

# ARTICLE 6. DEVELOPMENT STANDARDS

The development standards set forth in this Article 6 shall apply to all new development, and to expansions, alterations, or enlargements that would increase the existing gross area occupied by any conforming multi-family residential or nonresidential use or structure existing on the effective date of this Code by more than 25%. The development standards set forth in this Article 6 shall not apply to expansions, alterations, or enlargements of conforming single-family detached dwellings, two-family dwellings, or town home dwellings existing on the effective date of this Code.

## 6.1 ONE PRIMARY STRUCTURE PER LOT

There shall be no more than one primary structure, plus permitted accessory structures per lot or tract of land, except as follows: (A) As otherwise permitted pursuant to the PUD approval process in §3.7 (Planned Unit Developments); (B) In the B-3 Zoning District standards (§4.6.4); (C) In the NC District (§4.8.3); and (D) In the CC District (§4.9.2). In addition, there may be more than one primary structure per lot in any zoning district that allows multi-family residential or industrial uses. In order to qualify as a single primary structure, all portions of a structure must be structurally linked to each other, and not merely connected through the use of patios, breezeways, arcades, or similar devices.

## 6.2 INTENSITY OF USE, LOT DIMENSIONS, LOT COVERAGE, AND SETBACKS

The standards of this section apply to all development in the Standard Zone Districts, New Communities Subdistricts, Clear Creek Subdistricts, and PUD Zone Districts, unless inconsistent with more specific standards applicable to the development (a) pursuant to sec. 6.9 (Activity Center Design), or (b) contained in an adopted special plan.

### 6.2.1 Basic Table

All lots and all primary and accessory structures shall comply with all of the intensity, lot area, lot frontage, lot coverage, and setback requirements set forth in the table below unless explicitly exempted or subject to more specific standards elsewhere in this Code. Additional or explanatory notes as indicated by [ ] are found at the end of the table.

Zone Districts and Uses	Min. Lot Area (or Max. Density) [f]	Min. Lot Frontage (reg lot/ corner lot ) (ft.)[f]	Max. Lot Coverage [h]	Minimum Setbacks (feet from lot or sidewalk easement line)[f]		
				Front [a][b][d][g]	Side [e][g]	Rear [c][e][g]
<b>STANDARD ZONE DISTRICTS</b>						
<b>A-1 Zoning District</b>						
All Uses Not Listed Below	5 ac	200	10%	100	30	30
Cemetery, Mausoleum	80 ac	200	NA	100	100	100
Religious Institutions, Parochial or Private School	5 ac	125	25%	30	30	30

Zone Districts and Uses	Min. Lot Area (or Max. Density) [f]	Min. Lot Frontage (reg lot/ corner lot ) (ft.)[f]	Max. Lot Coverage [h]	Minimum Setbacks (feet from lot or sidewalk easement line)[f]		
				Front [a][b][d][g]	Side [e][g]	Rear [c][e][g]
Crop Production, Pasture Grazing Land, or Unimproved Forest or Range Area	5 ac	NA	NA	NA	NA	NA
Greenhouse/Nursery, Specialty Crop Production	5 ac	200	30%	50	30	30
Gun Club, Kennel	5 ac	400	10%	100	100	100
Poultry hatchery, fish hatchery, dairy farm	5 ac	200	20%	100	30	30
Public building, Public utility	NA	NA	NA	30	30	30
Radio/Television Transmission Tower	5 ac	400	10%	200	200	200
Single Family Dwelling, Bed and Breakfast Establishment, or Group Home	5 ac	200	10%	30	30	30
Veterinary Clinic	5 ac	200	10%	30	30	30
<b>C-1 Zoning District</b>						
All Uses Not Listed Below	NA	NA	NA	NA	NA	NA
Public Utilities	NA	NA	NA	30	30	30
<b>R-CE Zoning District</b>						
All Uses Not Listed Below	32,670 sf	100	25%	30	15	15
Religious Institutions, Parochial or Private School	2 ac	125	25%	30	15	15
Greenhouses	2 ac	100	25%	25	25	25
Public Buildings and Utilities	NA	NA	NA	30	15	15
<b>R-E Zoning District</b>						
All Uses Not Listed Below	12,500 sf	100	25%, 30% for 1-story	30	15	15
Small Lots (see §6.10)	4,000 sf	40	30%	18	5	10
Religious Institution, Parochial or Private School	2 ac	125	25%	30	15	15
Greenhouses	2 ac	100	25%	25	25	25
Public Buildings and Utilities	NA	NA	NA	30	15	15
<b>R-L Zoning District</b>						
All Uses Not Listed Below	7,500 sf	75/85	35%, 40% for 1-story	25	10	10
Small Lots (see §6.10)	4,000 sf	40	30%	18	5	10
Cemetery	5 ac	NA	NA	NA	NA	NA
Religious Institution, Parochial or Private School	2 ac	125	25%	30	30	30
Greenhouses in excess of 250 sf	2 ac	100	30%	25	25	25

