

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 1900 CURRENT ZONE DISTRICT R-1

RESIDENTIAL

1-1901 INTENT

- To provide for 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.

1-1902 PRINCIPAL PERMITTED USES

- Single-family dwelling unit.
- Small wind energy conversion system.
- Type A Group Home.

1-1903 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Home occupation.
- 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).
- There shall be a maximum combination of three dogs, cats, small animals, and reptiles over the age of six (6) months per household, except as otherwise set forth within the Land Development Code.

1-1904 USE BY SPECIAL REVIEW

- Type B Group home.

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- Quasi-public use (church, etc.).

1-1905 MAXIMUM BUILDING HEIGHT

- Not to exceed 35'.

1-1906 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- Minimum lot width is 75'.
- Front yard is 25' (principal structure); front building line (accessory structure).
- Side yard is 25' (principal structure); 10' (accessory structure).
- Rear yard is 25' (principal structure); 10' (accessory structure).
- Minimum lot area is 40,000 square feet.

1-1907 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.

1-1908 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-1909 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.