

# Arapahoe County Land Development Code

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## **PART 1 ZONING REGULATIONS**

### **SECTION 3200 CURRENT ZONE DISTRICT O - OPEN**

#### **1-3201 INTENT**

- To provide for areas intended to be used primarily for outdoor recreation activities and to provide open space buffers to residential areas and/or dwellings. Maximizing the areas set aside for unobstructed open space will therefore be one of the major criteria for evaluation of development proposals.
- It is expected that development under this district will provide for the conservation of the natural features of the land.
- If land is in a 100-year floodplain, no structures will be permitted and rezoning to “F” will be required.

#### **1-3202 PRINCIPAL PERMITTED USES**

- Outdoor recreation.
- Agricultural use (limited to cultivation of crops only, provided that no dwelling or other structure is located in the district).
- Public park.
- Golf course and country club (subject to limitations required Section 1-3600).
- Recreational clubs, (Tennis club, Swim club, gun club, etc.) provided that indoor uses are limited to 10% of site.
- Cemetery.
- 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.

#### **1-3203 ACCESSORY USES**

- Building (where permitted) and use customarily appurtenant to the permitted use.

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

## **1-3204 SPECIAL EXCEPTION USES**

- Airport, private aircraft landing field, and/or aircraft-related recreational facility.
- 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.
- Commercial antennas and radio towers (height and location especially to be reviewed).
- Go-cart and skateboard tracks.
- Drive-in theater.
- Amusement park.
- Public riding academy and stable.
- Driving range, miniature golf and "par 3" course.
- Automobile parking when proposed as principal permitted use.

## **1-3205 MAXIMUM BUILDING HEIGHT**

- Not to exceed thirty-five feet (35').

## **1-3206 MINIMUM YARD REQUIREMENTS**

- As set by an approved Preliminary Development Plan.

## **1-3207 MINIMUM UNOBSTRUCTED OPEN SPACE**

- Ninety percent (90%).

## **1-3208 AIRPORT INFLUENCE AREA REGULATIONS**

- This zoning district may be affected by special use and height restrictions and performance regulations as set forth in these Regulations.

## **1-3209 SPECIAL AREA AND ACTIVITY REGULATIONS**

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

## **1-3210 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.