

Arapahoe County Land Development Code

- Free standing CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-2904 SPECIAL EXCEPTION USES

- Retail sale of any commodity manufactured, fabricated or processed on the premises or of any commodity designed especially for the use in agriculture, mining, industry, business, transportation, or construction.
- 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.
- Free standing CMRS facility which exceeds the height limitations of Section on Commercial Mobile Radio Facilities.

1-2905 USES BY SPECIAL REVIEW

- 24-hour convenience retail operation.
- Massage parlor.
- Billboard and/or off-premise signage.
- Car wash and/or auto detailing.
- Gravel, mineral or sand extraction, quarry or sand.
- Major Electrical, Natural Gas and Petroleum-Derivative Facilities of a Private Company.

1-2906 MAXIMUM BUILDING HEIGHT

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

1-2907 MINIMUM YARD REQUIREMENTS

- All uses in this district shall set back a minimum of one hundred feet (100') from property lines abutting residential zones or uses, fifty feet (50') from non-residential zones and twenty-five feet (25') from public right-of-way lines.

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- Interior lot line setback is 10'.
- Minimum distance between structures is 30'.
- 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.

1-2908 MINIMUM UNOBSTRUCTED OPEN SPACE

- Twenty percent (20%).

1-2909 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.

1-2910 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.

1-2911 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.