

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 3300 CURRENT ZONE DISTRICT F

FLOODPLAIN

1-3301 INTENT

1-3301.01

- This district is intended to comprise those areas which are subject to periodic inundation, and, therefore, are unsuitable for human habitation.

1-3301.02

- No structure shall be used for human habitation.

1-3301.03

- This district is further intended to preserve and protect the floodway (i.e., that area necessary to pass the 100-year flood as defined by the Urban Drainage and Flood Control District).

1-3301.04

- The boundaries of lands controlled by this district shall be those areas which would be inundated by a 100-year flood, as areas of special flood hazard designated by the Board of County Commissioners, in accordance with Section 1-3606.07.02.

1-3301.05

- Land in this district may be used for the area requirements for any other district so long as adequate space remains in any such land outside of the floodplain for building purposes.

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1-3301.06

- No floodplain use shall adversely affect the efficiency of or unduly restrict the capacity of the channels or floodways of any tributaries to the mainstream, drainage ditches, or any other drainage facilities or systems.

1-3301.07

- No structure (temporary or permanent), fill, (including fill for roads and levees), deposits, obstruction, storage of materials, or other floodplain uses which, acting alone or in combination with existing or future floodplain uses, shall be permitted that adversely affect the efficiency or the capacity of the floodway, or which increases flood heights or adversely affects the storage capacity of the floodplains based on the assumption of an equal degree of encroachment extending for a significant reach on both sides of the stream.

1-3301.08

- All uses of F Zone property shall comply with applicable floodplain regulations contained in Section 1-3300 and within the floodplain chapter of the Arapahoe County Stormwater Management Manual, as may be amended from time to time. It is the intent of Arapahoe County that no permanent structures be located or substantially improved in F Zone property, and that all such existing legal nonconforming uses cease upon obsolescence of existing nonconforming structures. The restrictions contained in this section shall be interpreted and applied in concert with the floodplain regulations set forth in Section 1-3300, the floodplain chapter of the Arapahoe County Stormwater Management Manual, and that in the event of conflict between the sections, that the Floodplain Regulations be deemed to supersede the regulations in this section.

1-3302 PRINCIPAL PERMITTED USES

- Public recreation.
- The growing of agricultural crops and nursery stock and gardening.
- The keeping of grazing or agricultural livestock.

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- Riding academy, provided that no permanent structure or shelter is located within the 100-year floodplain.
- Fish hatcheries, recreational camps, works for watershed protection and similar uses.
- Wildlife sanctuary.
- Parking, provided that impervious surfaced parking area is subject to PWD Engineering Division approval of generated storm water runoff.
- 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.

1-3303 USE BY SPECIAL REVIEW

- Gravel, mineral or sand excavations (subject to conditions required in Section 1-3600).

1-3304 MAXIMUM BUILDING HEIGHT

- Not to exceed twenty-five feet (25').

1-3305 MINIMUM YARD REQUIREMENTS

- All permitted structures shall set back at least twenty-five feet (25') from any public right-of-way.

1-3306 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.

1-3307 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-3308 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.