

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 1100 OBSOLETE ZONE DISTRICT R-5

RESIDENTIAL

1-1101 INTENT

- THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 1-106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.

1-1102 PRINCIPAL PERMITTED USES

- Multi-family dwelling units.
- Nursing home, hospital, or home for mentally retarded persons providing 1,000 feet of lot area for each bed.
- Boarding and rooming houses.
- Fraternity and sorority houses.
- Type A Group Home.

1-1103 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Home occupation.
- Structure, roof, or building face mounted CMRS facility (Subject to further restrictions; see section on Commercial Mobile Radio Facilities).
- Camouflaged CMRS facility (Subject to further restrictions. See Section on Commercial Mobile Radio Facilities).
- There shall be a maximum combination of three dogs, cats, small animals, and reptiles over the age of six (6) months per household, except as otherwise set forth within the Land Development Code.

1-1104 USE BY SPECIAL REVIEW

- Type B Group home.

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- Quasi-public use (church, etc.).

1-1105 MAXIMUM BUILDING HEIGHT

- Not to exceed fifty feet (50').

1-1106 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- Minimum lot width is 75' at front building line.
- Front yard is 25' (principal structure); front building line (accessory structure).
- Side yard is 15' (principal structure); 5' (accessory structure).
- Rear yard is 25' (principal structure); 10' (accessory structure).
- Minimum lot area is 9,000 square feet; provided that there shall be at least 2,000 square feet of lot area for each dwelling unit.

1-1107 MAXIMUM DENSITY

- Not to exceed twenty-two (22.0) dwelling units per gross acre.

1-1108 MINIMUM UNOBSTRUCTED OPEN SPACE

- Twenty percent (20%) of the lot area for a one-story building, plus
- Five percent (5%) additional for each additional story to four (4) stories.

1-1109 AIRPORT INFLUENCE AREA REGULATIONS

- This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

1-1110 SPECIAL AREA AND ACTIVITY REGULATIONS

- This zone district may be affected by special area and activity regulations as set forth in these Regulations.

1-1111 VOIDED/DE-ANNEXED/DISCONNECTED LAND
REGULATIONS

- This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.