

CHAPTER 7: COMMERCIAL ZONE DISTRICTS – B-1, B-3, B-4, & B-5

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Chapter 7: Commercial Zone Districts and District-Specific Standards

This Chapter of the Land Development Code identifies and establishes the Administrative and Professional Offices (B-1), Neighborhood and Community Business (B-3), Specialty Commercial (B-4), and Regional Business (B-5) zone districts for the unincorporated portions of Arapahoe County, as well as the (1) purpose and (2) regulations specific to each of these districts. The regulations contained in this Chapter for B-1, B-3, B-4, and B-5 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 districts.

Section 7-101 Commercial Zone Districts Established

In order to carry out the purposes and intent of this Chapter of the 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 7-1: Commercial Zone Districts | |
|---|---|
| Abbreviation | Zone District Name |
| B-1 | Administrative and Professional Offices |
| B-3 | Neighborhood and Community Business |
| B-4 | Specialty Commercial |
| B-5 | Regional Business |

NOTE: See Section 7-300 for Industrial Zone District Performance Standards and Combined Business and Industrial Use Table for allowed uses.

Section 7-201 Commercial Zone Districts

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

7-201.01 General Purposes

The business zone districts set forth in this section are established, designed, and intended to provide a wide range of services and goods to meet household and business needs, and more specifically:

- A. To provide appropriately located areas consistent with the Comprehensive Plan for a full range of office, retail commercial, and service commercial uses needed by Arapahoe County's residents, businesses, and workers.
- B. To strengthen the County's economic base, and provide employment opportunities close to home for residents of Arapahoe County.
- C. To create new business centers that provide convenient vehicular access, encourage safe and efficient pedestrian connections, and provide efficient public transit circulation and connections.
- D. To encourage mixed-use and higher-density urban development, where such development is consistent with existing land uses or is reflected in the adopted Comprehensive Plan/SubArea Plans and to encourage redevelopment and adaptive reuse of aging and underutilized areas in the County's Urban Growth Areas and Eastern Communities, and increase the efficient use of available commercial land in the County.
- E. To create suitable environments for various types of commercial business uses, and protect them from the adverse effects of incompatible uses.
- F. To minimize the impact of commercial business development on abutting residential districts and uses.
- G. To ensure that the appearance and impacts of commercial buildings and uses are compatible with the character of the area in which they are located through design standards and guidelines.

7-201.02 B-1 ADMINISTRATIVE AND PROFESSIONAL OFFICES DISTRICT

7-201.02.01 Specific Purpose

The B-1 District is intended to allow limited commercial uses adjacent to, or in close proximity to, residential neighborhoods in unincorporated Arapahoe County and the surrounding areas. In this way, jobs and services can be provided in close proximity to County residents, thereby increasing convenience for residents, encouraging alternative modes of transportation, and reducing the amount and length of automobile vehicle trips.

The specific uses allowed are intended to be of a type and scale that are compatible with nearby residential uses.

7-201.02.02 Relation to the Comprehensive Plan

The B-1 District generally implements the “Neighborhood Commercial” and “Community Commercial” land-use categories stated in the Comprehensive Plan.

7-201.02.03 Location and Other Rezoning Criteria

In addition to satisfying the general rezoning criteria stated in Chapter 13, the County may consider a rezoning to the B-1 district based upon the following criteria:

- A. Administrative and Professional Offices sites shall:
 - a. Range in size from 1 to 5 acres;
 - b. Be compatible with surrounding neighborhoods;
 - c. Be designed in a manner that encourages direct pedestrian and bicycle access.
- B. The B-1 District shall be located within a designated Urban Growth Area.
- C. In the Eastern Communities, the proposed district is consistent with the Comprehensive Plan and any applicable Sub-Area Plans.
- D. Live-Work: **reserved for future consideration.**

7-201.02.04 District-Specific Standards

- A. Principal uses conducted in this district shall be contained within a completely enclosed structure.
- B. 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.
- C. 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 compatibility with adjacent land uses and minimize adverse visual and audible impacts.
- D. 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.
- E. 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.
- F. 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.

G. Four-sided/360 degree architecture shall be used on all buildings and will comply with other applicable design standards of this code.

H. Live-Work and/or Vertically Mixed-Use: **reserved for future consideration.**

7-201.03 B-3 NEIGHBORHOOD AND COMMUNITY BUSINESS DISTRICT

7-201.03.01 Specific Purpose

The B-3 District provides for a wide range of general commercial goods and services for County residents and local communities. Such goods and services are primarily contained in enclosed structures, and may serve multiple neighborhoods or a community.

The B-3 district will allow the continuance and new development of stand-alone commercial retail and business uses. Mixed-use, commercial, and employment center development is strongly encouraged. When permitted, B-3 District nonresidential uses are located in close proximity to existing residential development or a residential zone district. The B-3 district should be compatible in terms of scale and bulk, and should minimize any potential adverse impacts on adjacent residential uses.

