

# Arapahoe County Land Development Code

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## **PART 1                    ZONING REGULATIONS**

### **SECTION 700    OBSOLETE ZONE DISTRICT R-2**

#### **RESIDENTIAL**

#### **1-701            INTENT**

- THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 1-106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- Only one principle use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

#### **1-702            PRINCIPAL PERMITTED USE**

- Single-family dwelling unit.
- Type A Group Home.

#### **1-703            ACCESSORY USES**

- Building and use customarily appurtenant to the permitted use.
- Home occupation.
- Structure, roof, or building face mounted micro-cell or repeater CMRS facility limited to quasi-public or public use areas. (Subject to further restrictions; see section on Commercial Mobile Radio Facilities).
- There shall be a maximum combination of three dogs, cats, small animals, and reptiles over the age of six (6) months per household, except as otherwise set forth within the Land Development Code.

#### **1-704            SPECIAL EXCEPTION USES**

- Small wind energy conversion system.

#### **1-705            USE BY SPECIAL REVIEW**

- Type B Group home.
- Quasi-public use (church, etc.).

**1-706 MAXIMUM BUILDING HEIGHT**

- Not to exceed twenty-five Feet (25')

**1-707 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS**

- Minimum lot width is 75'.
- Front yard is 25' (principal structure); front building line (accessory structure).
- Side yard is 15' (principal structure); 5' (accessory structure).
- Rear yard is 25' (principal structure); 10' (accessory structure).
- Minimum lot area is 20,000 square feet.

**1-708 AIRPORT INFLUENCE AREA REGULATIONS**

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

**1-709 SPECIAL AREA AND ACTIVITY REGULATIONS**

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

**1-710 VOIDED/DE-ANNEXED/DISCONNECTED LAND REGULATIONS**

- This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.