

Recap of Formal Arapahoe County Zoning Ordinances

This is not intended to be an all-inclusive document, but to only provide a general guideline for the benefit of CCFHOA homeowners. Please contact the Arapahoe County for specific detail information.

Inoperable Vehicles - Any vehicle lacking a current, valid registration that is displayed on the vehicle or trailer and / or whose operation is not currently possible due to disassembly of the vehicle parts preventing vehicle operation. Inoperable vehicles shall not be permitted on residential properties and / or on the public right-of-way immediately adjacent to said residential property.

Outdoor Storage - The storage of any material outside of the principal permitted structure on any parcel, which is either wholly or partially visible.

Pets - Dogs, cats, small animals, reptiles and fowl which are customarily kept in the home or on the premises, as those that may be purchased at local pet stores, for the sole pleasure and enjoyment of the occupants. There shall be a maximum combination of three dogs, cats, small animals, reptiles and fowl, over the age of 6 months per household.

Family - An individual or two or more persons related by blood, marriage or adoption residing under one head or household, or a group of not more than five persons, who need not be related, but living as a single housekeeping unit.

Weeds (Ordinance 88-2) - Residential property owner shall cut, or cause to be cut, all weeds growing on their lots and remove or cause the removal of the cut weeds to a legal refuse disposal site. This pertains to excessive growth of grasses and weeds over 6 inches in height.

Oversized Vehicles and Unattended Trailer in Right-of-Way (Ordinance 91-1) - Oversized vehicles and trailers that are temporarily parked on any public street for no longer than is necessary, which shall not exceed 48 hours, to load, unload, prepare for service or prepare for storage. Contact the Arapahoe County Sheriff's Department for assistance.

Accessory Building - Accessory uses and structures are not permitted unless and until the principal permitted use has been established on the property.

- Accessory buildings greater than 120 sf in size and / or 10' in height shall observe all yard and height requirements.
- Structures constructed for accessory uses shall not be used for dwelling purposes.
- Except for agricultural usage only, accessory structures shall not exceed 10% of the lot area or a maximum of 1000 sf and a maximum building height of 15 feet.

Contact: Arapahoe County - Development Services / Infrastructure Management
10730 East Briarwood Avenue, Suite 100
Centennial, CO 80112

Phone: 720.874.6711

Make a complaint online: www.co.arapahoe.co.us/dsim