiple Tenants		+ 10 sf per tenant; max. sign area 200; <u>Max. EMD-only sign area: 100</u>	12, including sign base			n/a	n/a
Notes:							
[1] Shall meet setbacks for accessory structures.							
[2] <u>EMD</u> signs are not allowed in MN zone districts.							
[3] Only allowed on a parcel that is at least 10 acres in size with 300 feet frontage along right-of-way and located within 1,000 feet of the interchange.							
[4] Shall apply with CDOT Rules Governing Outdoor Advertising where applicable.							
[5] See also §17.05.050(a)							

Table 17.05.4: Regulations for the Placement of Billboards

Table 17.05.4: Regulations for the Placement of Billboards									
SF = Square Feet FT = Feet									
Zone District	Not Allowed	Uses by Review	Single Sign Face Area (Max. SF)		Total Sign Area (Max. SF)	Height (Max. FT)	Single Dimension (Max. FT)	Illum.	<u>EMD</u>
			<u>Static Only or Static with up to 50% EMD</u>	<u>EMD only</u>					
A1-A3		X	300	<u>150</u>	600	35	25	Yes	Yes
RR-HR	X								
MN- MC		X	300	<u>150</u>	600	35	25	Yes	Yes
CC		X	720	<u>360</u>	1,440	35	50	Yes	Yes
LI-HI		X	720	<u>360</u>	1,440	50	50	Yes	Yes
PP		X	720	<u>360</u>	1,440	50	50	Yes	Yes

17.05.050(b) Electronic Message Display (EMD) Signs

(5) EMD Sign Face Enclosure

(4) Display Technology

The technology currently being deployed for EMDs is LED (light emitting diode), but there may be alternate, preferred, and superior technology available in the future. Any other technology that operates under the brightness limits above shall not require an ordinance change for approval.

(5) Incorporation in Monument, Pole, or Attached Signage EMD Sign Face Enclosure

(i) ~~EMDs are only permitted as an integral element of a monument, pole, or attached sign.~~

(ii) ~~The EMD shall be limited to 50 percent of the total sign area.~~

(iii)(i) ~~EMD-only sign faces and sign faces~~ The EMD shall be incorporated into the surface of the sign face, ~~where the edge of the EMD is located at the edge of the sign, the entire sign face shall be enclosed with a finish of brick, stone, stucco, powder coated, painted, or comparable finished metal.~~

17.02.08(e) PuebloPlex

Table 17.02.35: Lot and Building Standards

Remove building height limitation for industrial uses for all structures (consistent with current P-1 Zoning).

Table 17.02.35: Lot and Building Standards			
SF = Square Feet FT = Feet DU = Dwelling Unit AC = Acre N/A = Not Applicable			
Industrial			
Lot Standards		Coverage (Maximum)	
Lot Area, Minimum	20,000 SF	Building Coverage	N/A
Lot Width, Minimum	N/A	Building Height (Maximum)	
Building Setbacks (Minimum)		All Buildings	<u>N/A</u> 60 FT
Front	25 FT		
Side	15 FT		
Rear	15 FT		
Agricultural			
Lot Standards		Coverage (Maximum)	
Lot Area, Minimum	1 AC	Building Coverage	25%
Lot Width, Minimum	N/A	Building Height (Maximum)	
Building Setbacks (Minimum)		All Buildings	N/A
Front	25 FT		
Side	15 FT		
Rear	15 FT		

17.02.08(e)(3) Additional Standards (PuebloPlex)

Chapter 17.02 Zone Districts Zone Districts

17.02.080 Commercial and Industrial Zone Districts

17.02.080(e) PuebloPlex (PP)

- e. No noxious gases resulting from any industrial or business activity shall be discernible at the outer boundaries of the development site;
- f. No glare of heat shall be discernible beyond the outer boundaries of the development site; and
- g. Industrial wastes shall be deposited, stored, and transmitted from the development site so as to not be objectionable to adjacent development sites or create a public nuisance;

(4) Off-Street Parking and Loading

The PP district shall be subject to shall be subject to the requirements of [S17.04.020\(d\)\(3\), Schedule C.](#)

(4)(5) Other Applicable UDC Sections

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

Code Section	Section Reference
Use Regulations	Chapter 17.03
Floodplain	17.04.010
Off-Street Parking and Loading	17.04.020
Screening	17.04.030

Table 17.03.1: Table of Allowed Uses

Add 'P' for 'Vehicle Sales' heavy and light, and 'Outdoor Commercial Storage' for PuebloPlex.

