

## **PART 1                    ZONING REGULATIONS**

### **SECTION 3900   TEMPORARY STRUCTURES**

#### **1-3901    INTENT**

- The intent of this section is to provide for the regulation of temporary structures. For the purposes of these Regulations the term “temporary” shall mean a period of up to one year, unless otherwise permitted.

#### **1-3902    GENERAL REQUIREMENTS AND PROCEDURES**

- Prior to the erection and use of a temporary structure, the applicant shall be required comply with the following:

##### **1-3902.01**

- A site plan showing the location of structures, setbacks and any other pertinent information shall be submitted to the PWD Building Division for review and conformance with all applicable zoning district requirements in which the structure is to be located.

##### **1-3902.02**

- The temporary building permit granted by the PWD Building Division shall expire one (1) year from the date of issuance, unless otherwise provided herein. The applicant may reapply before the expiration of the original temporary building permit for a continuation of the permit. Upon a showing of hardship and/or evidence that a permanent structure is being constructed upon the property, the PWD Building Division may issue additional temporary permits. However, in no event shall a maximum of more than two (2) permits be granted per structure. All temporary structures shall be in violation of these Regulations at the expiration of the second permit, and shall be removed.

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## **1-3902.03**

- All written requests for renewal of a temporary permit shall be submitted to the PWD Building Division a minimum of ten (10) working days prior to the expiration date.

## **1-3902.04**

- Prior to the issuance of the permit by the PWD Building Division, the applicant shall post an appropriate bond with the County, as required.

## **1-3902.05**

- The applicant shall meet any additional requirements necessary for the health, safety and welfare of the residents of the surrounding area as may be required by Arapahoe County.

## **1-3903 PERMITTED TEMPORARY STRUCTURES**

### **1-3903.01**

- A temporary residence shall be permitted only in the A-E, A-1 and A-2 zoning districts upon obtaining required building permits.

### **1-3903.02**

- Temporary Construction Yard and/or Office. A parcel used for the storage of construction materials and/or a temporary structure for a construction office to be used for managing a construction job may be permitted in all districts with the following restrictions:
  - The structure and/or parcel are/is to be used only during normal construction hours by the construction superintendent, construction workers, contractors, etc.
  - While construction is occurring, a temporary construction office and/or construction yard may be permitted provided that it is located within the area of a recorded Final Plat, an approved Final or Master Development Plan, Subdivision Development Pan, L&E and a USR.

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- The temporary construction office may be used as a security office but shall not be used as living quarters.

## **1-3903.03      TEMPORARY RESIDENTIAL SALES OFFICES** **(MODEL HOMES)**

- Temporary residential sales offices for the sale of units in an area shall be permitted with the following restrictions:
  - Sales shall be limited only to those units within the platted subdivision in which the office is located.
  - The temporary structure shall be located within the area of a recorded Final Plat.
  - The use of a temporary residential sales office may require the posting of a bond with the PWD Building Division.
  - Sales offices within model homes shall meet criteria as may be established by PWD Building Division regulations, as set forth within the County Building Code, etc.

## **1-3903.04      FIREWORKS STANDS**

- Fireworks stands shall be permitted upon compliance with the following provisions:
  - Fireworks stands shall not be permitted in residential zoning districts.
  - Fireworks stands shall not be permitted within 75' of residential structures.
  - Fireworks stands shall be located no closer than fifty feet (50') from all property lines.
  - Proof of compliance with Arapahoe County Ordinance No. 86-1 shall be submitted with an application for a fireworks stand permit, including proof of insurance.
  - A minimum of 15 parking spaces are to be provided for customers.
  - The PWD Engineering Division has granted access approval.
  - Fireworks stands must be located within the boundaries of a fire protection district, and comply with all applicable district requirements.
  - No stand shall be permitted to operate prior to June 15<sup>th</sup> or after July 7<sup>th</sup>.

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- Fireworks stands must comply with the provisions of the Arapahoe County Building Code, and meet the minimum requirements of the 2006 International Fire Code applicable to temporary structures.
- The net weight of the pyrotechnic composition of fireworks stored at the site shall be limited to 125 pounds (where the net weight if the pyrotechnic composition is not known, it shall be presumed that 25 percent of the gross weight of the fireworks, including packaging, equals the net weight of the pyrotechnic composition of the fireworks) : except that storage in excess of 125 pounds is permitted at the site if stored in a approved magazine that is located outside of the sales area and a minimum of 100 feet from inhabited buildings, 20 feet from all property lines, 30 feet from automobile parking and 50 feet from flammable liquids or fuels.
- Proof of permission to occupy the site (for example, a lease or rental agreement) must be provided.
- Permit fees shall be \$500.00 plus a \$250.00 deposit which is refundable if the permittee completely cleans up the site and calls for a clean-up inspection prior to July 13.

## **1-3903.05 CHRISTMAS TREE LOTS**

- Christmas tree lots shall be permitted upon compliance with the following provisions:
  - Christmas tree lots shall not be permitted in residential zoning districts.
  - Any structure(s) associated with the operation of a Christmas tree lot shall be erected no closer than fifty feet (50') from all property lines, and shall be anchored in such a manner as to withstand normal wind pressure, be safe from collapse, and be constructed in such a manner so as not to create a health, safety and/or welfare violation(s).
  - Christmas tree lots shall not be erected prior to the weekend after Thanksgiving, nor remain after January 1.
  - Proof of compliance with Arapahoe County Ordinance No. 85-1 shall be submitted with an application for a Christmas tree lot permit.
  - That a minimum of 15 parking spaces are to be provided for customers.
  - That the PWD Engineering Division has granted access approval.