7-201.03.02 Relation to the Comprehensive Plan

This B-3 District generally implements the “Neighborhood Commercial,” “Community Commercial,” “Regional Commercial,” and “Employment Centers” land-use categories stated in the Comprehensive Plan and any applicable SubArea Plans.

7-201.03.03 Location Criteria

In addition to satisfying the general rezoning criteria stated in Chapter 13, the County may consider a rezoning to the B-3 district based upon the following criteria:

- A. The B-3 District shall be located within a designated Urban Growth Area.
- B. The proposed district is consistent with the Comprehensive Plan and any applicable SubArea Plans.
- C. The nature and location of the proposed district and uses will not create, promote, or exacerbate a strip commercial development pattern along any street.
- D. Live-Work and/or Vertically Mixed-Use: **reserved for future consideration.**

7-201.03.04 District-Specific Standards

- A. All principal uses are intended to be conducted within a completely enclosed structure, except for outdoor seating and eating areas.
- B. Permanent outdoor display and outdoors sales, temporary or seasonal outdoor displays, sales, or special events are prohibited within the district except as otherwise noted in this chapter.
- C. Outdoor storage is prohibited.

- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. Four-sided/360 degree architecture shall be used on all buildings and will comply with other applicable design standards of this code.
- K. Live-Work and/or Vertically Mixed-Use: **reserved for future consideration.**

7-201.04 B-4 SPECIALTY COMMERCIAL DISTRICT

7-201.04.01 Specific Purpose

The B-4 District is intended for business and commercial development within unincorporated Arapahoe County for specialty uses otherwise not permitted in the other Business Zone Districts. In particular, this district allows for permanent outdoor storage, activity, displays, or sales of materials and goods. While some new development in the B-4 District is expected to be single-use, the County strongly encourages new development and redevelopment in mixed-use developments, including business and light industrial parks, wherever feasible and appropriate.

7-201.04.02 Relation to the Comprehensive Plan

The B-4 District generally implements the "Community Commercial," "Regional Commercial," "Convenience Commercial," and "Employment Centers" land-use categories stated in the Comprehensive Plan.

7-201.04.03 Location Criteria

In addition to satisfying the general rezoning criteria stated in Chapter 13, the County may consider a rezoning to the B-4 district based upon the following criteria:

- A. The B-4 District is located within a designated Urban Growth Area.
- B. In the Eastern Communities, the proposed district is consistent with Comprehensive Plan and any applicable SubArea Plans.
- C. Any outdoor activity proposed within the district will be sited and designed to mitigate adverse visual impacts, odors, and other adverse impacts on neighboring land uses and on the public's use of adjacent streets, rights-of-way, and trails.

7-201.04.04 District-Specific Standards

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. Four-sided/360 degree architecture shall be used on all buildings and will comply with other applicable design standards of this code.
- H. Live-Work and/or Vertically Mixed-Use: **reserved for future consideration.**

7-201.05 B-5 REGIONAL COMMERCIAL DISTRICT

7-201.05.01 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.

7-201.05.02 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.

7-201.05.03 Location Criteria

In addition to satisfying the general rezoning criteria stated in Chapter 13, the County may consider a rezoning to the B-5 district based upon the following criteria:

- A. The B-5 District is located within a designated Urban Growth Area.
- B. In the Eastern Communities, the proposed district is consistent with Comprehensive Plan and any applicable SubArea Plans.
- C. 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.
- D. Intended for areas served by arterial or major collector roadways.

7-201.05.04 District-Specific Standards

- A. 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.
- B. 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.
- C. 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.
- D. 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.

- E. 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.
- F. 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.
- G. Four-sided/360 degree architecture shall be used on all buildings and will comply with other applicable design standards of this code.

NOTE: See Section 7-300 for Industrial Zone District Performance Standards and Combined Business and Industrial Use Table for allowed uses.

