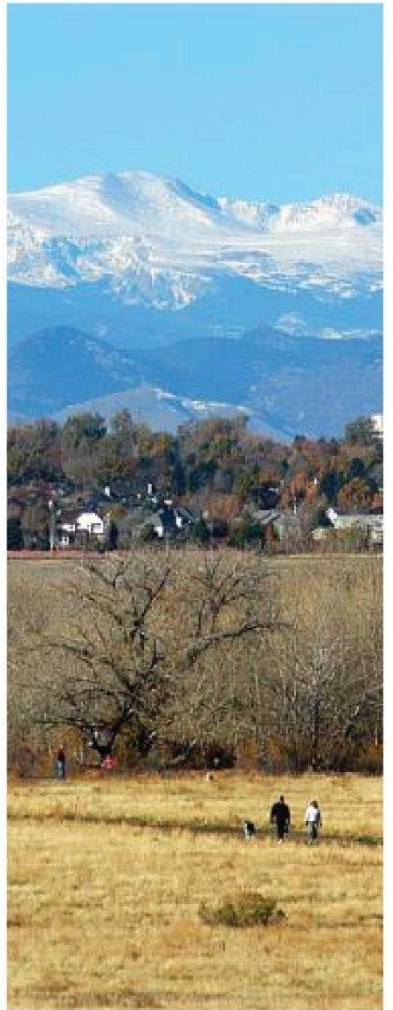




ARAPAHOE COUNTY, COLORADO
Land Development Code
 February 27, 2024



ARAPAHOE COUNTY
 COLORADO'S FIRST

Public Works and Development

2-4.5. B-5, Regional Commercial District

A. SPECIFIC PURPOSE

The B-5 District is intended to provide for regional commercial development within the unincorporated portions of Arapahoe County. This zone district focuses on regional commercial development that may serve a broader population and may provide commercial and business services outside of the local area. The County strongly encourages new development and redevelopment in mixed-use developments, including business and light industrial parks, wherever feasible and appropriate.

B. RELATION TO THE COMPREHENSIVE PLAN

The B-5 District generally implements the "Community Commercial," "Regional Commercial," "Convenience Commercial," and "Employment Centers" land-use categories stated in the Comprehensive Plan.

C. LOCATION CRITERIA

In addition to satisfying the general rezoning criteria stated in Chapter 5: Procedures, the County may consider a rezoning to the B-5 district based upon the following criteria:

1. The B-5 District is located within a Designated Growth Area.
2. In the Eastern Communities, the proposed district is consistent with Comprehensive Plan and any applicable Sub-area Plans.
3. Any outdoor activity proposed within the district will be sited and designed to mitigate adverse visual, odor, and other impacts on neighboring land uses and on the public's use of adjacent streets and rights-of-way, and trails.
4. Intended for areas served by arterial or major collector roadways.

D. DISTRICT-SPECIFIC STANDARDS

1. This zone district must accommodate and respect applicable environmental regulations and have no significant environmental impact on the site and surrounding areas, especially residential areas as regulated by the appropriate federal, State, and local governmental agencies.
2. The effects of dust, fumes, odors, refuse, smoke, vapors, and noise shall not extend beyond property lines. All uses must comply with the lighting standards contained in this Land Development Code.
3. All site designs shall consider visual and audible impacts to residential uses, open space, and natural areas. A combination of appropriate screening and landscaping must be used to enhance the compatibility of uses to adjacent land uses.
4. Service areas shall be located to minimize visibility from public streets or adjacent residential uses and will comply with other applicable design standards of this code.
5. Trash enclosures shall be shielded from view by placement within building, or by enclosure within walls or solid fencing and will comply with other applicable design standards of this code.
6. The location of exterior equipment shall minimize visual and auditory impacts to adjacent property and public streets and will comply with other applicable design standards of this code.
7. Four-sided/360 degree architecture shall be used on all buildings and will comply with other applicable design standards of this code.

