



Land Development Code
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Most Recently Revised April 2, 2019

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LDC Revisions to this Code:

The Land Development Code, adopted by the Board of County Commissioners of Arapahoe County, Colorado, on 2 April 2001, and subsequently re-adopted June 30, 2010, has had the following revisions:

Case #	Description	Resolution	Hearing Date
W02-001	Urban Design Guidelines	20392	05/07/2002
W02-003	MDP Retail/Landscape	20551	07/09/2002
W02-004	Lighting revisions	30553	09/16/2003
W02-005	Administrative Replat Revisions	20974	10/29/2002
W02-007	Xeriscaping	30160	02/25/2003
W02-008	Small Lots and Private Roads	30573	09/23/2003
W03-003	MDP Code Revisions	30493	08/12/2003
W04-001	Agri-tainment	40249	04/20/2004
W04-002	1041 Permits and Area of State Interest	40416	6/1/2004 6/15/2004
W04-006	Shooting Range	40936	12/14/2004
W04-007	GESC	50114	02/22/2005
W05-001	Airport Influence Area	50375	06/28/2005
W05-002	Rural Cluster	60086	01/24/2006
W05-003	Home Occupation – Day Care	50625	10/25/2005
W05-004	UBSR/Major Electric, Natural Gas, Petroleum	60172	02/14/2006
W06-001	Strasburg Commercial Overlay	80973	12/16/2008
W06-002	1041 Permits and Areas of State Interest	60788	12/12/2006
W06-005	JPA	60789	12/12/2006
W06-006	Stormwater Management Manual	70061	01/30/2007
W07-002	Group Homes/Family Definition	70526	08/07/2007
W07-003	Amateur Motorsports Facility	70527	08/07/2007
W08-001	Fireworks Stands/Special Exception Use	80378	05/13/2008
W08-002	CAEPA	80898	12/09/2008
W09-001	1-4200 Fence Class	90602	07/21/2009
W10-001	LDC Rewrite, Phase 1: Reformatted and Renumbered existing LDC into Chapters, Sections, and Subsections; Chapters 1, 2, 4, 5, & 11 – NEW & Revised; added six new definitions – agricultural animal, commercial feed lot, landing strip for private aircraft, ranch hand/agricultural worker housing, solid waste disposal site and facility, temporary concrete and/or batching plant, Effective June 30, 2010	100322	04/20/2010
W10-012	Explosive Metal Working are being moved from Section 1-1504 Special Exception Uses in the existing LDC to Section 12-1500 of the revised LDC. The regulations pertaining to Bed and Breakfast accommodations are being moved from Section 1-1504.1 and Section 1604.1 in the existing LDC to Section 12-1600 of the revised LDC. The intent and the administration of these activities are unchanged. This is a relocation and a reformatting of these regulations so they may better fit into the revised LDC text	100569	07/06/2010

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W10-013	The regulations pertaining to Amateur Motorsports Facilities will be moved from Section 1-1500. Agricultural Estate Zone District, Sub-Section 1-1505 Use by Special Review in the existing LDC to Chapter 12, Section 1700 of the revised LDC. The intent and the administration of these activities are unchanged. This is a re-location and a re-formatting of these regulations so they may better fit into the revised LDC text	100628	07/27/2010
W10-003	Adding "Adult" to Day Care Center and Day Care Home Adding Pet Daycare and Indoor Recreation as allowed use in Industrial Zones Add Electronic Message Board/Center as allowed with stipulations (currently prohibited) Add definition and illustration of "Fence Height" Change retaining wall note to match Building Code (IBC/IRC) Add definition of "Slaughterhouse" Add requirements for storage container/PODS under Temporary Structures Update definition for "Transmission Lines" Add Electronic Message Board/Center as allowed with stipulations Provide for "Special Exception Use" approval instead of a variance for additional height of CMRS facility in section	100780	09/21/2010
W10-014	Amendments to Chapters/Sections 1-505; 2-603, 604; 9-400; new Section 12-2000; 19-200 to update floodplain regulations to meet FEMA/NFIP and State requirements prior to December 17, 2010, which is the effective date of federal and State regulations	100940	11/17/2010
W10-004	LDC Rewrite, Phase 2: Chapter 19 Definitions – Additions and amendments: Accessory Dwelling Unit (ADU), Building Line-Rear, Building Line-Side, Auto Detailing, Car Wash, Catering Services, Cemetery, Check Cashing Facility, Convenience Store, Crematorium, Commercial Office, Drive-In, Financial Establishment, Grocery Store, Live-Work Unit, Major Vehicle Repair, Mausoleum, Minor Vehicle Repair, Night Club, Effective 01/31/2011	101001	12/07/2010
W10-010	LDC Rewrite and Related Rezoning, Phase 2: Chapter 3 Obsolete Zones – remove B-2 Neighborhood Business from Obsolete Zones and Rezone parcels from B-2 to B-3 at approx. 3310 S Knox Ct, 3340 S Knox Ct, 3350 S Knox Ct and 3331 S Federal Blvd and Rezone parcel from B-2 PUD to R-1 at owners' request, effective/amend zoning map 01/31/2011	100996	12/07/2010
W10-011	LDC Rewrite, Phase 2: Chapter 13, Section 110 ASP/MDP and Section 400 ASP – Revise 3-stage ASP within context of MDP to single-stage process; revise and re-title SDP process for administrative site plan approval for conventional and non-PUD zones to ASP, effective 01/31/2011	100999	12/07/2010
W10-015	LDC Rewrite, Phase 2: Chapter 15 Design Principles – incorporate County's adopted Design Guidelines into the Land Development Code as Design Standards and Design Guidelines, with some exceptions and some modifications, effective 01/31/2011	101000	12/07/2010

