

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 2100 CURRENT ZONE DISTRICT R-PM

RESIDENTIAL P.U.D. MODERATE DENSITY

1-2101 INTENT

- To provide for areas in unincorporated Arapahoe County which are suitable for moderate density residential development, and to provide a more detailed review of how these developments provide essential services (water and sanitation, schools, parks and recreation, fire and police protection, mass transit, etc.).

1-2102 PRINCIPAL PERMITTED USES

- Single-family detached dwelling unit.
- Single-family attached dwelling unit including: townhome, cluster development, patio home, duplex, triplex, quad development, etc.
- Multi-family dwelling unit: Apartment or condominium unit.
- Any combination of the above.
- Type A Group Home.

1-2103 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 in 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.

1-2104 USE WHICH MAY REQUIRE A P.U.D.

AMENDMENT

- Quasi-public use (church, etc.).
- Type B Group home.
- Structure, roof, or building mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-2105 MINIMUM AREA, LOT WIDTH, HEIGHT AND YARD REQUIREMENTS

- Not to exceed 55' height or four (4) stories.

1-2106 DENSITY RESTRICTIONS

- Not to exceed 10.9 dwelling units per gross acre.

1-2107 MINIMUM UNOBSTRUCTED OPEN SPACE

- Thirty percent (30%) for attached and/or multifamily dwelling unit portions of developments.

1-2108 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.

1-2109 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-2110 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.