

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 1600 CURRENT ZONE DISTRICT A-1

AGRICULTURAL

1-1601 INTENT

- To provide for and foster agricultural and farming production within the unincorporated areas of Arapahoe County.
- 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 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. Property size will be evaluated based upon the proposed use and the associated impacts.
- To allow for uses which do not change the character of the neighborhood or area in which they are located.

1-1602 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.
- 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.

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- Seasonal farmers market
- Seasonal farming or ranching events

1-1603 ACCESSORY USES

- Office - incidental to the operations of the permitted use.
- Building and use customarily appurtenant to the permitted use.
- Roadside stand provided:
 - Only products raised on the premises shall be sold in such stand.
 - Any such structure shall comply with applicable building codes.
- Home occupation.
- Keeping of not more than four (4) 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).
- Free standing CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-1604 SPECIAL EXCEPTION USES

- Residence for persons employed at the principal permitted use only.
- Landing strip for private aircraft and/or aircraft-related recreational facility.
- Storage and sale of firewood.
- Kennel or animal hospital.
- Mother-in-law apartment/dwelling unit.
- Temporary concrete and/or asphalt batching plants with materials stockpiling.
- Free standing CMRS facility which exceeds the height limitations of the A-1 zone district (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- Bed and Breakfast.

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- Farm Museum.
- Farmers market (year round).
- Rodeo

1604.1 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.
- *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*

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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.

1-1605 USE BY SPECIAL REVIEW

- Mining, quarrying and earth extraction industries subject Section 1-3600.
- Quasi-public use (church, etc.).
- Type B Group Home
- Agri-tainment
- Community Events and Conference Center
- Hunting club
- Major Electrical, Natural Gas, and Petroleum-Derivative Facilities of a Private Company

1-1606 MAXIMUM BUILDING HEIGHT

- Not to exceed fifty feet (50').

1-1607 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- Minimum lot width is 330'.
- Front yard is 100' (principal structure); front building line (accessory structure).
- Side yard is 50' (principal structure); 25' (accessory structure).
- Rear yard is 50' (principal structure); 25' (accessory structure).
- Minimum lot area is 19 acres.

1-1608 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.

1-1609 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-1610 VOIDED/DE-ANNEXED/DISCONNECTED LAND REGULATIONS

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