

Information Concerning Proposed New Residential Zone Districts Arapahoe County, Colorado

The County has been working to develop new residential zone districts to potentially replace selected obsolete zone districts shown on the County Zoning Map and also to give homebuilders and developers alternatives to creating a Planned Unit Development. Currently, Arapahoe County's smallest allowable residential lot size is 40,000 square feet, unless approved by a Planned Unit Development. The intent is to provide more options for housing products and greater flexibility with the new zone districts. The new districts are described below, beginning with R-1-B, followed by a Table of Permitted Uses indicating where each type of dwelling unit would be permitted, a Dimensional Standards Table indicating minimum lot sizes, setbacks and other standards, and finally, standards applicable to developments proposed on smaller lots (4,999 square feet and smaller). These small lot residential standards are carried over from the current Code; the requirements are not new. Please note that the agricultural, rural residential, manufactured home (R-M), and current R-1 districts are not changing other than the names for those districts – with one exception. Arapahoe County proposes reducing the A-E (35+ acre lot) minimum lot frontage from 1,320 feet to 600 feet to better reflect how the rural area has developed.

Residential Zone Districts

R-1-A, Residential 1-A (No Changes are Proposed; 40,000 to 70,000 square foot lots)

A. SPECIFIC PURPOSE

The R-1-A zone district is intended to provide for low-density single-family detached residential development with a minimum lot size of 40,000 square feet within the more urban portions of the unincorporated areas of Arapahoe County.

B. RELATION TO THE COMPREHENSIVE PLAN

The R-1-A zone district fits within the Urban Residential/Single Family Detached and Attached land use designation of the Comprehensive Plan. This zone districts provides a transition between the Rural Areas of the Comprehensive Plan and more densely developed urban areas.

R-1-B, Residential 1-B (20,000 to 39,999 square foot lots)

A. SPECIFIC PURPOSE

The R-1-B zone district is intended to provide large lot single-family detached residential development on lots of 20,000 square feet and greater in the more urban portions of the unincorporated areas of Arapahoe County. It serves as a transition from more densely developed neighborhoods to the rural residential and agricultural zoned lands in the county.

B. RELATION TO THE COMPREHENSIVE PLAN

The R-1-B zone district fits within the Urban Residential/Single Family Detached and Attached land use designation of the Comprehensive Plan. This zone district contributes to the Comprehensive Plan goal to provide a variety of neighborhoods in the unincorporated areas with this land use designation. This zone district provides a transition between the Rural Areas of the Comprehensive Plan and more densely developed urban areas.

R-1-C, Residential 1-C (12,500 to 19,999 square foot lots)

A. SPECIFIC PURPOSE

This district is intended for single-family detached home development on medium-sized lots of 12,500 square feet or greater. This district allows for new residential development of a suburban residential character and can be used as a transition to more densely developed neighborhoods in more urbanized areas of the county.

B. RELATION TO THE COMPREHENSIVE PLAN

The R-1-C zone district fits within the Urban Residential/Single Family Detached and Attached land use designation of the Comprehensive Plan. This zone district contributes to the Comprehensive Plan goal to provide a variety of neighborhoods in the unincorporated areas with this land use designation. This zone district provides for transition to larger lot and more rural development from more urban and mixed-use zone areas.

R-1-D, Residential 1-D (7,000 to 12,499 square foot lots)

A. SPECIFIC PURPOSE

This district is intended for single-family detached home development on lots similar in size to those found in traditional single-family urban neighborhoods. This more compact development conserves land and adds variety to the types of single-family homes available in the county. The primary land use is single-family homes on lots between 7,000 and 12,499 square feet in size.

B. RELATION TO THE COMPREHENSIVE PLAN

The R-1-D zone district fits within the Urban Residential/Single Family Detached and Attached land use designation of the Comprehensive Plan. This zone district contributes to the Comprehensive Plan goal to provide a variety of neighborhoods in the unincorporated areas with this land use designation. This zone district provides for transitions to a variety of residential and mixed-use zone districts.

R-2-A, Residential 2-A (5,000 to 6,999 square foot lots)

A. SPECIFIC PURPOSE

The R-2-A zone district is intended for smaller scale single-family detached and two-family home development on relatively narrow lots. This district allows for the development of neighborhoods with a variety of lot sizes and a blend of single-family dwelling units, such as zero-lot line homes, patio homes, and two-family homes. The primary land uses are single-family detached and two-family homes on lots between 5,000 and 6,999 square feet in size.