Chapter 3: Permitted Uses

3-2: Permitted Use Table

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 ^(B)	O	PUD	SBC-O	Code Section
Residential Uses																							
Household Living																							
Single family detached dwelling	P	P	P	P	P	P	P	P	P	P	P									Per Approved General, Specific, Preliminary or Final Development Plan	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								p ^[4]		3-3.2.B, 3-3.2.H		
2-Family Dwelling										P	P								P		3-3.2.B		
Townhome Dwelling											P								p ^[4]		3-3.2.H		
Multi-family dwelling																			p ^[4]		3-3.2.B, 3-3.2.H		
New Multi-family requires a PUD																							
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	A									A	A	3-3.2.D		
Manufactured home	P	P	P								P								Per Approved General, Specific, Preliminary or Final Development Plan		Error! Reference source not found.		
Mobile home											P										Error! Reference source not found.		
Ranch Hand/Agricultural Worker Housing	SE	SE	SE																		3-3.2.F		
Home Occupation, General	A	A	A	A	A	A	A	A	A	A	A								A		3-3.11.A		
Home Occupation, Day Care	A	A	A	A	A	A	A	A	A	A	A								A		3-3.11.B		
Home Occupation, Day Care Experienced Provider or Large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE								SE		3-3.11.B		
Marijuana, Non-commercial use	<i>See Sections Error! Reference source not found., 3-3.5.C.2.a and 0</i>												<i>See Sections 3-3.5.B and 0</i>				<i>See Sections 3-3.5.B and 0</i>		3-3.5				
Pets	A	A	A	A	A	A	A	A	A	A	A								A		0		
Backyard Bees or Chickens					A	A	A	A	A	A	A								A		3-3.2.I		
Temporary Residence	T	T	T																				
Group Living																							
Group Home – Type A	P	P	P	P	P	P	P	P	P	P	P								Per Approved General, Specific,		3-3.2.A		
Group Home – Type B	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR									SR	3-3.2.A		

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																					Preliminary or Final Development Plan			
Civic, Cultural, and Public Uses																								
Art, cultural, educational, or other similar exhibits and displays	T	T	T										T	T	T	T					Per Approved General, Specific, Preliminary, or Final Development Plan			
Cemetery																			P					
Circus, Fair or Carnival, Temporary	T	T	T										T	T	T	T								3-3.12.C
Circus, Fair or Carnival, Exceeding TUP limits													SE	SE	SE	SE	SE							
Community Event and Conference Center	SR	SR											P	P	P	P	P	P		SR				
Day care, Day Care Centers													P	P	P	P	P	P					SR	3-3.11.B
Farm museum	SE	SE																						
Farm and gardening classes	P	P																						
Outdoor entertainment and outdoor assembly events including but not limited to festivals and concerts	T	T	T										T	T	T	T						Per Approved General, Specific, Preliminary or Final Development Plan		3-3.12.D
Outdoor sporting or athletic events	T	T	T										T	T	T	T								
Public park																				P				
Quasi-public use	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR				SR		
Agriculture and Animal Services																								
Agricultural or Ranch Use	P	P	P	A															P	P	Per Approved General, Specific, Preliminary or Final Development Plan		3-3.1.A, 3-3.1.D	
Biosolids land application	P	P	P																					3-3.1.F
Shelter for agricultural implements and tools used to maintain premises	P	P	A	A																				
Office incidental to the operation of the permitted use	A	A	A																					
Temporary Residence	T	T	T																					
Community Garden	<i>See Community Garden Regulations, Section 3-3.3.A</i>																						3-3.1.D	
Animal Assisted Therapy Activities	P	P																						
Animal Day Care Facility													P	P	P	P	P	P						3-3.1.B
Animal hospital and veterinary clinic	SE	SE	SE										P	P	P	P	P	P					P	3-3.1.B
Kennel	SE	SE	SE																					

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Commercial Feed Lot	SE																						3-3.1.C
Farm or Ranch Animal Center	P	P	P																				
Flower Farms	P	P																					
Greenhouses, wholesale or retail	P	P												P	P	P							
Greenhouses, non-commercial, exceeding accessory structure limits	P	P	A	A																			3-3.1.E
Hunting Club	SR	SR																					
Roadside Sales Stands	A	A	A																				3-3.12.J
Farming or Ranching Events	P	P																					
Stable, Riding Academy – Public or Commercial Riding,	P	P	P															p ^[5]	SE				3-3.1.B.3.b
Stable – Private Riding	P	P	P	A																			3-3.1.B.3.a
Storage Container	A	A	A																				3-3.1.F
Commercial and Industrial																							
Automotive and Parking																							
Auto sales with or without minor auto repair as an accessory use													P	P	P	P	P					p ^[6]	
Auto service station													P	P	P	P	P						
Car wash and/or auto detailing													P	P	P	P	P					SR	
Parking lot or structure, principal use (public or commercial)													P	P	P					SE			
Parking lot or structure, accessory												A	A	A	A	A	A						
Parking Lot, accessory to park or public facility																			A				
Parking, Temporary	T	T	T									T	T	T	T								
Vehicle Repair, Minor													P	P	P	P	P						
Vehicle Repair, Major														P	SR	P	P						
Vehicle Sales/Leasing/Rental													P	P	P	P	P						
Contractors, Trades and Construction																							
Building/landscape material sales yard														P		P	P					P	3-3.4.C
Contractors including but not limited to plumbing, heating, and electrical (no outdoor storage)													P	P	P	P	P						3-3.4.D