Section 7-301 Commercial Zone District Performance Standards

| Table 7-3 A. Performance Standards B-1, B-3, B-4 & B-5 | B-1 | B-3 | B-4 | B-5 |
|---|------------|------------|------------|------------|
| MINIMUM YARD REQUIREMENTS -. Setbacks may differ subject to IBC requirements. Buildings are not permitted in easements unless a letter from utility easement holder is recorded. | | | | |
| Setback from property lines abutting adjacent residential uses | 50' | 50' | 50' | 50' |
| Setback from property lines abutting adjacent public ROW | 25' | 25' | 25' | 25' |
| Setback from front property line if the building is oriented toward the street and accesses the public sidewalk. | 10' | 10' | 10' | 25' |
| Setback from property lines abutting commercial business or industrial zones or uses except as provided for elsewhere is this Land Development Code | 10' | 10' | 25' | 10' |
| Setback from interior property lines for multiple parcels managed as a single development. | 10' | 10' | 10' | 10' |
| Minimum separation between structures | IBC | IBC | IBC | IBC |
| Setback between designated parking areas and property lines | 10' | 10' | 10' | 10' |
| Note: Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow for snow and ice melt on adjacent streets and sidewalks | | | | |
| Note: May be subject to specific overlay district regulations (AIA, CAEPA, Strasburg Downtown Overlay, and others as specified in this Land Development Code – see Chapter 10) | | | | |
| LOT SIZE – All site designs must demonstrate compliance with all site development standards in LDC & applicable building codes. | | | | |
| MAXIMUM BUILDING HEIGHT - (including mechanical appurtenances) | 35' | 50' | 50' | 50' |
| MINIMUM UNOBSTRUCTED OPEN SPACE | | | | |
| Single story structure | 20% | 20% | 20% | 20% |
| For each additional story – additional 5% open space is required up to a maximum of 35%. | | | | |

Section 7-302– Allowed uses – B-1, B-3, B-4 & B-5

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

Chapter 7 - Commercial and Chapter 8 - Industrial Uses have been included in one Use Table.

| Use Table - Business and Industrial Zone Districts | | | | | | |
|--|------------|------------|------------|------------|------------|------------|
| P=Permitted; NP=Not Permitted; A=Accessory; USR=Use by Special Review; SEU=Special Exception Use; 1041=See Land Development Code Regulations for 1041 CD = Certificate of Designation; R = Reserved for Future Code Amendment | | | | | | |
| Use | B-1 | B-3 | B-4 | B-5 | I-1 | I-2 |
| Office | P | P | P | P | P | P |
| Event and Conference Center | P | P | P | P | P | USR |
| Day care | P | P | P | P | P | P |
| Animal Services | | | | | | |
| Animal Day Care Facility – no outdoor kennels | P | P | P | P | P | P |
| Animal Day Care Facility – with outdoor kennels | NP | NP | P | P | P | P |
| Animal hospital and veterinary clinic (no outdoor kennels) | P | P | P | P | P | P |
| Animal hospital and veterinary clinic (with outdoor kennels) | NP | NP | P | P | P | P |
| Retail & Commercial Service | | | | | | |
| Retail | A | P | P | P | A (25%) | A (25%) |
| Retail sale of any commodity manufactured, processed, fabricated and/or warehoused only on the premises (greater than 25%) | NP | NP | NP | NP | SEU | SEU |
| Retail sale of any commodity designed especially for use in agriculture, mining, industry, business, transportation, or construction | NP | NP | NP | NP | NP | SEU |
| Retail, Service | P | P | P | P | A | SEU |
| Bank (with or without drive-through) | P | P | P | P | P | A |
| Convenience store with or without gas pumps | NP | P | P | P | NP | NP |
| Convenience store, 24-hour operation, with or without gas pumps | NP | USR | USR | USR | USR | USR |
| Temporary seasonal “tent”/sidewalk sales not exceeding a total of thirty (30) days in any one calendar year, per shopping center | NP | P | P | P | NP | NP |
| Restaurant & Bars & Hospitality | | | | | | |
| Restaurant – without drive through | A | P | P | P | P | P |
| Restaurant – with drive through | NP | P | P | P | P | P |
| Bar/Tavern | NP | P | P | P | NP | NP |
| Nightclub | NP | P | P | P | NP | NP |

