

PART 1 ZONING REGULATIONS

SECTION 1400 OBSOLETE ZONE DISTRICT B-5

THOROUGHFARE BUSINESS

1-1401 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 services which are located proximate to arterial roadways, in order to facilitate the motoring public.
- All uses conducted in this district shall be contained within structure(s) (no outdoor storage, display, or sale).

1-1402 PRINCIPAL PERMITTED USES

- Any use permitted in the B-3 District.
- Commercial recreation including but not limited to: bowling alley, tennis club, skating rink.
- Any of the following:
 - Automobile service station and repair garage for minor repairs.
 - Hotel or motel.
 - Retailing customarily sold to meet the needs of the motoring public, including, but not limited to Automobile parts and accessories, souvenirs, and Arts and crafts.
 - Restaurant.
 - Office.
 - Financial institutions (including drive-through facilities).
 - Sexually-oriented business
 - 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.

Arapahoe County Land Development Code

1-1403 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Structure, roof, or building face mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- Free standing CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-1404 SPECIAL EXCEPTION USES

- Free-standing CMRS facility which exceeds the height limitations set forth in these Regulations.

1-1405 USES BY SPECIAL REVIEW

- 24-hour convenience facility operation.
- Massage parlor
- Billboard and/or off-premise signage.
- Car wash and/or auto detailing.
- Quasi-public use (church, etc.).

1-1406 MAXIMUM BUILDING HEIGHT

- Not to exceed fifty feet (50') and including mechanical appurtenances.

1-1407 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.
- Minimum distance between structures is 20'.
- Interior lot line setback is 10'.
- 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.

1-1408 MINIMUM UNOBSTRUCTED OPEN SPACE

- Twenty percent (20%) for one or two story structures, plus
- Five percent (5%) for each additional story.

1-1409 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.

1-1410 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-1411 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.