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W10-016	LDC Rewrite, Phase 2: Chapter 13, Section 100 PUD – Correct inconsistency between the PUD requirements for open space in residential zone districts and the open space requirements listed in specific zone districts within Chapter 6 Residential Zone Districts, effective 01/31/2011	100998	12/07/2010
W10-002	Medical Marijuana Land Uses – new Section 12-1800	110257	03/15/2011
W10-017	LDC Rewrite, Phase 2.5: Chapter 12, Section 1100, new Commercial Mobile Radio Service (CMRS) Facilities – Wireless Regulations replaced previous 12-1100, effective 09/30/2011	110586	08/02/2011
W10-036	LDC Rewrite, Phase 2.5: Relocate Definitions from Chapter 10 Overlay Districts to Chapter 19 Definitions and add, remove or modify definitions in Chapter 19, effective 09/30/2011	110612	08/16/2011
W11-001	LDC Rewrite, Phase 2.5: Various sections – Clarification of Pets and Agricultural Animals; Changes to Daycare Fencing to Eliminate Conflicts with State Regulations; Addition of a New Section 12-2100 Pertaining to Trash Containers and Dumpsters/Roll-Offs, effective 09/30/2011	110611	08/16/2011
W10-018	LDC Rewrite, Phase 2.5: Add new Planned Sign Program option to 12-300 Sign Code, effective 09/30/2011	110652	08/30/2011
W10-006	LDC Rewrite, Phase 2.5: Chapter 7 – Commercial Zone Districts – updated land uses in table format, incorporated development/design standards, restored and amended B-5 zone from Obsolete (Thoroughfare Business) to updated B-5 Regional Commercial District.	110671	08/23/2011 09/13/2011
W10-007	LDC Rewrite, Phase 2.5: Chapter 8 – Industrial Zone Districts, updated land uses in table format, incorporated development/design standards	110672	08/23/2011 09/13/2011
W12-002	Addition of Community Gardens to Chapter 12-2200	120313	04/17/12
W12-003	Addition of Farmers' Markets to Chapter 12-2300	120314	04/17/12
W12-005	Sign Code 12-300 Amend political signage and include criteria for banners and feather signs	120865	12/18/2012
W12-001	Rural Engineering Standards, Chapters 1, 4, 12, 14, 19 and Rural Site Development Standards and Guidelines	120587	08/17/2012 Eff. 08/30/2012
W12-006	GESC 12-200 for consistency and to avoid duplication with GESC Manual	120643	09/25/2012
W12-007	Home Occupation 12-400, Child Care Regulations 12-403, 12-404, 12-405 to delete references to ACG Human Services and to correct name of Colorado Dept of Human Services	120645	09/25/2012
W13-001	12-1900 Oil and Gas Facilities – added an Administrative Oil and Gas Use by Special Review (AOGUSR) process to 12-1900 to be used in conjunction with a Memorandum of Understanding between the County and Oil and Gas Industry Providers.	130310	4/2/2013
W13-002	Definitions Chapter 19 Update Definition of Rodeo	130285	4/22/2013
W13-003	Delete 12-106 Floodplain regulations as a correction – replaced by 12-2000 Nov 30 2010, but omitted from resolution.	130561	08/27/2013
W13-004	Revised per CWCB (State) example Colorado Floodplain Damage Prevention Ordinance, September 6, 2011 which includes revisions for the 2011 revised rules: Addition, Area	130801	12/17/2013

