

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 2200 CURRENT ZONE DISTRICT R-PH

RESIDENTIAL P.U.D. HIGH DENSITY

1-2201 INTENT

- To provide for areas within unincorporated Arapahoe County which are suitable for high density residential development, and to provide a detailed review of how these developments address issues such as affordable housing opportunities, mass transit links with employment centers, proximity to adequate recreational facilities, etc., and how these developments provide essential services (water and sanitation, schools, fire and police protection, etc.).

1-2202 PRINCIPAL PERMITTED USES

- Single-family detached dwelling unit.
- Single-family attached dwelling unit.
- Multi-family dwelling unit.
- Any combination of the above.
- Type A Group Home.

1-2203 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.

1-2204 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).

1-2205 MINIMUM AREA, LOT WIDTH, HEIGHT AND YARD REQUIREMENTS

- As set by an approved Preliminary Development Plan.

1-2206 DENSITY RESTRICTIONS

- A minimum of 11.0 dwelling units per gross acre.

1-2207 MINIMUM UNOBSTRUCTED OPEN SPACE

- Thirty-five percent (35%) for attached and/or multifamily dwelling unit portions of developments.

1-2208 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.

1-2209 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-2210 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.