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metallurgical bonding of metal or other similar uses																					Per Approved General, Specific, Preliminary, or Final Development Plan				
Heavy equipment repair and fabrication conducted indoors																						P			
Manufacturing, Light														P		P	P								
Manufacturing, Light – Commercial bakery, creamery, bottling plant																							P		
Manufacturing, Heavy																		P							
Processing, packaging, and selling of an agricultural Commodity, no on-site manufacturing of refined product	P	P																				Per Approved General, Specific, Preliminary, or Final Development Plan			
Processing, packaging, and selling of an agricultural Commodity w/ manufacturing	SR	SR														P	P								
Repair, rental, and servicing of commodities produced or warehoused in zone district																P	P								
Wholesale business, storage, or warehousing														P		P	P							P	
Mini-warehouse/self-storage															P	P	P								
Showroom/Warehouse														P	P	P	P								
Slaughter House																		SR							
Mining																									
Mining, Quarry and Earth Extraction/sand and gravel extraction	SR	SR																SR	SR		Per Approved General, Specific, Preliminary, or Final Development Plan		3-3.4.E		
Office																									
Office – General, executive, professional, and business offices; medical and dental clinics													P	P	P	P	P	P			Per Approved General, Specific, Preliminary, or Final Development Plan	P			
Laboratories													P	P	P	P	P								
Research & Development w/ indoor use only														P	P	P	P							3-3.4.G	
Research & Development w/ outdoor use														SR		P	P							3-3.4.G	
Restaurants, Bars and																									

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Hospitality																								
Bar/Tavern													P	P	P	P						P		
Bed and Breakfast	SE	SE																					3-3.4.B	
Guest Ranch	SE																							
Hotel/Motel													P	P	P	P	SR					P		
Microbrewery													P	P	P	P								
Nightclub													P	P	P							P		
Restaurant – without drive through													A	P	P	P	P	P						
Restaurant – with drive through													P	P	P	P	P							
Retail and Commercial Service																								
Bank (with or without drive-through)													P	P	P	P	P	A				P		
Convenience store with or without gas pumps													P	P	P							P		
Convenience store, 24-hour operation, with or without gas pumps													SR	SR	SR	SR	SR					SR		
Farmer's Market (Year-Round)	SE	SE																					3-3.12.G	
Farmer's Market (Seasonal)	P	P	T										T	T	T	T						T	3-3.12.G	
Firewood, Storage and Sale	SE	SE	SE																					
Marijuana, Commercial uses																							3-3.5.B, 0	
Retail													A	P	P	P	A	A					3-3.4.H	
Retail - Department, hardware, dry good, ranching and farm supply stores																						P		
Retail - Appliance, furniture, and carpet stores																						P		
Retail -- Specialty retail sales, antique stores and gift shops																						P		
Retail sale of any commodity manufactured, processed, fabricated and/or warehoused only on the premises																	SE	SE					3-3.4.H	
Retail sale of any commodity designed especially for use in agriculture, mining, industry, business, transportation, or construction																		SE						

