

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 1200 OBSOLETE ZONE DISTRICT R-P

RESIDENTIAL - PLANNED UNIT DEVELOPMENT

1-1201 INTENT

- THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 1-106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- Only one principle use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

1-1202 PRINCIPAL PERMITTED USES

- Single-family dwelling unit.
- Two-family dwelling unit.
- Multi-family dwelling unit.
- Any combination of the above.
- Type A Group Home.

1-1203 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Home occupation.
- Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only. (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.

1-1204 USES WHICH MAY REQUIRE A P.U.D.

AMENDMENT

- Quasi-public use (church, etc.).
- Small wind energy conversion system.
- Type B Group home.
- Structure, roof, or building face mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-1205 MAXIMUM BUILDING HEIGHT

- Not to exceed thirty-five feet (35').

1-1206 MINIMUM AREA, LOT WIDTH AND YARD

REQUIREMENTS

- As set by an approved Preliminary Development Plan.

1-1207 MAXIMUM DENSITY

- Not to exceed 3.5 dwelling units per gross acre.

1-1208 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.

1-1209 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-1210 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.