Table 17.03.1: Table of Allowed Uses																	
P = Permitted S = Special Use Permit E = Mining and Extraction Permit W = Hazardous Waste Incinerator or Processor																	
M = Zoning Compliance Review (Marijuana) H = Zoning Compliance Review (Hemp) D = Designated Activity of State and Local Interest																	
See 517.04.020(d) for off-street parking requirements																	
Zone District	A1	A2	A3	RR	SR1	SR2	LR	HR	MN	MC	CC	LI	HI	PP	PL	CF	Use-Specific Standards
Dwelling, Farmstead Accessory	P	P															17.03.040(f)
Equestrian Facility, Private	P	P	P	P													17.03.030(b)(3)
Food Truck										P	P	P	P	P			17.03.040(g)
Gaming Arcade											S	S					
Greenhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Home Occupation	P	P	P	P	P	P	P	P	P	P							17.03.040(h)
Home Day Care, Large	P	P	P	P	P	P	P	P	P	P							17.03.040(h)
Home Day Care, Small	P	P	P	P	P	P	P	P	P	P							
Outdoor Commercial Storage											P	P	P	P			17.03.040(i)
Outdoor Display and Sales										P	P						17.03.040(j)
Primitive Camping	P	P	P	P	P	P	P	P									17.03.040(k)
Private Cemetery	P	P	P														17.03.040(l)
Short-Term Rental	P	P	P	P	P	P	P	P	P	P							17.03.040(l)
Solar Energy Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P			17.03.040(n)
Urban Agriculture				P	P	P	P	P	P	P				P			17.03.040(o)
Vehicle Storage	P	P	P	P	P	P	P	P	P								17.03.040(p)
Wind Energy Facility	P	P	P	P	P	P	P	P	P	P	P	P	P				17.03.040(q)

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See 517.04.020(d) for off-street parking requirements																	
Zone District	A1	A2	A3	RR	SR1	SR2	LR	HR	MN	MC	CC	LI	HI	PP	PL	CF	Use-Specific Standards
Vehicle Sales, Rental, and Leasing, Heavy	S	S									P	P	P	P			
Vehicle Sales, Rental, and Leasing, Light										P	P	P	P	P			
Vehicle Service Station									P	P	P	P	P	P			
Industrial Uses																	
Industrial Services																	
Autonomous Vehicle Test Site														S			
Contractor's Yard	P	P										P	P	P			17.03.030(e)(1)
Industrial Sales and Services												P	P	P			
Manufacturing, Assembly, or Processing																	
Manufacturing, Heavy												P	P	P			
Manufacturing, Light											S	P	P	P			

17.04.050(i) Conservation Development

a. A2, Medium Agriculture District

1. Base density one dwelling unit per 5-acres, in accordance with 17.02.050(c).
2. Conservation development allowances:
 - i. One and a half dwelling units per 5-acres with individual well and septic systems.
 - ii. Up to two dwelling units per 5-acres with individual well and septic systems.
 - iii. Up to four dwelling units per 5-acres with:
 - A. Access to public water and sewer; or
 - B. Access to public water and an engineered community septic system, subject to approval by the Pueblo Department of Public Health and Environment ([PDPHE](#)). Community septic systems that generate more than 2,000 gallons per day shall be approved by the Colorado Department of Public Health and Environment [and PDPHE](#). All community septic systems shall provide recorded maintenance agreements.
3. Lot size may be reduced to 10 percent of base density (no smaller than one-half of an acre), subject to [the eligibility requirements for lot size reductions in Figure O4.11, applicable well and septic spacing requirements](#).

b. A3, Small Agriculture District

1. Base density one dwelling unit per one-acre, in accordance with

Chapter 17.04 Development Standards
17.04.050 Subdivision Design
17.04.050(i) Conservation Development

- ii. Up to four dwelling units per one-acre with:
 - A. Access to public water and sewer; or
 - B. Access to public water and an engineered community septic system, subject to approval by the Pueblo Department of Public Health and Environment ([PDPHE](#)). Community septic systems that generate more than 2,000 gallons per day shall be approved by the Colorado Department of Health and Environment [and PDPHE](#). All community septic systems shall provide recorded maintenance agreements.
3. Lot sizes may be reduced to 25 percent of base density (no smaller than one-fourth of an acre), subject to [the eligibility requirements for lot size reductions in Figure O4.11, applicable well and septic spacing requirements](#).

