

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 1500 CURRENT ZONE DISTRICT A-E

AGRICULTURAL

1-1501 INTENT

- To provide for areas of agricultural production. In addition, uses shall have no detrimental effects on soil stability or ground water supplies and shall mitigate impacts from runoff or from changes to the drainage characteristic of said land.
- Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.
- These regulations are intended to provide economic opportunities within agriculturally zoned properties for on-going activities and special events as well as the processing, packaging, and selling of agriculturally related products on the property.
- These requirements are intended to prevent negative public health impacts and to minimize impacts to the physical environment and the community surrounding the said property. Proposed use will be evaluated based upon the property size and the associated impacts.
- To allow for uses which do not change the character of the neighborhood or area in which they are located.

1-1502 PRINCIPAL PERMITTED USES

- Agricultural or ranch use.
- Single-family dwelling unit.
- Manufactured home.
- Public or private riding stable or academy.
- Small wind energy conversion system.
- Commercial sanitary landfill (subject to obtaining the required "Certificate of Designation," as well as all applicable State requirements).

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- Resource recovery operation (subject to obtaining the required “Certificate of Designation,” as well as all applicable State requirements).
- Type A Group home.
- Animal assisted therapy activities
- Farm or ranch animal center
- Farming and gardening classes
- Flower farms
- Processing, packaging, and selling of an agricultural commodity.
- Seasonal farmers market
- Seasonal farming or ranching events

1-1503 ACCESSORY USES

- Office - incidental to the operations of the permitted use.
- Building and use customarily appurtenant to the permitted use.
- Roadside sales stand provided only products raised on the premises shall be sold in such stand and any such structure should comply with applicable building codes.
- Home occupation.
- Keeping of an unlimited number of pets (e.g.: dogs, cats, small animals, reptiles and fowl) which are customarily kept in the home or on the premises, as those that may be purchased at local pet stores, for the sole pleasure and enjoyment of the occupants.
- Structure, roof, or building face mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- Freestanding CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-1504 SPECIAL EXCEPTION USES

- Residence for persons employed at the principal permitted use only.
- Landing strip for private aircraft and/or aircraft-related recreational facility.
- Broadcast Facility.
- Commercial feed lot.

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- Temporary concrete and/or asphalt batching plants with materials stockpiling.
- Storage and sale of firewood.
- Kennel or animal hospital.
- Guest ranch.
- Mother-in-law apartment/dwelling unit.
- Free standing CMRS facility which exceeds the height limitations of Section on Commercial Mobile Radio Facilities.
- Bed and Breakfast
- Farm Museums
- Farmers market (year round)
- Rodeo
- Explosion welding, cladding or metallurgical bonding of metals, or other uses of the same general character which would have similar shock, dust and noise characteristics. Such uses are subject to the following performance standards:
 - Use shall not be permitted within four miles of a regularly inhabited residential structure which existed as of the date of the filing on an application for a Special Exception Use permit, unless all owners of residential structures located within four miles of the proposed site of the use have waived, in writing, any objection to the site of the use.
 - The dust and pollutants emitted by the use must meet the rules and regulations established by the Colorado Department of Health - Air Pollution Control Division.
 - The use must limit the detonation of explosives to weekdays between the hours of 9:00 a.m. and 5:00 p.m.
 - The transportation of blasting agents and explosives to or from the site of the use and storage of such materials shall be in compliance with all applicable state and federal regulations. On County roads or streets commonly used by school buses or public transit, transportation of blasting agents and explosives in excess of 100 pounds to or from the site of the use shall only be permitted between the hours of 9:00 a.m. and 2:30 p.m.
 - At a radius of four linear miles from the site of the use and beyond, sound and air overpressure levels generated by the use shall not exceed 65 Db(L), measured

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with equipment having a lower frequency for flat response of from 2.0 to 6.0 hertz with a variation from linear response of no more than +4dB.

- To prevent possible damage to adjacent property without compensation, the applicant must provide legal documentation that all property owners within one-half mile of the site, the outer limits of the area designated for blasting, have reached agreement with the applicant on the operation designated in the Special Exception Use.
- A referral shall be made to the F.A.A. for whatever precautions they deem necessary prior to the Board of Adjustment hearing.
- A referral shall be made to the PWD Engineering Division for their investigation as to possible damage to roads and bridges the granting of the Special Exception Use would cause prior to the Board of Adjustment hearing.

1-1504.1 BED AND BREAKFAST STANDARDS

In addition to the requirements for a special exception use, all bed and breakfast inns shall be subject to the following standards:

- *Maintain Residential Appearance*
Structures shall not be altered in a way that changes their general residential appearance.
- *Owner On Premises*
The owner or on-site manager shall live on the premises when the bed and breakfast inn is in operation.
- *On-Site Parking*
A minimum of one (1) parking space shall be provided for each guest bedroom, plus spaces required for the principal residence in accordance with Section - 4600. Additional parking shall be required if reception or party space is available. If four (4) or more off-street parking spaces are provided, visual screening (fence, wall, evergreen landscaping, or combination thereof) from adjacent residential uses may be required.

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- *Signs*
Shall be allowed in accordance with the Sign Regulations, Section 1-3700 of the Land Development Code.
- *Receptions and Meals*
No receptions, private parties, or similar activities shall be permitted, and no meals shall be served to the general public, unless expressly approved as part of the Special Use Permit application (Farmhouse Restaurant).
- *Limits on Tenancy*
No long-term rentals shall be permitted. The maximum length of stay shall be thirty (30) days. No cooking facilities, other than a microwave, shall be allowed in the guest rooms.

1-1505 USE BY SPECIAL REVIEW

- Mining, quarrying and earth extraction industries subject to Section 1-3600.
- Quasi-public use (church, etc.).
- Type B Group Home.
- Agri-tainment
- Community Events and Conference Center
- Hunting club
- Shooting Range, outdoor
- Major Electrical, Natural Gas, and Petroleum-Derivative Facilities of a Private Company
- Amateur Motorsports facility, provided the following additional standards are met:
 - The facility may not be less than 100 acres in size.
 - All access to the site must be from paved roads.
 - Noise generated by activities on the site may not exceed 103 decibels at the site boundary.
 - No grandstand or seating structure erected on the site may exceed 15 feet in height, measured from the surface of the highest seat to the ground immediately

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under the seating surface. Additional structures such as handrails, canopies, and seat backs may be allowed at the discretion on County staff.

- Seating provided not to exceed capacity for 500 persons.

1-1506 MAXIMUM BUILDING HEIGHT

- Not to exceed fifty feet (50').

1-1507 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- Minimum lot width is 1320'.
- Front yard is 100' (all structures).
- Side yard is 100' (all structures).
- Rear yard is 100' (all structures).
- Commercial feed lots and public and private stables shall set back at least two hundred feet (200') from all property lines.
- Minimum lot area is 35 acres.

1-1508 AIRPORT INFLUENCE AREA REGULATIONS

- This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations. Development in this district may require a 1041 permit.

1-1509 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-1510 VOIDED/DEANNEXED/DISCONNECTED LAND

REGULATIONS

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