B. RELATION TO THE COMPREHENSIVE PLAN

The R-2-A zone district fits within the Urban Residential/Single Family Detached and Attached land use designation of the Comprehensive Plan. This zone district contributes to the Comprehensive Plan goal to provide a variety of neighborhoods in the unincorporated areas with this land use designation. This zone district provides for transitions to a small lot residential and mixed-use zone districts.

R-2-B, Residential 2-B (3,600 to 4,999 square foot Lots)

A. SPECIFIC PURPOSE

The R-2-B zone district is intended for a mix of townhome, two-family homes, and single-family detached home development on small lots. This district allows a blend of single-family unit types to be developed with a more urban type of neighborhood character. The

primary land uses are townhouse, two-family homes and single-family detached homes on lots between 3,600 and 4,999 square feet in size.

A maximum of 10 acres of contiguous land may be located in this district, and areas zoned R-2-B must be separated from each other by a distance of at least 1,000 feet, measured in a straight line. The total amount of land zoned R-2-B may not exceed 50 percent of the land in any preliminary subdivision plat. The PUD process will remain an option for areas larger than 10 acres or developments proposing smaller townhouse lots.

B. RELATION TO THE COMPREHENSIVE PLAN

The R-2-B zone district fits within the Urban Residential/Single Family Detached and Attached land use designation of the Comprehensive Plan. This zone district contributes to the Comprehensive Plan goal to provide a variety of neighborhoods in the unincorporated areas with this land use designation. This zone district provides for small lot residential developments to be interspersed close to commercial and employment centers.

Permitted Uses (Agricultural, Rural Residential and Residential Zone Districts Only)

TABLE 3-2.1 PERMITTED USE TABLE																							
P = Permitted, A = Accessory, SR = Use by Special Review, SE = Use by Special Exception, T= Temporary Use/Temporary Use Permit Required, Blank = Not Permitted																							
	Agriculture and Residential ^[1]												Non-Residential ^[1]				PUD Districts ^[2]	Overlay	Use Specific Standard				
	A-E	A-1	RR-A	RR-B	RR-C	R-1-A	R-1-B	R-1-C	R-1-D	R-2-A	R-2-B	R-M	B-1	B-3	B-4	B-5				I-1	I-2	F ^[3]	O
																					Includes PUD, R-PSF, R-PM, R-PH, SH, MU, and C	SBC-O	Code Section
Residential Uses																							
Household Living																							
Single Family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P										P	
Single family cluster, detached dwelling								P	P													P	3-3.2.B
Single-family attached dwelling, other than 2-family or townhome										P	P												
2-Family										P	P											P	3-3.2.B
Townhome											P											p ^[4]	3-3.2.H
Multi-family dwelling <i>New Multi-family requires a PUD</i>																						p ^[4]	3-3.2.B; 3-3.2.H
Mother-in-law apartment	SE	SE	SE	SE	SE																		3-3.2.D
Manufactured home	P	P	P									P											3-3.2.C
Mobile home												P											3-3.2.C
Ranch Hand/Agricultural Worker Housing	SE	SE	SE																				3-3.2.F
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A											3-3.11
Pets	A	A	A	A	A	A	A	A	A	A	A	A											3-3.2.E
Temporary Residence	T	T	T																				
Group Living																							
Group Home – Type A	P	P	P	P	P	P	P	P	P	P	P	P											3-3.2.A
Group Home – Type B	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR										SR	3-3.2.A

[1] Overlay District Regulations may apply: Airport Influence Area (AIA), Centennial Airport Environs Planning Area (CAEPA) and/or Mineral Resource and Geologic Hazard Areas. See Sections 2-5.1, 2-5.2, and 2-5.4.

[2] Prior to the effective date of this LDC, the Permitted and Special Review uses are established by previously approved PUDs, including R-PSF, R-PM, R-PH, SH, MU and C. All existing PUDs with these zone district designations will continue to be governed by the existing approved PUD Preliminary and Final Development Plans. Temporary Uses listed in the Table may be permitted in non-residential portions of a PUD with an approved Temporary Use Permit. Temporary Uses allowed in residential portions of a PUD are allowed as shown in the Table with an approved Temporary Use Permit.

