

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 1700 CURRENT ZONE DISTRICT A-2

AGRICULTURAL

1-1701 INTENT

- To provide for and foster agricultural and farming production in the unincorporated areas of Arapahoe County.
- Only one principle use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

1-1702 PRINCIPAL PERMITTED USES

- Agricultural use.
- Single-family dwelling unit.
- Manufactured home.
- Small wind energy conversion system.
- Public or private riding academy or stable.
- Type A Group Home.

1-1703 ACCESSORY USES

- Office - incidental to the operation 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

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be purchased at local pet stores, for the sole pleasure and enjoyment of the occupants.

- 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).

1-1704 SPECIAL EXCEPTION USES

- Living quarters for persons employed at the principal permitted use only.
- Storage and sale of firewood.
- Kennel or animal hospital.
- Mother-in-law apartment/dwelling unit.
- Rodeo

1-1705 USE BY SPECIAL REVIEW

- Quasi-public use (church, etc.).
- Type B Group Home.

1-1706 MAXIMUM BUILDING HEIGHT

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

1-1707 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- Minimum lot width is 165'.
- Front yard setback is 50' (principal structure); front building line (accessory structure).
- Side yard setback is 25' (principal structure); 25' (accessory structure).
- Rear yard setback is 50' (principal structure); 25' (accessory structure).
- Minimum lot area is 9 acres.

1-1708 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.

1-1709 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-1710 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.