

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 2000 CURRENT ZONE DISTRICT R-PSF

RESIDENTIAL P.U.D. SINGLE FAMILY

1-2000 INTENT

- To provide for areas in unincorporated Arapahoe County which are suitable for low density residential development, and to provide a detailed review of how these developments provide essential services (water and sanitation, schools, parks and recreation, fire and police protection, etc.).
- Only one principle use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

1-2001 PRINCIPAL PERMITTED USES

- Single-family detached dwelling unit.
- Single-family attached dwelling unit including: townhome, cluster development, patio home.
- Any combination of the above.
- Type A Group Home.

1-2002 ACCESSORY USES

- As set by an approved Preliminary Development Plan, which may include:
- 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 (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.

1-2003 USES WHICH MAY REQUIRE A P.U.D.

AMENDMENT

- Quasi-public use (church, etc.).
- Small wind energy conversion system.
- Type B Group home.

1-2004 MINIMUM AREA, LOT WIDTH, HEIGHT AND

YARD REQUIREMENTS

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

1-2005 DENSITY RESTRICTIONS

- Not to exceed a maximum of 4.0 dwelling units/gross acre.

1-2006 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.

1-2007 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-2008 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.

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