| Use Table - Business and Industrial Zone Districts | | | | | | |
|--|------------|------------|------------|------------|------------|------------|
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| Use | B-1 | B-3 | B-4 | B-5 | I-1 | I-2 |
| Microbrewery | NP | P | P | P | P | NP |
| Hotel/Motel | NP | P | P | P | P | USR |
| Recreation | | | | | | |
| Health Club | P | P | P | P | P | A |
| Recreation – Indoor | NP | P | P | P | P | P |
| Recreation – Outdoor | NP | P | P | P | P | USR |
| Fair or Carnival, Temporary (not to exceed 30 days in one year) | SEU | SEU | SEU | SEU | SEU | NP |
| Automotive & Parking | | | | | | |
| Auto sales with or without minor auto repair as an accessory use | NP | P | P | P | P | P |
| Parking lot, commercial | NP | P | P | P | NP | NP |
| Parking lot, accessory | P | P | P | P | P | P |
| Auto service station | NP | P | P | P | P | P |
| Car wash and/or auto detailing | NP | P | P | P | P | P |
| Vehicle Repair, Minor | NP | P | P | P | P | P |
| Vehicle Repair, Major | NP | NP | P | USR | P | P |
| Vehicle Sales/Leasing/Rental | NP | P | P | P | P | P |
| Contractors & Trades | | | | | | |
| Contractors including but not limited to plumbing, heating, and electrical (no outdoor storage) | NP | P | P | P | P | P |
| Contractors including but not limited to plumbing, heating, and electrical (with outdoor storage) | NP | NP | P | NP | P | P |
| Specialty Trade Shop, including but not limited to cabinet shop, electric shop, plumbing shop, heating shop, lithographic and/or printing shop, furniture reupholstering | NP | NP | P | P | P | P |
| Building/Landscape material sales yard (not including concrete mixing, creosote, or asphalt operation) | NP | NP | P | NP | P | P |
| Manufacturing, Warehousing, & Industrial | | | | | | |
| Manufacturing, Light | NP | NP | P | NP | P | P |
| Manufacturing, Heavy | NP | NP | NP | NP | NP | P |
| Repair, rental, and servicing of commodities produced or warehoused in zone district | NP | NP | NP | NP | P | P |
| Wholesale business, storage, or warehousing | NP | NP | P | NP | P | P |
| Mini-warehouse/self storage | NP | NP | NP | P | P | P |
| Showroom/Warehouse | NP | NP | P | P | P | P |
| Greenhouses or fruit stands, wholesale or retail | NP | NP | P | P | P | NP |
| Laboratories | NP | P | P | P | P | P |

| Use Table - Business and Industrial Zone Districts | | | | | | |
|--|------------|------------|------------|------------|------------|------------|
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| Use | B-1 | B-3 | B-4 | B-5 | I-1 | I-2 |
| Research & Development, indoor use only | NP | NP | P | P | P | P |
| Research & Development, with outdoor use | NP | NP | USR | NP | P | P |
| Junk Yard | NP | NP | NP | NP | NP | P |
| Automobile Wrecking/Salvage | NP | NP | NP | NP | NP | P |
| Commercial sanitary landfill (subject to obtaining the required "Certificate of Designation," as well as all applicable State requirements) | NP | NP | NP | NP | NP | P |
| Resource recovery operation/recycling facility (subject to obtaining the required "Certificate of Designation," as well as all applicable State requirements) | NP | NP | NP | NP | NP | P |
| Residence required for caretaker or night watchman employed by the premises | NP | NP | NP | A | A | A |
| Gravel, mineral or sand extraction, quarry or sand | NP | NP | NP | NP | NP | USR |
| Major Electrical, Natural Gas and Petroleum-Derivative Facilities of a Private Company | NP | NP | NP | NP | NP | USR |
| Major Public Utility Facility (includes, but is not limited to power plant, transmission line, transmission substation, natural gas transmission pipeline, and natural gas transmission pump station) | 1041 | 1041 | 1041 | 1041 | 1041 | 1041 |
| Electric power plant transmission lines and transmission substation of a private company | NP | NP | NP | NP | NP | USR |
| Natural gas transmission pipeline or transmission pump station of a private company | NP | NP | NP | NP | NP | USR |
| Petroleum derivatives including refinery, transmission pipelines, processing of biofuels, and transmission pump stations of a private company | NP | NP | NP | NP | NP | USR |
| Minor public utility facility (underground distribution lines) | P | P | P | P | P | P |
| Minor public utility facility (distribution substation) | L&E | L&E | L&E | L&E | L&E | L&E |
| Minor public utility facility (including above-ground distribution lines) | NP | NP | NP | NP | P | P |
| Sewage disposal treatment plant | NP | NP | NP | NP | 1041 | 1041 |
| Telephone exchanges & similar buildings to house telephone or telecommunication equipment | NP | NP | NP | NP | P | P |
| Water treatment plant | NP | NP | NP | NP | 1041 | 1041 |
| Slaughter House | NP | NP | NP | NP | NP | USR |
| Other Uses | | | | | | |
| Building and use customarily appurtenant to the permitted use | A | A | A | A | A | A |
| Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they | P | P | P | P | P | P |

| Use Table - Business and Industrial Zone Districts | | | | | | |
|--|--------------------------------------|------------|------------|------------|------------|------------|
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| Use | B-1 | B-3 | B-4 | B-5 | I-1 | I-2 |
| are similar in character to permitted uses in this district, and are in conformance with the intent of this district. | | | | | | |
| Special Review | | | | | | |
| Sexually-oriented business (12-1000 requirements) | NP | NP | P | P | P | P |
| CMRS | See Chapter 12-1100 CMRS Regulations | | | | | |
| Billboard and/or off-premise signage (12-300 signs) | NP | USR | USR | USR | USR | USR |
| Quasi-public use (church, etc.) | USR | USR | USR | USR | USR | USR |
| Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1000' to any existing or planned residential dwelling unit | SEU | SEU | SEU | SEU | SEU | SEU |
| Live/Work | R | R | R | R | R | R |