

CHAPTER 5: RURAL RESIDENTIAL ZONE DISTRICTS—A-2, R-A & R-E

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Chapter 5: Rural Residential Zone Districts and District-Specific Standards

This chapter of the Land Development Code identifies and establishes the Agricultural-2 (A-2), Residential Agricultural (R-A), and Residential Estate (R-E) zone districts for the unincorporated portions of Arapahoe County, as well as the purpose and regulations specific to each of these zone districts. The regulations contained in this Chapter are district-specific in that they apply on a district-wide basis and generally relate back to the stated purposes of the zone district. The standards and requirements provided in this Land Development Code also apply to development in each of these zone districts.

SECTION 5-100 GENERAL PROVISIONS

5-101 Zone Districts Established

In order to carry out the purposes and intent of this Land Development Code, the following standard zone districts are established. They may be referred to throughout this Code by their name or district letter abbreviations.

Table 5-1 – Rural Residential Zone Districts	
Abbreviation	Zone District Name and Minimum Lot Size
A-2	Agricultural-2 (9 Acres)
R-A	Residential-Agricultural (105,000 sf; 2.41 Acres)
R-E	Residential-Estate (70,000 sf; 1.61 Acres)

SECTION 5-200 RURAL RESIDENTIAL ZONE DISTRICTS & DISTRICT-SPECIFIC STANDARDS

5-201 Rural Residential Zone Districts

This section sets forth all Rural Residential zone districts applicable in unincorporated Arapahoe County, including for each: (1) the zone district’s specific intent and purpose; (2) the zone district’s role in implementing the Comprehensive Plan’s future land use policies; (3) location criteria that the County must consider in mapping such zone districts to specific property; and (4) development and design standards specific to such districts.

5-201.01 General Purposes

Among the County’s primary land-use goals, as stated in the Comprehensive Plan, are goals to maintain its rural heritage and character, conserve natural areas and environmental quality, and ensure efficient and improved public services and facilities. The Rural Residential zone districts in this section are intended to implement these goals by promoting options for low-density Rural Residential development and small-scale agricultural activities while preserving a rural, agricultural economic base and lifestyle in the eastern parts of unincorporated Arapahoe County.

These districts also provide transitional zoning between the Urban Growth Boundary and the Agricultural zone districts (A-E & A-1) as well as a transition between the rural town centers and Agricultural zone districts. Residential uses are primary in these districts, but such uses are developed at very low densities to protect and conserve existing open and agricultural lands and to preserve a rural character. While these zone districts are intended to apply only within the

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transitional areas, they may also be found in the existing urbanized areas within unincorporated Arapahoe County.

5-201.02 A-2 Agricultural District (9 Acre Minimum Lot Size)

5-201.02.01 Specific Purpose

- A. The A-2 Zone District is intended to provide and preserve land for large-lot residential development and limited agricultural purposes in unincorporated Arapahoe County. The principal uses allowed in this district are residential large-lot development, open land uses, limited agricultural-related uses, and other uses supportive of a rural residential area. The intent is to provide very-low-density, single-family detached residential development with limited, small-scale agricultural uses.
- B. All development in the district must respect and respond to the district's unique large lot residential character and limited agricultural uses, as well as its topography. All development must be sited to avoid or mitigate any adverse impacts on the rural environment and sensitive development areas, including impacts on the Rural Area's important riparian corridors that perform important drainage, habitat, and recreational functions. All development must not have detrimental effects on soil stability or ground water supplies, and all development must also mitigate impacts from runoff or from changes to the drainage characteristic of the land.

5-201.02.02 Relation to the Comprehensive Plan

- A. The A-2 Zone District is intended to correspond to the Rural Area designation in the Land Use Plan of the Comprehensive Plan. This district provides a transition between the Rural Town Centers as designated in the Comprehensive Plan and the agricultural areas in the rural portions of the County.

5-201.02.03 Location and Other Rezoning Criteria

- A. In addition to satisfying the general rezoning criteria set forth in this Land Development Code, the County may approve a rezoning to the A-2 Zone District only if the proposed district complies with all of the following specific criteria:
 - 1. The proposed district is located outside of the Rural Town Center and within the Planning Area for Eastern Communities as designated in the Comprehensive Plan;
 - 2. The proposed district accommodates and respects variations in the site's topography, such as rolling and hillside terrain, and preserves and protects sensitive development areas located on or adjacent to the site; and
 - 3. Any residential development proposed within the zone district will have no significant, adverse impact on the continued operations of any adjacent agricultural use(s) and will comply with any applicable "right to farm" provisions in State statutes.

5-201.02.04 District-Specific Standards

A. Principal Use(s)/Structure(s) per Lot

Only one principal structure is permitted per lot, unless approved as a Special Exception Use (SEU) by the Board of Adjustment (BOA).

