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## **Arapahoe County seeks comments on Rural Cluster Regulations**

*Proposed changes in A-E and A-1 zoning districts to allow increased density, while preserving open space*

Arapahoe County will hold a Jan. 24 public hearing to hear comments on a proposed change to its Land Development Code, which will add Rural Cluster Regulations to its Subdivision and Zoning regulations.

The public hearing will be held before the Board of County Commissioners at 9:30 a.m., Jan. 24 in the Arapahoe County Administration Building East Hearing Room, 5334 S. Prince St., Littleton.

Rural Clusters are zoning regulations that offer an alternative to both the conventional subdivision and exempt 35-acre land divisions. With Rural Clusters, landowners with 70-acres or more who want to develop their land, can “cluster” single-family residential development in a condensed area on their property, while at the same time, reserving a minimum of 70 percent of the site for passive open space and agricultural activities.

The benefit of Rural Cluster regulations is that it places development in less sensitive areas, while also preserving the natural beauty of the eastern agricultural areas and prairie lands.

Rural Cluster regulations would apply to A-E and A-1 zoning districts in the rural part of Arapahoe County. The proposed regulations allow for a decrease in minimum lot size and an increase in density (density bonus) if a large portion of the property is established as a conservation area and there are corresponding improvements to the subdivision. The regulations would permit the gross density of 1.75 units per 19 acres for A-1 districts and 2.25 units per 35 acres for A-E zoning districts.

For a complete copy of the proposed Subdivision and Zoning Regulations, please contact the Planning Division at (720) 874-6650 or access the County web site at [www.co.arapahoe.co.us](http://www.co.arapahoe.co.us). You’ll find the Rural Cluster Regulations under What’s New.

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