

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 900 OBSOLETE ZONE DISTRICT R-3S

RESIDENTIAL-SPECIAL

1-901 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.

1-902 PERMITTED USE

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

1-903 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Home occupation.
- Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only. (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.

1-904 SPECIAL EXCEPTION USES

- Barber shop.
- Beauty shop.
- Ceramics shop.
- Small wind energy conversion system.

1-905 USE BY SPECIAL REVIEW

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

1-906 MAXIMUM BUILDING HEIGHT

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

1-907 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS

- Minimum lot width is 50'.
- Front yard is 25' (principal structure); front building line (accessory structure).
- Side yard is 5' (principal structure); 5' (accessory structure).
- Rear yard is 25' (principal structure); 5' (accessory structure).
- Minimum lot area is 6,000 square feet.

1-908 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.

1-909 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-910 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.