5-201.03 R-A Residential Agricultural District (105,000 sf / 2.41 Acre Minimum Lot Size)

5-201.03.01 Specific Purpose

- A. The R-A Zone District is intended primarily to preserve existing low-density residential developments, at gross densities of at least one (1) dwelling unit per 2.41 acres, which existed under the R-A zoning prior to the effective date of this Land Development Code.
- B. The R-A District is also intended to serve a limited need for new residential development of a more rural character, at an average gross density of no less than one (1) unit per 2.41 acres, providing a transition between the Rural Town Centers and the agricultural areas in the rural portions of the County. The principal uses allowed in this district are residential large-lot development, open land uses, limited agriculture-related uses, and other uses supportive of a rural residential area. The intent is to provide very low-density, single-family detached residential development with limited, small-scale agricultural uses.
- C. Another appropriate location for such low-density development may be as a transition between higher-density, suburban residential projects and the Rural Area located outside the Urban Growth Boundary, approved by Denver Regional Council of Governments, particularly where community services and infrastructure are not yet available.
- D. The principal use permitted within this district is a single-family detached residential dwelling, together with accessory uses and structures appropriate for such semi-rural densities, including the keeping of a limited number of animals and accessory buildings and private stables. Limited non-commercial agricultural uses (including the keeping of rabbits, chickens, geese, or other small agricultural animal or fowl for the private use of the residents only) are also allowed.

5-201.03.02 Relation to Comprehensive Plan

- A. The R-A Zone District is intended to correspond to the Rural Areas designated in the Land Use Plan of the Comprehensive Plan. This zone district provides a transition between the Rural Town Centers and the agricultural areas in the rural portions of the County with limited, small-scale agricultural uses.

5-201.03.03 Location and Other Rezoning Criteria

- A. In addition to satisfying the general rezoning criteria stated in this Land Development Code, the County may approve a rezoning to the R-A Zone District only if the proposed zone district complies with all of the following specific criteria:
 - 1. The proposed district is located either:
 - a. Inside the Planning Area boundaries designated on either the Byers Sub-Area Plan or the Strasburg Sub-Area Plan, or
 - b. As a transition zone existing between existing agricultural uses and areas of low-density development existing immediately outside the edge of the Urban Growth Boundaries of Arapahoe County, as approved by the Denver Regional Council of Governments.

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2. The proposed district accommodates and respects variations in the site's topography, such as rolling and hillside terrain, and preserves and protects sensitive development areas located on or adjacent to the site;
3. Adequate public water and wastewater facilities (i.e., central or community water or sewer) are not available to serve the zone district at the time the need for such service is expected to occur.

5-201.04 R-E Residential Estate District (70,000 sf / 1.61 Acre Minimum Lot Size)

5-201.04.01 Specific Purpose

- A. The R-E Zone District is intended primarily to preserve existing low-density residential developments, at gross densities of at least 1 dwelling unit per 1.61 acres, which existed under the R-E zoning prior to the effective date of this Land Development Code.
- B. The R-E Zone District is also intended to serve a limited need for new residential development of a more rural/suburban character, at an average gross density of no less than one (1) unit per 1.61 acres, within the boundaries of the Eastern Communities' designated Planning Areas, designated in the Comprehensive Plan.
- C. The most appropriate location for such low-density development may be as a transition between Rural Town Centers and the Eastern Communities Planning Area.
- D. Another appropriate location for such low-density development may be as a transition between higher-density, suburban residential projects and the Rural Area, designated in the Comprehensive Plan, located outside the Urban Growth Boundary of Arapahoe County, as approved by the Denver Regional Council of Governments, and particularly where central or community services and infrastructure are not yet available.
- E. The principal use permitted within this district is single-family detached residential dwellings, together with accessory uses and structures appropriate for such semi-rural densities, including the keeping of a limited number of animals and accessory buildings.

5-201.04.02 Relation to Comprehensive Plan

- A. The R-E Zone District is intended to correspond to the Rural Areas designated in the Land Use Plan of the Comprehensive Plan. This zone district provides a transition between the Rural Town Centers and the agricultural areas in the rural portions of the County with very limited, small-scale agricultural uses.

5-201.04.03 Location and Other Rezoning Criteria

- A. In addition to satisfying the general rezoning criteria set forth in this Land Development Code, the County may approve a rezoning to the R-E Zone District only if the proposed zone district complies with all of the following specific criteria:
 1. The proposed district is located either:
 - a. Inside the Planning Area boundaries designated on either the Byers Sub-Area Plan or the Strasburg Sub-Area Plan, or
 - b. As a transition zone existing between existing agricultural uses and areas of low-density development existing immediately outside the edge of the Urban

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Growth Boundaries of Arapahoe County, as approved by the Denver Regional Council of Governments; and

2. The zone district is proposed to accommodate and respect variations in the site’s topography, such as rolling and hillside terrain, or to preserve and protect sensitive development areas located on or adjacent to the site; and

3. Adequate public water and wastewater facilities (i.e., central or community water or sewer) are available to serve the zone district at the time the need for such service is expected to occur.

