

**PART 1                    ZONING REGULATIONS**  
**SECTION 2300    CURRENT ZONE DISTRICT SH**  
**SENIOR HOUSING**

**1-2301    INTENT**

- To provide for areas which are suitable for the construction of senior housing residences and facilities within unincorporated Arapahoe County.

**1-2302    PRINCIPAL PERMITTED USES**

- Housing for persons 55 years of age or older.
- Type A Group Home.

**1-2303    ACCESSORY USES**

- Recreation, medical, religious, laundry and/or caretaker facilities, and other building(s) and use(s) customarily appurtenant to the permitted use.
- Home occupation.
- Structure, roof, or building mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- Camouflaged CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

**1-2304    MINIMUM AREA, HEIGHT AND YARD**  
**REQUIREMENTS**

- As set by an approved Preliminary Development Plan.

**1-2305    MINIMUM UNOBSTRUCTED OPEN SPACE**

- Thirty-five percent (35%).

## **1-2306 ADDITIONAL REQUIREMENTS**

### **1-2306.01**

- Senior housing should be accessible to:
  - Established public transportation routes.
  - Existing or proposed shopping areas.
  - Public or private recreational amenities.
  - Other residential areas to minimize senior citizen isolation.
  - Situated to minimize traffic and emergency vehicle access impacts to surrounding neighborhoods.
  - Medical facilities.

### **1-2306.02**

- A note shall be placed on the Preliminary Development Plan prescribing a minimum age limit for one occupant of each unit in the project at 55 years of age or older. The restriction may be released for rental units which are advertised for 270 consecutive days and not occupied by one or more qualified individuals. Those unoccupied units, and those only, may then be rented to person(s) of any age. In the event that such unit is occupied by a non-senior, and later vacated, the 270-day period shall apply to that unit.

### **1-2306.03**

- In the event the senior housing project is non-profit and/or non-profit subsidized, the following may apply:

#### **1-2306.03.01**

- Restrictions regarding age requirements shall be effective as long as bond financing instruments are outstanding but in no case less than ten (10) years from the date of the initial Certificate of Occupancy being issued.

# Arapahoe County Land Development Code

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## **1-2306.03.02**

- The County may waive the normal County fee relating to the issuance of industrial revenue bonds which are issued by the County.

## **1-2306.03.03**

- The County may waive the developer's obligation to provide required public improvements on a case-by-case basis.

## **1-2306.03.04**

- The County may waive land dedication and/or cash-in-lieu of land dedication requirements on a case-by-case basis.

## **1-2307 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.

## **1-2308 SPECIAL AREA AND ACTIVITY REGULATIONS**

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

## **1-2309 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.