[3] The uses and improvements listed as Permitted or Use by Special Review in the Floodplain District may be considered for approval within a floodplain if it is determined that the proposed use or improvement is in conformance with Section **Error! Reference source not found.**, Floodplain Management, floodplain management goals, and is otherwise consistent with the zoning district standards of the Land Development Code. It must be demonstrated that none of the conditions in subsection **Error! Reference source not found.**, will occur as a result of the proposed use or improvement.

[4] May include stacked multi-family units, including second-story multi-family units above office and retail uses.

Dimensional Standards

AGRICULTURAL AND RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

1. General Dimensional Standards

All primary and accessory structures in the agricultural and residential districts shall comply with the dimensional standards in Table 4-1.1, unless an exception or a different standard is stated in another section of the LDC.

TABLE 4-1.1 AGRICULTURAL AND RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS													
ac = acres; du = dwelling unit; sf = square feet													
	Agricultural		Rural Residential			Residential							PUD ^[3]
	A-E	A-1	RR-A	RR-B	RR-C	R-1-A	R-1-B	R-1-C	R-1-D	R-2-A	R-2-B	R-M	
Lot Standards (Minimum)													
Lot Size													
Single-family	35 ac	19 ac	9 ac	2.41 ac ^[1]	1.61 ac ^[2]	40,000 sf	20,000 sf	12,500 sf	7,000 sf	5,000 sf	3,600 sf	5,000 sf	Per Approved Development Plan
Single-family cluster								6,250 sf ^[4]	3,600 sf ^[4]				
2-family										2,800/du	2,800/du		
Townhome											2,000/du		
Lot Width (feet)													
Single-family	600	330	165	125	110	75	75	60 ^[5]	50 ^[5]	45 ^[5]	40 ^[5]	50	Per Approved Development Plan
2-family										40	35		
Townhome											25		
Setbacks, Principal Structure or Use (Minimum) (feet)													
Front	100	100	50	50	50	25	25	20 ^{[6], [10]}	20 ^{[6], [10]}	20 ^[6]	Garage: 20 ^[6] Living area: 15 ^[6]	20	Per Approved Development Plan
Side, each	100	50	25	25	25	25	15	10 ^[10]	5 ^[10]			0	
Side, combined										10 ^[7]	8 ^[7]		
Rear	100	50	50	25	25	25	25	20 ^[10]	15 ^[10]	15	10	10	
Side Corner	100	100	50	50	25	25	25	20	20	20	Garage: 20 Living area: 15	20	
From Public Right-of-way								50 from arterial street 25 from collector street				20	
Setbacks, Accessory Structure or Use (Minimum) (feet)													
Front	100	[8]	[8]	[8]	[8]	[8]	[8]	20	20			[9]	Per Approved Development Plan
Side	100	25	25	15	5	10	10	15	[8]			5	
Rear	100	25	25	10	10	10	10	20	Garage: 0 Other: 10			5	
Distance between principal structures								Per Fire Code				20	
Building Standards (Maximum) (feet)													
Building Height (feet)													
All DUs	50	50	35	35	35	35	35	38					Per Approved Development Plan
Mobile homes												25	
Manufactured homes												35	

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ac = acres; du = dwelling unit; sf = square feet

	Agricultural		Rural Residential			Residential							PUD ^[3]
	A-E	A-1	RR-A	RR-B	RR-C	R-1-A	R-1-B	R-1-C	R-1-D	R-2-A	R-2-B	R-M	
Building Coverage													
All structures								40% ^[10]	50% ^[10]	60%	70%		Per Approved Development Plan
Density (Maximum)													
Dwelling Units per Gross Acre												7	Per Approved Development Plan
Unobstructed Open Space (Minimum)													
Attached DU													Per Approved Development Plan
Multifamily DU													
Not specified													
Open Space with direct access to Dwelling (sf)											360 ^[11]		

Notes:

[1] 105,000 square feet

[2] 70,000 square feet

[3] Prior to the effective date of this LDC, dimensional standards for residential uses approved in any previous PUD, including R-PSF, R-PM, R-PH, SH, MU and C, apply to land with these zone designations and are further subject to the terms and provisions of the approved development plans. Residential components of PUDs approved after the Effective Date shall be subject to the dimensional standards established in the approved development plan.