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Case #	Description	Resolution	Hearing Date
	of Special Flood Hazard (deleted), Base Flood, Base Flood Elevation, Basement, Channelization, Code of Federal Regulations (CFR), Conditional Letter of Map Revision (CLOMR), Critical Facility or Facilities, Development, Digital Flood Insurance Rate Map (DFIRM), Drainageway, Existing Manufactured Home Park or Subdivision, Expansion to Existing Manufactured Home Park or Subdivision, FEMA, Fill, Five-Hundred-Year (500-Year) Flood, Five-Hundred-Year (500-Year) Floodplain, Floatable Materials, Flood or Flooding, Flood Control Structure, Flood Fringe, Flood Hazard Area Delineation (FHAD), Flood Insurance Rate Map (FIRM), Flood Insurance Study, Floodplain, Floodplain Administrator, Floodplain Development Permit, Floodplain Management, Floodplain Management Regulations, Floodproofing, Floodway, Freeboard, Functionally Dependent Use, Highest Adjacent Grade, Historic Structure, Letter of Map Amendment (LOMA), Letter of Map Change (LOMC), Letter of Map Revision (LOMR), Letter of Map Revision based on Fill (LOMR-F), Levee, Lowest Adjacent Grade (LAG), Lowest Floor, Manufactured Home, Manufactured Home Park or Subdivision, National Flood Hazard Layer (NFHL), New Construction, New Development and Redevelopment, New Manufactured Home Park or Subdivision, No-Rise, No-Rise Certification, Nonstructural Development, Physical Map Revision (PMR), Reconstruction, Recreational Vehicle, Redevelopment, Shallow Flooding Areas (AO or AH Zones), Special Flood Hazard Areas (SFHA), Start of Construction, Structure, Substantial Damage, Substantial Improvement, Technical Review Committee, Variance, Violation, Watercourse, Water Surface Elevation (WSE).		
W14-003	12-600 Temporary Uses – amend and expand provisions	150311	04/21/2015
W14-002	12-1800 – amend Medical Marijuana Land Uses to Marijuana Land Uses and changes to definitions and provisions	150618	11/10/2015
W15-004	12-2500 Add Septage and Sewage Land Application Regulations	160350	5/24/2016
W16-001	12-1900 Amend Oil and Gas Facilities to Energy Facilities and add small solar facility provisions	160663	11/15/2016
W15-003	Table 4-3B. Allowed Uses in Agricultural Zone Districts and Table 5-2B. Allowed Uses in Rural Residential Zone Districts to amend Seasonal Farming or Ranching Events to Farming or Ranching Events. Chapter 19 Definitions to amend Rodeo.	160670	11/22/2016
W15-002	Clean-up and Minor Revisions to 12-500 clarify Temporary Construction Yards; 12-600 editorial correction; 12-1200 references to ADA spaces, compact spaces, parking stall sizes, added assisted living, and changed restaurant parking requirements; 12-1300 allow Planning Manager to waive line of sight illumination requirements in some cases; 12-400 clarified use of drainage easements/detention ponds as landscaped area; 12-1900 require sign posting for Energy Facilities; Chapter 13 clarify calendar vs. business days, change all references to “Chair” remove references to compact parking, replace “handicapped” with “accessible”,	170036	01/03/2017

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Case #	Description	Resolution	Hearing Date
	and update public notice address to S Lima Street; Chapter 14 clarify calendar and business days, clarify “Board” = “Board of County Commissioners”, clarify the vacation process, and clarify title commitment expiration; Chapter 16 directions in notes; Chapter 19 add “accessible” definition and clarify that RV’s, pickup bed campers, and other vehicles do not meet the definition of “mobile home”		
W16-002	Amend Chapter 13 Zoning Procedures to include a new PUD process to replace 13-100 Planned Unit Development (PUD) and to update related references in Section 13-400 (Administrative Site Plan), Section 13-500 (Administrative Amendment), and 13-600 (Technical Amendment)	160702	12-06-2016 Effective Date: 04-01-2017
W17-001	Amend effective date of Floodplain Regulations, FIS and FIRM to 02-17-2017 in 1-505A. and 12-2005.02	170175	02-14-2017
LDC18-001	Amend effective date of Floodplain Regulations, FIS and FIRM to 04-18-2018 in 1-505A. and 12-2005.02	180240	04-18-2018
LDC18-002	Amend sign regulations section 12-300 to remove content-based language	180439	06-19-2018
W17-003	Amend Subdivision Exemption Regulations (14-900) and Agricultural zone district setbacks for properties with approved Subdivision Exemptions (4-300)	180498	07-31-2018
LDC18-003	Amend effective date of Floodplain Regulations, FIS and FIRM to 09-28-2018 in 1-505A. and 12-2005.02	180550	09-04-2018 (effective 09-28-18)
LDC19-001	Amend A-E lot width from 1,320’ to 600’	190233	04-02-2019
LDC19-005	Establish Bee-Keeping Regulations in residential zone districts	190234	04-02-2019 (effective 4-30-2019)
LDC19-006	Establish Chicken-Keeping Regulations in residential zone districts	190235	04-02-2019 (effective 4-30-2019)

Acknowledgements – October 2016 – Revised Land Development Code

<p>Board of County Commissioners Rod Bockenfeld, Chair Nancy Doty Bill Holen Nancy Jackson Nancy Sharpe</p>	<p>Planning Commission Mark Brummel Jane Rieck Paul Rosenberg Brian Weiss Rick Sall Richard Rader Diane Chaffin</p>
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Acknowledgements – June 30, 2010 – Adoption of Land Development Code

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