

## **PART 1                    ZONING REGULATIONS**

### **SECTION 1300   OBSOLETE ZONE DISTRICT B-2**

### **NEIGHBORHOOD BUSINESS**

#### **1-1301    INTENT**

- THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 1-106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- Uses within this district are intended to provide local or neighborhood services proximate to the residential developments they serve.

#### **1-1302    PRINCIPAL PERMITTED USES**

- Any use permitted in the B-1 District.
- Any local retail business or service establishment EXCEPT:
  - Appliance store.
  - Auto sales or repair.
  - Auto laundering or polishing.
  - Billiard parlor and/or pool hall.
  - Bowling alley.
  - Bus depot.
  - Contractor - general or special trade.
  - Dry cleaning plant or laundry (permitting, however, a collection and distribution station for laundry or cleaning, self-service laundry, and perchlorethlene package cleaning plant).
  - Dry goods store (permitting, however, such handling of soft goods only).
  - Food locker plant.
  - Furniture store.
  - Hotel or motel.
  - Mortuary.
  - Outdoor recreation (including outdoor theater).
  - Outdoor storage.

# Arapahoe County Land Development Code

---

- Theater, restaurant, or eating place offering live entertainment, dancing, or the sale of beer or alcoholic beverages for consumption on the premises.
- Commercial parking lot for passenger vehicles.
- Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator they are similar in character to permitted uses in this District, and are in conformance with the intent of this District.

## **1-1303 ACCESSORY USES**

- Building and use customarily appurtenant to the permitted use.
- Structure, roof, or building face mounted CMRS (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).

## **1-1304 USES BY SPECIAL REVIEW**

- 24-hour convenience facility operation.
- Massage parlor
- Quasi-public use (church, etc.).

## **1-1305 MAXIMUM BUILDING HEIGHT**

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

## **1-1306 MINIMUM YARD REQUIREMENTS**

- All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from public right-of-way lines.
- Interior lot line setback is 10'.
- Minimum distance between structures is 20'.
- Minimum designated parking area setback is 10' from each property line.

# Arapahoe County Land Development Code

---

- Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

## **1-1307 MINIMUM UNOBSTRUCTED OPEN SPACE**

- Fifty percent (50%).

## **1-1308 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.

## **1-1309 SPECIAL AREA AND ACTIVITY REGULATIONS**

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

## **1-1310 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.