

# Arapahoe County Land Development Code

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## **PART 1            ZONING REGULATIONS**

### **SECTION 2800   CURRENT ZONE DISTRICT I-1**

#### **LIGHT INDUSTRIAL**

#### **1-2801    INTENT**

- To promote areas of light industrial and/or high technology development in unincorporated Arapahoe County.
- Storage of live animals, commercial explosives, or junk shall be prohibited.
- No effects from noise, smoke, glare, vibration, fumes, or other environmental factors shall be measurable at the property line.

#### **1-2802    PRINCIPAL PERMITTED USES**

- Laboratories (basic and applied research, experimental, testing, etc.).
- Manufacture, fabrication, processing or assembling of products.
- Wholesale sale or storage of any commodity complying with the intent of this district.
- Repair, rental, and servicing of any commodity, the manufacture, fabrication, processing, warehousing sale of which is permitted in the district.
- Office.
- Office/Showroom/Warehouse.
- Mini-warehouse/self storage.
- Day care center.
- Restaurant.
- 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.

# Arapahoe County Land Development Code

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## **1-2803 ACCESSORY USES**

- Building and use customarily appurtenant to the permitted use.
- Residence required for caretaker or night watchman employed by the premises.
- Free standing CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

## **1-2804 SPECIAL EXCEPTION USES**

- Retail sale of any commodity manufactured, processed, fabricated and/or warehoused only on the premises (limited to 10% retail sale).
- Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or planned residential dwelling unit.

## **1-2805 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.).

## **1-2806 MAXIMUM BUILDING HEIGHT**

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

## **1-2807 MINIMUM YARD REQUIREMENTS**

- All uses in this district shall set back a minimum of fifty (50') from property lines abutting residential zones or uses, twenty-five (25') from non-residential zones and twenty-five (25') from public right-of-way lines.
- Interior lot line setback is 10'.
- Minimum distance between structures is 30'.

# Arapahoe County Land Development Code

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- 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.

## **1-2808 MINIMUM UNOBSTRUCTED OPEN SPACE**

- Twenty percent (20%).

## **1-2809 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.

## **1-2810 SPECIAL AREA AND ACTIVITY REGULATIONS**

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

## **1-2811 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.