[4] Cluster developments require that a minimum of 35 percent of the site area outside lots is set aside as open space and protected open space or landscaping is located to buffer surrounding development from the visual impacts of the single-family cluster. Development shall not contain more single-family residential lots than would otherwise be permitted.

[5] In the R-1-C, R-1-D, R-2-A, and R-2-B zone districts, where a development parcel is located across a local street from an already-developed area of single-family detached residences, residential development along that local street frontage shall be single-family detached homes, each of which shall have a minimum lot width at least 90 percent as large as the minimum lot width of those in the already-developed single-family area across the local street.

[6] When a vacant lot shares a side lot line with an adjacent residential lot on which a single-family detached dwelling unit has been built, any single-family detached residential dwelling unit constructed on the vacant lot shall have a front setback within 3 feet of the front setback of the single-family detached home on the adjacent lot. When a vacant lot shares two side lot lines with two adjacent residential lots on which single-family detached dwelling units have been built, any single-family detached residential dwelling unit constructed on the vacant lot shall have a front setback within the range of the front setbacks of two single-family homes on either side.

[7] The required side setback can be located predominantly on one side of the primary building, provided that any side wall of the primary building must be a minimum of three feet from a side lot line.

[8] Front Building Line of Principal Building

[9] Front building line

[10] Primary building setbacks and maximum lot coverage on clustered residential lots may not be smaller than 75 percent of those required in the zone district.

[11] Minimum dimension on any side must be 15 feet

Supplemental Standards (Currently in the Land Development Code)

(Note: Subsection 1 establishes the standards for Non-Residential Development, with Residential standards following as Subsection 2.)

2. Small Lot Residential Development

a. Intent

- i. These regulations are intended to address residential lots less than 5,000 square feet in size in any residential development that includes single family detached and/or single-family attached and attached dwelling units. These requirements are designed to minimize the objectionable impacts of small lot development such as: the canyon-like effects from large homes on smaller lots, a congested feeling within development due to inadequate open space, monotonous use of setbacks, and associated street shading in the winter time.
- ii. A determination of whether a subdivision with small lots, less than 5,000 square feet in size, meets the Intent of this section will depend on issues such as: maximum building coverage, maximum volume of a building on a lot, staggered or varied setbacks, architectural variety, alternatively loaded garages, open space amenities, landscaping features and privacy fencing details.
- iii. The street frontage shall not be dominated by garages or driveways. Careful consideration must be made for building and garage placement in order to mitigate the dominance of the garage along the street frontage.
- iv. A small lot subdivision will be further evaluated when proposed on narrower streets than the public roadway standards with restricted parking. This evaluation will include proper mitigation for the increased density and congestion due to narrower streets. All applicable Fire District and PWD Engineering requirements shall apply.

b. General Provisions

- i. The following standards are supplemental to the existing standards for a General or Specific Development Plan or a Conventional Rezoning as applicable.
 - (a) For developments containing lots less than 5,000 square feet, the development must be aesthetically pleasing, provide reasonable levels of private open space and limit height, mass and configuration of structures to avoid canyon-like or wall-like streetscapes, thereby preventing an overcrowded feeling. Solid fences should not be placed on lot lines or be visible from the street unless they can be incorporated without contributing to this same wall-like or over crowded feeling. Consistency in fencing type should be incorporated into the design.
 - (b) When private open space on the lots is minimal, the development must include additional common open space, configured in ways to be useable. The private open space must contribute to a feeling of height and air in the subdivision and lessen the crowded effect of large homes on small lots. Front setbacks shall be staggered to provide verifiable and perceptible change to the front elevation along the street. Covered porches count towards staggering when porches make up at least 50 percent of the house width excluding the garage.
 - (c) Variation in garage placement along the street includes recessed and alley loaded garages both attached and detached.
 - (d) Developers are strongly encouraged to orient units to the street using features such as prominent front doors, useable front porches or patios accessing the street, architectural detailing and landscape improvements.
 - (e) Detached sidewalks on both sides of the roadway are an allowed option. Sidewalk placement may be considered on a case-by-case basis depending upon site considerations

which include but are not limited to: topographic constraints, parking requirements, landscaping design and maintenance of the tree lawn.

