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Arapahoe County Commissioners approve Strasburg overlay zone *Zone protects downtown historic district, grandfathers existing buildings*

ARAPAHOE COUNTY, CO --- The Arapahoe County Board of County Commissioners last Tuesday approved a Strasburg Business/Commercial Zoning Overlay, which protects the downtown historic district by recognizing the land use and development built nearly 100 years ago.

“Downtown Strasburg is a very old, historic area,” said Commissioner Rod Bockenfeld, whose district includes the Town of Strasburg. “This overlay district is a positive and innovative approach to helping existing business owners and homeowners who want to make changes to their property without having to go through a lengthy and costly rezoning process.”

Strasburg became a town in 1910, but Arapahoe County did not enact zoning for Strasburg until 1961, well after most of the existing homes and businesses were built. At that time, the three zoning districts put in place did not reflect the land use and development standards used by town residents before and after the 1961 zoning codes.

As a result, most property owners cannot make full use of their property without applying for a rezoning, which would require costly upgrades to their property or buildings in order to comply with current county zoning regulations. The overlay district allows greater opportunity for economic development within existing commercial buildings and greater flexibility for upgrading and improving both business and residential properties.

The 14.5 acre area, which is bounded by East Colfax Avenue and State Highway 36 on the north, Monroe Street on the east, Railroad Street on the south and Wagner Street on the west, is a small area in downtown Strasburg that includes an eclectic mix of residential, commercial and industrial uses. The area has been developed for roughly 98 years.

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