Pueblo County UDC - Adoption Draft Comment Summary (10.21.24)

Date posted	Comments received on Adoption Draft UDC through 10.21.2024	Topic	Response
9/28/2024	Thought we had modified this provision to allow camping without a "permanent residential structure" for places like Hatchet Ranch.	Primitive Camping	Use-specific standards to clarify distinctions by zone district.
9/30/2024	Why should I need a special use permit for the agricultural production I'm doing in SR1 zoning? Let people farm.	Urban Agriculture	There is a distinction in the definitions for Urban Agriculture and Agricultural Production to accommodate more intensive agricultural uses in the A1, A2, and A3 zone districts. You would not be required to obtain a special use permit for Urban Agricultural uses in the SR1 zone district.
10/5/2024	<p>The proposed regulations are misguided at best and authoritarian at worst. It is not the local government's job to dictate, when, where, and how farmers like me should slaughter our animals—especially when the USDA already oversees and regulates these practices. Specifically, Pueblo County currently has no poultry slaughter facility, leaving small farmers with two harmful options: 1) invest \$10,000 to \$15,000 to build a state-inspected facility or 2) transport birds to New Mexico for slaughter at a cost of approximately \$2 per bird. Both options make it nearly impossible for small pastured poultry producers to survive.</p> <p>These changes will disproportionately hurt local producers, particularly those who raise pastured poultry—the only truly ethical and healthy way to farm chickens. Small farmers are already struggling to navigate complex regulations. Adding more bureaucratic barriers will only drive more of us out of business, favoring the industrial agricultural model that has done so much harm to rural economies nationwide.</p> <p>I'd also like to highlight the lack of transparency surrounding these proposed changes. When regulations are buried within a 500+ page document, it raises serious concerns about the accessibility and openness of this process. If these regulations truly serve the public good, they should be clearly communicated and open to full public discourse. Local government should be encouraging holistic, sustainable food production, not stifling it with opaque policies.</p> <p>Furthermore, I believe Pueblo city and county officials would be far better served focusing on</p>	Poultry Keeping	These regulations apply to Urban Agriculture in the RR, SR1, SR2, LR, HR, MN, and MC zone districts. It does not apply in the A2 district (where commentor's farm is located). See related comments and response on Poultry Keeping.
10/8/2024	<p>Thank you for getting back to me! I'm glad I won't be affected by the zoning changes, however I think it's still important to consider that Colorado is a food desert. Zoning changes such as the proposal I made comments on affect a wide variety of small farmers, even those tending their backyards. While you might see someone selling only a couple hundred chickens a year as a nuisance, I see them as a beginning farmer, doing what they can with what they have. To restrict that, makes the barrier to entry to farming that much greater. As a state and country, we struggle to bring new generations into the fold of farming. We must protect those little opportunities such as backyard poultry processing where we can. These proposed changes do more harm than good. Having slaughtered thousands of chickens, I can tell you first hand, there is not smell, no noise and no residual effect of backyard slaughter. I myself started poultry in my backyard in pueblo, slaughter batch #1 in my backyard.</p> <p>I simply ask that you consider removing those restrictions.</p>	Poultry Keeping	Requirement related to backyard processing updated to read: 'Processing of poultry raised on site for the personal consumption of the occupants of the property is allowed, provided it does not constitute a nuisance, safety, or health hazard for surrounding properties.'
9/30/2024	<p>This would make my business, where I process poultry for personal consumption and for sale at the local farmer's market, illegal.</p> <p>I process outdoors, as is standard. I sell the birds. The neighbors don't even notice.</p>	Poultry Keeping	Requirement related to backyard processing updated to read: 'Processing of poultry raised on site for the personal consumption of the occupants of the property is allowed, provided it does not constitute a nuisance, safety, or health hazard for surrounding properties.'

Pueblo County UDC - Adoption Draft Comment Summary (10.21.24)

