

INTRODUCTION

This Unofficial Zoning Map has been designated to afford an overall view of Arvada in relation to all the zoning categories.

- * CONDITIONAL REZONING indicates use, plan, or time restrictions, consult ordinance for these properties.
- A-1 AGRICULTURAL DISTRICT, intended to provide areas in the City for large lot residential uses while allowing limited production of agricultural crops and livestock.
- B-1 NEIGHBORHOOD BUSINESS DISTRICT, intended to provide for convenience shopping areas and professional offices within which daily needs of the surrounding neighborhood can be satisfied, but which contains no stores of a type which would encourage traffic from another area to come through the neighborhood to shop.
- B-2 GENERAL BUSINESS DISTRICT, allowing general retail business, and personal commercial services as well as professional offices, but no intensive business activities.
- B-3 CENTRAL BUSINESS DISTRICT, a business, office, and residential district to provide a full range of services, and a variety of uses in a “downtown” atmosphere.
- B-4 INTENSIVE BUSINESS DISTRICT, allowing intensive business activities, personal commercial services, and professional offices that may require permanent outdoor storage or display.
- C-1 CONSERVATION DISTRICT, intended to preserve tracts of land from urban development and to preserve land for parks, open space, recreational areas, greenbelts, trails, waterways, and flood plain areas.

CLEAR CREEK (CC) ZONING DISTRICTS – Mixed use developments are encouraged in the CC zoning district, including the mixing of residential principal uses with principal commercial uses.

- CC-A Industrial and commercial sub-district.
- CC-B Residential sub-district, including restricted non-residential uses.
- CC-C Commercial/office development sub-district.
- CC-D Residential transitional sub-district transitioning to restricted non-residential uses.
- CC-E Mixed use commercial/industrial/residential sub-district.

I-1 LIGHT INDUSTRIAL DISTRICT, and office district intended to promote office and industrial uses with minimal adverse impacts and less than 10% outside storage.

I-2 HEAVY INDUSTRIAL DISTRICT, intended to provide areas in the community for a less restrictive type of industrial development than I-1 and for those industries needing more than 10% outside storage.

NEW COMMUNITY (NC) ZONING DISTRICTS – The intent of the New Community zoning district is to provide the opportunity for a mixed and multiple use district where both residential and non-residential neighborhoods can be comprehensively planned and developed.

NC-I/OF Industrial and office district.

NC-C/OF Retail commercial and office district.

NC-MU-A Mixed use office and residential district.

NC-MU-B Mixed use office and residential district.

NC-MU-C Mixed uses industrial, commercial, office and residential district.

NC-R-A Residential district allowing one, two, and multi-family dwelling at a density of not over 1 unit per two acres.

NC-R-B Residential district allowing one, two, and multi-family dwellings at a density of not over 2.5 units per acre.

NC-R-C Residential district allowing one, two, and multi-family dwellings at a density of not over 4 units per acre.

NC-OS Open space district.

NC-AG Agricultural district.

NC-SU Special use district allowing all uses in the I/OF and OS districts for properties with unique physical features or hazards.

P-1 PROFESSIONAL OFFICE DISTRICT, intended to provide for a wide variety of professional and business offices to satisfy community demand for services.

PUD PLANNED UNIT DEVELOPMENT OVERLAY, property developed using the PUD process.

PUD-BP PLANNED UNIT DEVELOPMENT BUSINESS PROFESSIONAL DISTRICT, intended to provide for construction of planned business and professional centers, or mixtures thereof.

PUD-BPR PLANNED UNIT DEVELOPMENT BUSINESS PROFESSIONAL RESIDENTIAL DISTRICT, intended to fulfill the general purpose of PUDs by encouraging alternative development containing a creative mix of business, professional, and/or residential uses.

- PUD-I PLANNED UNIT DEVELOPMENT INDUSTRIAL DISTRICT, intended to promote the grouping of industrial uses in such a manner that they provide well planned parking, access, landscaping, and harmonious relationships between structures, and strict architectural controls.
- PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL, intended to fulfill the general purpose of PUDs by allowing a wide mix of residential housing types and densities.
- R-CE RESIDENTIAL COUNTRYSIDE ESTATE DISTRICT, intended to preserve and encourage rural small-scale agricultural activities in conjunction with large lot, single family homes (minimum lot size of 32,670 sq. ft.) and compatible uses, including provisions for private stables.
- R-E RESIDENTIAL ESTATE DISTRICT, intended to preserve and encourage exclusively large lot, single family homes (minimum lot size of 12,500 sq. ft.) and compatible uses, including provisions for private stables.
- R-I ONE AND TWO FAMILY RESIDENCE DISTRICT, intended to encourage relatively higher density, small lot residential development of both one and two family dwellings with minimum lot sizes for single family dwellings (minimum lot size of 6,000 sq. ft.) and for two family dwellings (duplexes) [minimum lot size of 9,000 sq. ft.].
- R-L RESIDENTIAL LOW DENSITY DISTRICT, intended to preserve and encourage relatively standard density single family residential development (minimum lot size of 7,500 sq. ft.)
- R-M RESIDENTIAL MULTI-FAMILY DISTRICT, intended to encourage a wide range of housing types and costs, especially multi-family dwellings, to meet the diverse needs of the Arvada housing market. Complementary uses customarily found in residential zoning districts such as community recreation facilities, places of worship, and schools are also allowed. Limited neighborhood serving commercial uses are allowed as conditional uses.
- R-MD RESIDENTIAL MEDIUM DENSITY DISTRICT, intended to encourage a mixture of medium density housing types including quadraplexes, townhouses, condominiums, and low density apartment units, as well as single family detached and two family dwellings. Complementary uses customarily found in residential zoning districts such as community recreation facilities, places of worship, and schools are also allowed. Limited neighborhood serving commercial uses are allowed as conditional uses.
- R-NT RESIDENTIAL NEO-TRADITIONAL DISTRICT, intended to encourage new development of high quality, relatively affordable, small lot single family residential uses (minimum lot size of 4,500 sq. ft.)
- R-SL RESIDENTIAL SMALL LOT DISTRICT, intended to preserve the size, scale, density and character of single family residential development (minimum lot size of 4,500 sq. ft.) existing in the older, established neighborhoods of Arvada with lots sizes.