



**ARAPAHOE COUNTY**  
PROTECT. CONNECT. ENJOY.

**Public Works and Development**

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**ZONING DISTRICTS SUMMARY SHEET**

<b>Residential Land Use Categories</b>				
<b>Zone District</b>	<b>Description</b>	<b>Max. Building Height</b>	<b>Minimum Lot Area</b>	<b>Land Use Type</b>
<b>A-E</b>	Agricultural Estate	50 feet	35 acres	Farm & Related
<b>A-1</b>	Agricultural	50 feet	19 acres	Farm & Related
<b>A-2</b>	Agricultural	35 feet	9 acres	Farm & Related
<b>R-A</b>	Residential-Agricultural	35 feet	105,000 sq. feet	Single-Family
<b>R-E</b>	Residential-Estate	35 feet	70,000 sq. feet	Single-Family
<b>R-1</b>	Residential	35 feet	40,000 sq. feet; max of 1 du/ac	Single-Family
<b>R-PSF</b>	Residential PUD (single family)	35 feet	As set by PDP; max of 4 du/ac	Single-Family
<b>R-PM</b>	Residential PUD (moderate density)	55 feet	As set by PDP; 4 to 10.9 du/ac	Between Single-Family & Multi-Family
<b>R-PH</b>	Residential PUD (high density)	As set by PDP	As set by PDP – min. 11 du/ac	Single-Family & Multi-Family
<b>S-H</b>	Senior Housing	As set by PDP	As set by PDP	Residents over 55 years in age
<b>R-M</b>	Residential – Manufactured/Mobile Home	25 feet - Mobile 35 feet - Manufactured	5,000 sq. feet	Manufactured/mobile homes
<b>Commercial Land Use Categories</b>				
<b>Zone District</b>	<b>Description</b>	<b>Max. Building Height</b>	<b>Open Space Requirements</b>	<b>Land Use Type</b>
<b>B-1</b>	Administrative & Professional Office	35 feet	20% plus 5% for each add'l story – max 35%	General Office
<b>B-3</b>	Neighborhood and Community Business	50 feet	20% plus 5% for each add'l story – max 35%	General Commercial
<b>B-4</b>	Specialty Commercial	50 feet	20% plus 5% for each add'l story – max 35%	Commercial with Limited Outdoor Display
<b>B-5</b>	Regional Commercial	50 feet	20% plus 5% for each add'l story – max 35%	Commercial serving a larger/regional area
<b>I-1</b>	Light Industrial	50 feet	20% plus 5% for each add'l story – max 35%	Laboratories, wholesale, manufacturing & fabrication
<b>I-2</b>	Heavy Industrial	50 feet	20% plus 5% for each add'l story – max 35%	Manufacturing/fabrication & resource recovery
<b>M-U</b>	Mixed Use	As set by PDP	As set by PDP	Combination of commercial, industrial, residential
<b>C</b>	Cultural	As set by PDP	As set by PDP	Museums, sports facilities
<b>O</b>	Open Space	35 feet	90% Open Space	Non-inhabited/recreation
<b>F</b>	Floodplain	25 feet – see restrictions - floodplain regulations	As determined - see restrictions -floodplain regulations	Non-inhabited/recreation
<b>Obsolete Zoning Districts</b>				
<b>Zone District</b>	<b>Description</b>	<b>Max. Building Height</b>	<b>Minimum Lot Area</b>	<b>Land Use Type</b>
<b>R-2</b>	Residential	25 feet	20,000 sq. feet	Single-Family
<b>R-3</b>	Residential	25 feet	12, 500 sq. feet	Single-Family
<b>R-3S</b>	Residential – Special	25 feet	6,000 sq. feet	Single-Family
<b>R-P</b>	Residential – PUD	35 feet	As set by PDP – max 3.5 du/ac	Single-Family & Multi-Family
<b>R-4</b>	Residential	35 feet	9,000 sq. feet – max 11 du/ac	Single-Family & Multi-Family

**PUD – Planned Unit Development; PDP – Preliminary Development Plan**