

Arapahoe County Land Development Code

PART 1 ZONING REGULATIONS

SECTION 2600 CURRENT ZONE DISTRICT B-3

COMMUNITY BUSINESS

1-2601 INTENT

- To provide for the location of service establishments which primarily serve the residents of unincorporated Arapahoe County.
- All uses conducted in this district shall be contained in a completely enclosed structure(s) except as otherwise provided herein.

1-2602 PRINCIPAL PERMITTED USES

- Any use permitted in the B-1 District.
- Appliance store.
- Auto sales and repair (provided that repair facilities are an accessory use of auto sales).
- Automobile parking lot.
- Auto service station (not including auto bodywork or vehicle rental).
- Billiard parlor and/or pool hall.
- Bowling alley, tennis club, skating rink, health club, etc.
- Convenience store with or without gas pumps.
- Department store.
- Beauty salon/barber shop.
- Dry goods store.
- Furniture store.
- Night club, tavern.
- Special trade contractors, including but not limited to plumbing, heating, and electrical.
- Restaurant (including drive-through "fast foods").
- Hotel/motel.

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- Temporary seasonal “tent”/sidewalk sales not exceeding a total of thirty (30) days in any one calendar year, per shopping center.
- 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.

1-2603 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Structure, roof, or building mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)
- Camouflaged CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-2604 SPECIAL EXCEPTION USES

- Temporary use for a fair or carnival not to exceed 30 days in one year.
- 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.

1-2605 USES BY SPECIAL REVIEW

- 24-hour convenience retail operation.
- Massage parlor.
- Billboard and/or off-premise signage.
- Car wash and/or auto detailing.
- Quasi-public use (church, etc.).

1-2606 MAXIMUM BUILDING HEIGHT

- Not to exceed fifty feet (50') including mechanical appurtenances.

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1-2607 MINIMUM YARD REQUIREMENTS

- All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from adjacent public right-of-way lines.
- Interior lot line setback is 10'.
- Minimum distance between structures is 20'.
- Minimum designated parking area setback 10' from each property line.
- Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

1-2608 MINIMUM UNOBSTRUCTED OPEN SPACE

- Twenty percent (20%) for one or two story structures.
- Twenty-five percent (25%) for a three-story structure.

1-2609 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.

1-2610 SPECIAL AREA AND ACTIVITY REGULATIONS

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

1-2611 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.

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PART 1 ZONING REGULATIONS

SECTION 2500 CURRENT ZONE DISTRICT B-1

ADMINISTRATIVE AND PROFESSIONAL OFFICES

1-2501 INTENT

- To provide for areas which encourage office employment opportunities proximate to residential areas in unincorporated Arapahoe County.
- All uses conducted in this district shall be contained within structures (no outdoor storage, display, or sale).

1-2502 PRINCIPAL PERMITTED USES

- General office, for example:
 - Administrative and executive offices.
 - Consulting service offices (business and professional).
 - Design professions (architect, planner, etc.).
 - Financial institutions (including drive-through facilities).
 - Medical, dental, and veterinary offices.
 - Insurance and investment offices, etc.
- Public or private meeting hall.
- Nursery school, day care center.
- Appurtenant retail uses.
- 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.

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1-2503 ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Restaurant - provided that the entrance to any such accessory use shall be from inside the principal building, and no sign advertising said restaurant shall be visible from outside the building and providing that no more than fifteen percent (15%) of said principal building shall be devoted to such use.
- Structure, roof, or building mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- Camouflaged CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

1-2504 SPECIAL EXCEPTION USES

- 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.

1-2505 USE BY SPECIAL REVIEW

- Quasi-public use (church, etc.)

1-2506 MAXIMUM BUILDING HEIGHT

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

1-2507 MINIMUM YARD REQUIREMENTS

- All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from adjacent public right-of-way lines.
- Interior lot line setback is 10'.
- Minimum distance between structures is 20'.
- Minimum designated parking area setback is 10' from each property line.