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Retail, Service													P	P	P	P	A	SE			Per Approved General, Specific, Preliminary or Final Development Plan	P		
Retail, Service -- Dry cleaning and commercial laundries																						P		
Seasonal sales or events including, but not limited to pumpkin sales lots, corn mazes, hayrides, haunted houses, and other similar events or uses	T	T	T										T	T	T	T								
Sexually-oriented business															P	P	P	P						0
Swap meets/flea markets	T	T	T									T	T	T	T									3-3.12.L
Tent/sidewalk sales														T	T	T								3-3.12.F
Telecommunications and Towers																								
Broadcast Tower Facility and Other Commercial antennas and radio towers	SE																			SE				
Commercial Mobile Radio Facilities (CMRS), Attached (Structure, roof, or building-mounted)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	3-3.8.A		
Commercial Mobile Radio Facilities (CMRS), Freestanding Concealed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	3-3.8.A		
Commercial Mobile Radio Facilities (CMRS), Freestanding Not Concealed	P	P	P										P	P	P	P	P	P				3-3.8.A		
Commercial Mobile Radio Service Facilities, Temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	3-3.8.A		
Over-height Commercial Mobile Radio Service (CMRS) freestanding towers, public and private freestanding communication towers	SE	SE	SE										SE	SE	SE	SE	SE	SE			SE	3-3.8.A		
Telephone exchanges and similar buildings housing tele-communication equipment																	P	P						
Small Wind Energy Conversion System	P	P	P	P	P	P	P					SE										3-3.8.B		
Transportation																								
Helipad operations													SE	SE	SE	SE	SE	SE		SE	Per Approved		3-3.10.A	

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	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 ^[B]	O	PUD	SBC-O	Code Section	
Airport																				SE	General, Specific Preliminary or Final Development Plan			
Landing Strip for Private Aircraft and/or aircraft-related recreational facilities	SE	SE																		SE				
Utilities and Infrastructure																								
Major Electrical, Natural Gas, and Petroleum-Derivative Facilities of a private company	SR	SR																		SR			3-3.9.A	
Major Public Utility Facility													P	P	P	P	P	P					3-3.9.A	
Minor public utility facility (distribution substation, underground distribution lines)													P	P	P	P	P	P					3-3.9.B	
Minor public utility facility (including above-ground distribution lines and underground utilities)																		P	P	p ^[9]			Per Approved General, Specific Preliminary or Final Development Plan	
Oil and Gas Facility	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR				SR		5-3.6	
Sewage disposal treatment plant																		P	P					3-3.9.C
Small Solar System Facility	SR	SR																SR	SR					5-3.5
Water treatment plant																		P	P					3-3.9.D
Waste and Recycling																								
Automobile Wrecking/Salvage																				P				
Junk Yard																				P				
Resource recovery operation/recycling facility	P																			P				3-3.4.I
Sanitary Landfill, Commercial																				P				3-3.4.I
Solid Waste Disposal Site and Facility	P																							3-3.4.I
Injection Well, Commercial																				SR				3-3.4.J
Accessory Uses/Structures																								
Building and use customarily appurtenant to the permitted use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A		Per Approved General, Specific, Preliminary or Final Development Plan
Residence required for caretaker or night watchman employed by the premises																		A	A	A				
Temporary Uses/Structures																								
Temporary residential sales						T	T	T	T	T	T												T	3-3.12.E

Chapter 3: Permitted Uses
3-3: Use-Specific Standards

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office (Model Homes)																							
Fireworks stands													T	T	T	T	T	T					3-3.12.H
Christmas tree lots													T	T	T	T	T	T					3-3.12.I
Storage containers/pods	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				T		3-3.12.K

NOTES:
 [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 April 1, 2017, 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 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 4-3, 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 2-4.10.B, 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.
 [5] Provided that no permanent structure or shelter is located within the floodplain.
 [6] Includes truck, farm equipment and implement sales/service and repair, including indoor auto and truck bodywork and painting.
 [7] May include equipment yards and company vehicle storage.
 [8] Indoor uses are limited to 10% of site.
 [9] Underground utilities are permitted so long as adequate cover exists to protect the utilities.

3-3 USE-SPECIFIC STANDARDS

3-3.1. Agricultural Uses

A. AGRICULTURAL ANIMALS

1. Agricultural animals are permitted only in the A-E, A-1, RR-A, and RR-B zone districts and there is no limit to the number of agricultural animals allowed per acre except as provided for below.
2. In the RR-B zone district a maximum of one agricultural animal per acre is allowed except that there is no limit on small agricultural animals kept for non-commercial use (see definitions chapter for ‘agricultural animal, small, non-commercial’).
3. Agricultural animals are permitted in PUD zone districts with minimum lot sizes similar to the districts listed in 3-3.1.A.1, provided that the PUD zoning does not prohibit agricultural animals. For PUD zone districts with minimum lot sizes similar to RR-B, 3-3.1.A.2 shall apply.

B. ANIMAL FACILITIES

1. Animal hospitals and veterinary clinics and animal day care facilities in the B-1 and B-3 zone districts are not allowed to have outdoor kennels.
2. Animal feed yards, commercial animal sales yards, commercial riding academies and public stables shall: