

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 1800 CURRENT ZONE DISTRICT R-A

RESIDENTIAL-AGRICULTURAL

1-1801 INTENT

- To provide for non-commercial agricultural activities and low density residential development within 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.

1-1802 PRINCIPAL PERMITTED USES

- Single-family dwelling unit.
- Non-commercial agricultural activities (including the keeping of rabbits, chickens, geese or other small agricultural animal or fowl for the private use of the residents only).
- Small wind energy conversion system.
- Type A Group Home.

1-1803 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Home occupation.
- Shelter for agricultural implements and tools used to maintain premises.
- The keeping of not more than one (1) agricultural animal, (e.g. horse, cows, goats) per acre.
- Private stable to keep permitted animals, such private stable shall be located on the rear half of the parcel, not closer than 25' to property lines, and not closer than 50' to any dwelling unit.
- Greenhouse (products to be used for consumption of residents only).
- 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 microcell or repeater CMRS facility limited to quasi-public or public use areas only (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-1804 SPECIAL EXCEPTION USES

- Mother-in-law apartment/dwelling unit.
- Rodeo

1-1805 USE BY SPECIAL REVIEW

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

1-1806 MAXIMUM BUILDING HEIGHT

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

1-1807 MINIMUM AREA, LOT WIDTH, AND YARD REQUIREMENTS

- Minimum lot width is 125'.
- Front yard is 50' (principal structure); front building line (accessory structure).
- Side yard is 25' (principal structure); 15' (accessory structure).
- Rear yard is 25' (principal structure); 10' (accessory structure).
- Minimum lot area is 105,000 square feet.

1-1808 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.

1-1809 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-1810 VOIDED/DE-ANNEXED/DISCONNECTED LAND REGULATIONS

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