SECTION 5-300 A-2, R-A, AND R-E DISTRICT
PERFORMANCE STANDARDS AND ALLOWED
USES

Section 5-301 Rural Residential Zone District - Performance Standards

<u>Table 5-2 A. Rural Residential Performance Standards</u> NP = Not Permitted			
MINIMUM LOT SIZE	A-2	R-A	R-E
	9 Acres	2.41 Acres (105,000 sf)	1.61 Acres (70,000 sf)
LOT WIDTH (minimum)	A-2	R-A	R-E
	165'	125'	110'
ANIMALS (maximum per lot)	A-2	R-A	R-E
Pets	4	4	3
Agricultural Animals per acre	no limit	1	NP
Agricultural Animals, Small, Non-Commercial	no limit	no limit	NP
BUILDING HEIGHT	A-2	R-A	R-E
Building Height (maximum)	35'	35'	35'
SETBACKS	A-2	R-A	R-E
Front	50'	50'	25'
Side	25'	25'	25'
Rear	50'	25'	25'
Side Corner	50'	50'	25'
Accessory Front	Front Building Line of Principal Structure	Front Building Line of Principal Structure	Front Building Line of Principal Structure
Accessory Side	25'	15'	5'
Accessory Rear	25'	10'	10'
Commercial Feed Lots (from all property lines)	NP	NP	NP

Table 5-2 A. Rural Residential Performance Standards NP = Not Permitted			
Stable (private) - located on the rear half of the lot, 25' from all property lines, 50' from any dwelling unit (where permitted)			
Stable (commercial) - located on the rear half of the lot, 50' from all property lines, 100' from any dwelling unit (where permitted)			

5-302 Allowed Uses A-2, R-A, & R-E

This section sets forth the uses anticipated in the Rural Residential zone districts. Furthermore the table included below indicates which uses are allowed in the Rural Residential Zone Districts as well as the extent to which they are allowed. Additional information is available for all anticipated uses allowed within the unincorporated areas of Arapahoe County as set forth in this Land Development Code.

Table 5-2 B. Allowed Uses in the Arapahoe County Rural Residential Zone Districts			
P = Permitted, A = Accessory, USR = Use by Special Review, SEU = Special Exception Use, NP = Not Permitted			
	A-2	R-A	R-E
Agricultural or Ranch Use	P	A	NP
Accessory Structure	P	P	P
Accessory Use	P	P	P
Agri-tainment	NP	NP	NP
Amateur Motorsports Facility	NP	NP	NP
Animal Assisted Therapy Activities	NP	NP	NP
Bed and Breakfast	NP	NP	NP
Broadcast Tower Facility	NP	NP	NP
Building and use customarily appurtenant to the permitted use	A	A	A
CMRS - See 12-1100 - Commercial Mobile Radio Facilities			
CMRS - See 12-1100 - Commercial Mobile Radio Facilities			
CMRS - See 12-1100 - Commercial Mobile Radio Facilities			
Commercial Feed Lot	NP	NP	NP
Solid Waste Disposal Site and Facility (subject to Certificate of Designation and applicable state requirements)	NP	NP	NP
Community Events and Conference Center	NP	NP	NP
Explosion welding, cladding, or metallurgical bonding of metal or other similar uses	NP	NP	NP
Farm and Gardening Classes	NP	NP	NP
Farm Museum	NP	NP	NP
Farm or Ranch Animal Center	P	NP	NP
Farmer's Market (Year-Round)	NP	NP	NP
Farmer's Market (Seasonal)	NP	NP	NP
Farming or Ranching Events	NP	NP	NP
Flower Farms	NP	NP	NP

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Greenhouse (products to be used for consumption of residents only).	A	A	NP
Group Home - Type A	P	P	P
Group Home - Type B	USR	USR	USR
Guest Ranch	NP	NP	NP
Home occupation	A	A	A
Hunting and Riding Club	NP	NP	NP
Kennel or Animal Hospital	SEU	NP	NP
Landing Strip for Private Aircraft and/or aircraft-related recreational facilities	NP	NP	NP
Major Electrical, Natural Gas, and Petroleum-Derivative Facilities of a Private Company (1041)	NP	NP	NP
Manufactured Home	P	NP	NP
Mining, Quarry and Earth Extraction	NP	NP	NP
Mother-in-law Apartment	SEU	SEU	SEU
Office incidental to the operation of the permitted use.	A	NP	NP
Processing, packaging, and selling of an agricultural commodity	NP	NP	NP
Quasi-public Use	USR	USR	USR
Ranch Hand/Agricultural Worker Housing (Residence for persons employed at the principal permitted use only)	SEU	NP	NP
Resource Recovery Operation (subject to Certificate of Designation as well as all applicable State requirements)	NP	NP	NP
Roadside stand provided only products raised on the premises shall be sold in such stand and any such structure shall comply with applicable building codes	A	NP	NP
Rodeo	SEU	SEU	NP
Shelter for agricultural implements and tools used to maintain premises	A	A	NP
Shooting Range (outdoor)	NP	NP	NP
Single Family Dwelling Unit	P	P	P
Small Wind Energy Conversion System	P	P	P
Stable – Commercial Riding (see setback restrictions in setback table in this Chapter)	P	NP	NP
Stable – Private Riding (see setback restrictions in setback table in this Chapter)	P	A	NP
Storage and Sale of Firewood	SEU	NP	NP
Temporary Concrete and or Batching Plant with materials stockpiling	NP	NP	NP