- ii. All open space requirements shall be satisfied in accordance with Section 0, Dimensional Standards, or Section **Error! Reference source not found.**, Lot and Site Development Standards.
 - iii. General Design Principles, as applicable.
 - iv. All requirements of the Landscaping regulations shall apply in accordance with Section **Error! Reference source not found.** as stated in this LDC.
- c. Sidewalks
- i. **ATTACHED**
The front setback shall be a minimum of 18 feet from the front of the garage measured to the property line at the back of sidewalk. If the garage is setback from the front of the house, a 15 feet setback to the front building line of the house is allowed. A covered porch may extend up to 10 feet from the property line.
 - ii. **DETACHED**
Detached sidewalks may be placed in easements. When utilized, the sidewalk easement shall span the distance between the property line at the back of curb and the back edge of the sidewalk. The front setback requirement shall be a minimum of 18 feet measured from the front building line of the garage structure to the closest back of sidewalk. The front setback of the house may be reduced to a minimum 13 feet from the back of curb (property line) with the porch allowed to encroach up to four feet from the back of sidewalk.
 - iii. **TREE LAWN**
The minimum tree lawn shall be four feet wide.
- d. Building Orientation, Garage, Open Space and Landscaping Standards

The following items are required for lots less than 5,000 square feet in size that are subject to the Intent of the small lot regulations:

- i. An illustration of side setback relationships and front setback variation;
- ii. An illustration of home to home orientation addressing privacy issues between homes.
- iii. An illustration of lot coverage showing building footprints, percentage of structural coverage and percentage of open space;
 - (a) A typical plan for developer/builder installed front yard landscaping;
 - (b) Documentation of the number of lots of this size in the overall development; application is an in-fill site, documentation of the lot size mix within the surrounding neighborhood. Small lot developments may be a departure from the surrounding densities. The overall design shall be considered in a determination of compatibility not just density.
 - (c) Variations in garage placement are strongly encouraged. The applicant should demonstrate how this variety has been achieved. Garage placement options include but are not limited to: front loaded and recessed attached and detached, rear loaded and recessed attached and detached or side loaded attached or detached.
 - (d) The garage door openings of one of every two single-family detached buildings that front on the same street in the same block must exhibit at least one of the following alternately loaded designs:
 - (i) Attached and recessed from the front building line of the home by minimum of three feet with access from the front;

- (ii) Attached and in the side or rear yard loaded with access by either an alley or a driveway from the side. The garage shall be setback a minimum of three feet behind the front building line;
- (iii) Detached with front, side or rear access and setback a minimum of three feet behind the front building line;
- (iv) Attached and flush with the front building line, provided that a covered porch extends at least four feet forward from the front building line of the house and at least the 50 percent of the house width;
- (v) Flush with the front building line and side-loaded.
- (e) For dwelling units with garage door openings that are not flush, recessed, side-loaded, rear-loaded or detached, garage door openings may be provided in the any of the following ways:
 - (i) Extending from the front building line of the living unit not more than 10 feet, but with an architectural design element such as bay/box window; covered porch at least four feet in depth and 50 percent of the house width (excluding the garage) across the front building line of the living unit;
 - (ii) A defined outdoor space such as a courtyard that is designed to include the front yard space between the front building line of the living unit and the front building line of the garage, developed to extend at least flush with the garage front building line; and
 - (iii) Extending from the front building line the width of the garage with a side entry garage.
- iv. A narrative description of the proposed project including overall design concept and target market;
- v. An enlarged and fully dimensioned illustration of a typical cluster, car court, or area of lots that clearly delineates:
 - (a) Lot configuration;
 - (b) Building footprints;
 - (c) House-to-house relationships;
 - (d) Outdoor living and landscape areas, and
 - (e) Pedestrian and vehicular access including walks, driveways, streets, and proposed open or greenbelt area.
- vi. Architectural elevations illustrating:
 - (a) Character;
 - (b) Colors;
 - (c) Materials; and
 - (d) Street scene.
- vii. A conceptual landscape plan for developer/builder installed landscaping.
- viii. An overall land plan showing location and relationship of proposed project to adjacent land uses and/or existing surrounding neighborhoods.
- ix. Graphically illustrate the relationship between the street, parking, sidewalk placement, front porch/ front entrance and the garage placement.
- x. Other items as determined necessary by the PWD Department.