9/30/2024	Colorado is an Open Range state. Birds, like other livestock, should be allowed to free range if their keeper considers it safe and reasonable to do so.	Poultry Keeping	The provision referenced accommodates what the commentor is suggesting. Poultry shall be kept in a predator-resistant enclosure <u>or in a yard with a minimum four-foot high, fully enclosing fence at all times.</u>
10/5/2024	The government has not right to tell me how I should raise my animals. Free ranging already has a host of benefits to the animal, namely being able to express it's full range of natural behaviors. Additionally, I have no financial intensive to steward animals in an ineffective, or neglectful way. The county truly should stick to focusing on issues such as crime, homelessness, drug usage, or all three combined.	Poultry Keeping	This requirement applies to Urban Agriculture in the RR, SR1, SR2, LR, HR, MN, and MC zone districts. It does not apply in the A2 district (where commentor's farm is located).
9/30/2024	It is impossible for me to place the bird shelter 50 feet away from the property line.	Aviaries	The Table of Allowed Uses lists 'Aviary' as an accessory use in the A1-RR zone districts where the lot sizes are larger, whereas 'Urban Agriculture' is listed as an accessory use for the RR-MC zone districts, which includes SR1. In an SR1 zone district, the activities described would be subject to the use specific standards for 'Poultry Keeping,' which were updated to provide more flexibility based on input received on the Consolidated Draft.
9/30/2024	This is ridiculous. Who are you to tell me I can't raise a few extra chickens for market?	Poultry Keeping	Requirement related to backyard processing updated to read: 'Processing of poultry raised on site for the personal consumption of the occupants of the property is allowed, provided it does not constitute a nuisance, safety, or health hazard for surrounding properties.'
10/5/2024	This cannot be stated enough. The USDA already provides a regulatory system for the processing of poultry, and as it is the state of Colorado is already one of the strictest when it comes to direct farm sales of poultry. Pueblo county will do all local farmers a disservice restricting it further.	Poultry Keeping	Requirement related to backyard processing updated to read: 'Processing of poultry raised on site for the personal consumption of the occupants of the property is allowed, provided it does not constitute a nuisance, safety, or health hazard for surrounding properties.'
9/30/2024	Allow roosters in urban/suburban residential areas. They are already there.	Poultry Keeping	No change. It is typical for Urban Agriculture regulations to limit roosters in neighborhood settings where the lots are smaller and homes are closer together. This provision was updated to remove the RR district for the Adoption Draft based on input received on the Consolidated Draft.
10/5/2024	Giving neighbors the power to restrict what I can and cannot do based on regulation that doesn't provide a monitor-able standard is absurd. Regulation like this should be avoided at all cost. Any animal creates odor, makes noise or could even present a health hazard. Neighbors dictating this is ridiculous.	Animal Keeping	These regulations apply to the Rural Residential zone district. They do not apply in the A2 district (where commentor's farm is located).
10/5/2024	Mind your business.	Animal Keeping	No change
9/28/2024	Same question, I thought this was modified to allow camping without a "permanent residential structure" on private property in places like Hatchet Ranch. Am I confused about this? You use the term private yard, are we implying a lot size? Sorry I did not look at this sooner.	Primitive Camping	Definition modified to read remove stipulation about residential structure. Associated use-specific standards clarified to specify where that stipulation applies.
10/10/2024	Consistent with the current P-1 zoning, we request that all Building Heights in Industrial uses have 'No Requirement'.	PuebloPlex	Updated.
10/11/2024	Allow Permitted (P) use for PuebloPlex	PuebloPlex	Added to table of allowed uses.
10/11/2024	Allow Permitted (P) use for PuebloPlex	PuebloPlex	Added to table of allowed uses.
10/11/2024	Allow Permitted (P) use for PuebloPlex	PuebloPlex	Added to table of allowed uses.
10/16/2024	Schedule B parking requirements in most cases are excessive for PuebloPlex. We recognize the ability to provide campus-type parking; however, Schedule C parking requirements will allow greater flexibility for our varied uses.	PuebloPlex	Added Schedule C reference to standards in PuebloPlex District.
10/16/2024	PDPHE often has difficulty approving lots under 1 acre in size due to set back requirements. We would prefer any lots under 1 acre in size be required to hook into a municipal sewer system.	Conservation Development	Clarified to require consistency with diagram, which does require them to hook in or provide community septic.

Pueblo County UDC - Adoption Draft Comment Summary (10.21.24)

10/16/2024	For systems over 2,000 gallons, we would want to approve them in addition to CDPHE approving them. That way when a tank needed replacing on one house, for example, PDPHE could approve the repair instead of requiring the homeowner to go to the state in order to be able to do the work.	Conservation Development	Added PDPHE to reviewers
10/16/2024	PDPHE often has difficulty approving lots under 1 acre in size due to set back requirements. One quarter acre lots are often not able to be approved. We would prefer any lots under 1 acre in size be required to hook into a municipal sewer system.	Conservation Development	Clarified to require consistency with diagram, which does require them to hook in or provide community septic.
10/16/2024	PDPHE requires a variance any time a proposed septic system would cross over a property line. This would require a variance hearing with the board of health to approve a community system as it would cross over multiple property lines. Also, if a leach field was placed on its own parcel, that lot would not be able to be developed in the future.	Conservation Development	Added PDPHE to reviewers
10/16/2024	(k) Primitive Camping #(4). I feel this is a good statement/regulation. I would suggest adding at the end of the sentence a MAXIMUM number of days per year, ie 15 or 20 or nor more than 30, for I can see someone abusing the 10 day requirement by continually leaving for a couple of days then returning.	Primitive Camping	No change.
10/16/2024	There are many lots in Colorado City that are owned but not yet occupied by the owner. Numerous times they have come down in an RV to inspect their vacant property. # (1) seems to have no logical reasoning and prevents these owners from staying for up to 10 days. I would suggest leaving this out.	Primitive Camping	No change. If someone is in the process of planning to build, or is actively building, a home on their vacant property they can get a permit to use a Recreational Vehicle as Temporary Housing under 17.03.050(b).