

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 2700 CURRENT ZONE DISTRICT B-4

GENERAL BUSINESS-OUTDOOR DISPLAY

1-2701 INTENT

- To provide for areas within the unincorporated portions of Arapahoe County which allow uses which may provide for the outdoor storage of materials to be located between retail, office and industrial uses.

1-2702 PRINCIPAL PERMITTED USES

- Animal hospital and veterinary clinic.
- Automobile, truck, trailer, boat, and farm implement, storage leasing or major repair.
- Bakery, creamery, soft drink bottling plant, dry cleaning and dyeing plant, or laundry.
- Building material sales yard, not including concrete mixing or creosote operation.
- Cabinet shop, electric shop, plumbing shop, heating shop, lithographic and/or printing shop, furniture reupholstering.
- New and used car sales and service, boat and trailer rental and sales, automobile service station.
- Body shop (rental or leasing).
- Wholesale business, storage or warehousing.
- Offices as permitted in B-1, Administrative & Professional Offices.
- Commercial wholesale greenhouses or fruit stands.
- Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.
- Sexually-oriented business.

1-2703 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.

Arapahoe County Land Development Code

- Structure, roof, or building face mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- Free standing CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-2704 USES BY SPECIAL REVIEW

- 24-hour convenience retail operation.
- Massage parlor.
- Billboard and/or off-premise signage.
- Car wash and/or auto detailing.
- Quasi-public use (church, etc.).

1-2705 MAXIMUM BUILDING HEIGHT

- Not to exceed fifty feet (50'), including mechanical appurtenances.

1-2706 MINIMUM YARD REQUIREMENTS

- All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses, twenty-five feet (25') from business zones or uses except as provided below, and twenty-five feet (25') from public right-of-way lines.
- Interior lot line setback is 10'.
- Minimum distance between structures is 20'.
- Minimum designated parking area setback is 10' from each property line.
- Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

1-2707 MINIMUM UNOBSTRUCTED OPEN SPACE

- Twenty percent (20%).

1-2708 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.

1-2709 SPECIAL AREA AND ACTIVITY REGULATIONS
(H.B. 1041)

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

1-2710 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.