



ARAPAHOE COUNTY
COLORADO'S FIRST

Date: May 19, 2020

To: Planning Commission

Through: Caitlyn Cahill, Zoning and Animal Services Manager
Jan Yeckes, Planning Program Manager

From: Michelle Lantz, Zoning Inspector

Subject: LDC Amendment LDC20-001

Information

Staff is proposing two modifications to the Land Development Code. The changes are proposed for the minimum required front setback for accessory buildings in the A-1 and RR-A zone districts. Current regulations require accessory buildings to be behind the front building line of the principal structure. Staff will provide information and a presentation explaining the proposed changes and answer any questions the Planning Commission may have regarding the proposal.

Request and Recommendation

Staff is recommending two modifications.

	Current Regulations	Proposed Regulations
<u>A-1 (min. lot size 19 acres)</u> Principal structure setback – 100 feet	Accessory Structures must be set at or behind the front building line of principal structure	100 feet from front property line
<u>RR-A (min. Lot size 9 acres)</u> Principal structure setback – 50 feet	Accessory Structures must be set at or behind the front building line of principal structure	100 feet from front property line

Links to Align Arapahoe

The proposed changes to the A-1 and RR-A setbacks correlates strongly with all of the Align Arapahoe objectives- *Service First, Quality of Life, and Fiscal Responsibility*.

Service First and Quality of Life: The proposed changes for accessory structure setbacks in these two zone districts will allow property owners a better opportunity to utilize their land as they desire, while still taking into account the intent and need for some type of setback requirement in a rural and semi-rural setting.

Fiscal Responsibility: The current regulations are often overlooked when someone starts building either a residential structure or an accessory building without anticipating where they will eventually want to build other structures. This causes additional work for staff to communicate the requirements to property owners and people working to build on their parcels of land. Additionally, over the past several years, staff has worked with several property owners who went to the Board of Adjustment requesting a variance to the setback requirement.



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A-1 & RR-A Accessory Building
Setback

A-1 Agricultural 1 Zone



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- ▶ **What it requires:**
 - ▶ Minimum Lot Size 19 acres
 - ▶ Accessory Structure front setback
“front building line of principle structure”
- ▶ **Proposed change**
 - ▶ 100' minimum front setback



RR-A Rural Residential A



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- ▶ **What it requires:**
 - ▶ Minimum lot size 9 Acres
 - ▶ Accessory Structure front setback
“front building line of principle structure”
- ▶ **Proposed change**
 - ▶ 100' minimum front setback



A-1 Agricultural 1



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- ▶ Why change the code?
 - ▶ Although the min lot size is 19 acres, many lots are 35+ acres.
 - ▶ An accessory building is allowed to support agriculture without a home on the property.
 - ▶ Minimum front setback for a home is 100' although most homes are setback much farther.



A-1 Agricultural 1



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- ▶ Why change the code?
 - ▶ Can create the need for additional road construction.
 - ▶ Using an existing road vs creating additional, longer road access benefits first responders.
 - ▶ More buildable area on the land.
 - ▶ Frequent citizen request for change.



RR-A Rural Residential A



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- ▶ Why change the code?
 - ▶ Minimum lot size is 9 acres but lots can be created greater.
 - ▶ Minimum setback for a home is 100' but can be set back much farther.
 - ▶ More buildable area on the land.
 - ▶ Would better align with existing structures on existing RR-A land.

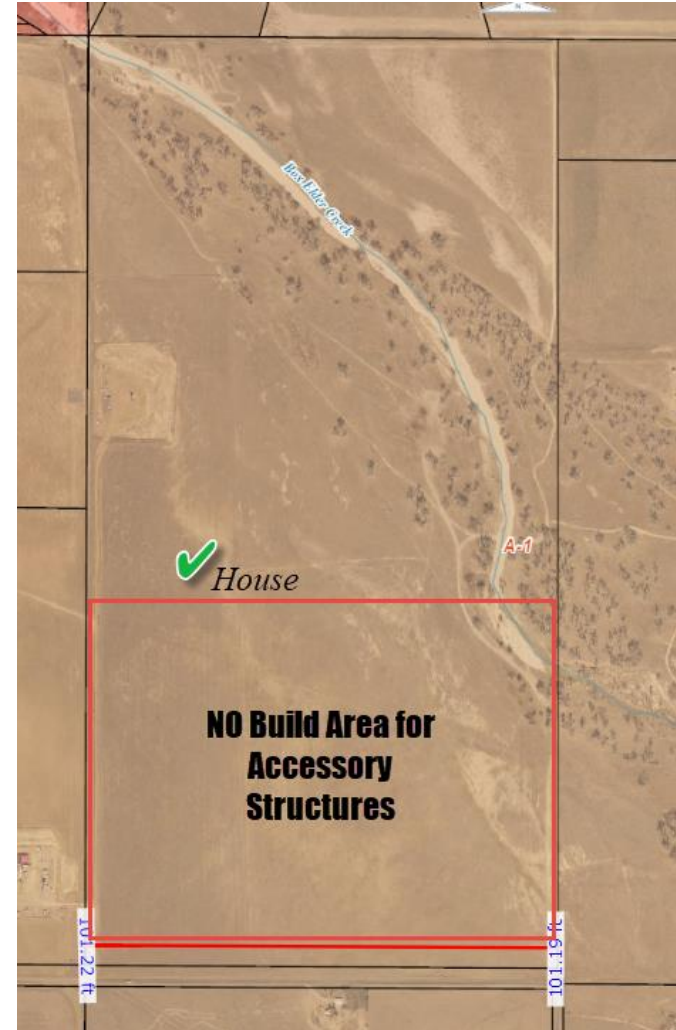


A-1 Examples



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- ▶ A-1 Zoning
- ▶ 317.46 acres
- ▶ If house is built first, no accessory structures can then be built in front of the residence.







RR-A Examples



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- ▶ RR-A Zoning
- ▶ 13.00 acre parcel







RR-A

Unincorporated

Recommendation



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- ▶ Change the front setback in A-1 and RR-A for accessory buildings to 100'.
- ▶ Consider options for pre-existing buildings on RR-A. (May be rebuilt with permit or if the structure was otherwise exempt from a permit due to size or use.)