Zone Districts and Uses	Min. Lot Area (or Max. Density) [f]	Min. Lot Frontage (reg lot/ corner lot ) (ft.)[f]	Max. Lot Coverage [h]	Minimum Setbacks (feet from lot or sidewalk easement line)[f]		
				Front [a][b][d][g]	Side [e][g]	Rear [c][e][g]
Public Buildings and Utilities	NA	NA	NA	30	15	15
<b>R-SL Zoning District</b>						
All Uses Not Listed Below	4,500 sf	45/65	40%	18	5	10
Religious Institution, Parochial or Private School	2 ac	125	25%	30	30	30
Public Buildings and Utilities	NA	NA	NA	30	15	15
<b>R-NT Zoning District</b>						
All Uses Not Listed Below	4,500 sf (7 du/ac)	60/75	40% (See also §6.4.3.B)	15 (10 to side-loaded garages)	8	10
Religious Institution, Parochial or Private School	2 ac	125	25%	30	20	20
Public Buildings and Utilities	NA	NA	NA	30	10	10
<b>R-I Zoning District</b>						
All Uses Not Listed Below	6,000 sf	60/75	40%	18	5	10
Small Lots (see §6.10)	4,000 sf	40	30%	18	5	10
Two Family Dwelling	9,000 sf	75/85	30%	25	10	10
Religious Institution, Parochial or Private School	2 ac	125	25%	30	30	30
Public Buildings and Utilities	NA	NA	NA	30	15	15
<b>R-MD Zoning District</b>						
Single Family Dwelling	6,000 sf	60/75	40%	18	5	10
Two Family Dwelling	9,000 sf	75/85	30%	25	10	10
Multiple Dwelling Unit	3,630 sf per unit	80	30%	25	5 per story	5 per story
Religious Institution, Parochial or Private School	3 ac	125	25%	30	30	30
Public Buildings and Utilities	NA	NA	NA	30	15	15
<b>R-M Zoning District</b>						
All Uses Not Listed Below	6,000 sf	60	40%	18	5	10
Two Family Dwelling	9,000 sf	75	30%	25	10	10
Multiple-Unit Dwelling, 1 story	2,900 sf per unit	90	30%	25	7.5	7.5
Multiple-Unit Dwelling, 2 story	2,180 sf per unit	90	30%	25	10	10
Multiple-Unit Dwelling, 3 story	1,750 sf per unit	90	30%	25	15	15
Multiple-Unit Dwelling, 4 story	1,450 sf per unit	90	30%	25	20	20

Zone Districts and Uses	Min. Lot Area (or Max. Density) [f]	Min. Lot Frontage (reg lot/ corner lot ) (ft.)[f]	Max. Lot Coverage [h]	Minimum Setbacks (feet from lot or sidewalk easement line)[f]		
				Front [a][b][d][g]	Side [e][g]	Rear [c][e][g]
Multiple-Unit Dwelling, 5 story or more	1,245 sf per unit	90	30%	25	5 per story	5 per story
Religious Institution, Parochial or Private School	2 ac	125	25%	30	30	30
Public Buildings and Utilities	NA	NA	NA	30	15	15
<b>P-1 Zoning District</b>						
All Uses	NA	NA	35%	20	10	10
<b>B-1 Zoning District</b>						
All Uses	NA	NA	25%	30	10	20
<b>B-2 Zoning District</b>						
All Uses	NA	NA	25%	20	10	20
<b>B-3 Zoning District</b>						
All Uses	NA	NA	100%	NA	NA	NA
<b>B-4 Zoning District</b>						
All Uses Not Listed Below	NA	NA	30%	20	20	20
One dwelling unit in conjunction with a principal permitted use	NA	NA	30%	20	5	20
<b>I-1 and I-2 Zoning Districts</b>						
All Uses	NA	NA	50%	20	10	10
<b>NEW COMMUNITIES SUBDISTRICTS</b>						
<b>NC-AG Subdistrict</b>						
All Uses Not Listed Below	1 du/ 10 gross ac	NA	NA	20	15	10
Religious Institution, Parochial or Private School	1 du/ 10 gross ac	NA	15%	20	15	10
<b>NC-OS Subdistrict</b>						
All Uses Not Listed Below	NA	NA	NA	NA	NA	NA
Equestrian Center	NA	NA	10%	NA	NA	NA
<b>NC-RA Subdistrict</b>						
All Uses Not Listed Below	1 du/ 2 gross ac	NA	35%	20	7.5	10
Religious Institution, Parochial or Private School	2 ac	NA	15%	20	7.5	10
<b>NC-RB Subdistrict</b>						
All Uses Not Listed Below if Directly Adjacent to Van Bibber Creek	2 du/ gross ac	NA	NA	20	7.5	10
All Uses Not Listed Below and Not Directly Adjacent to Van Bibber Creek	2.5 du/ gross ac	NA	NA	20	7.5	10

Zone Districts and Uses	Min. Lot Area (or Max. Density) [f]	Min. Lot Frontage (reg lot/ corner lot ) (ft.)[f]	Max. Lot Coverage [h]	Minimum Setbacks (feet from lot or sidewalk easement line)[f]		
				Front [a][b][d][g]	Side [e][g]	Rear [c][e][g]
Small Lots (see §6.10)	4,000 sf	40	30%	18	5	10
Religious Institution, Parochial or Private School	2 ac	NA	15%	20	7.5	10
<b>NC-RC Subdistrict</b>						
All Uses Not Listed Below	4 du/ gross ac	NA	35%	20	7.5	10
Small Lots (see §6.10)	4,000 sf	40	30%	18	5	10
Religious Institution, Parochial or Private School	2 ac	NA	15%	20	7.5	10
<b>NC-C/OF Subdistrict</b>						
Non-Residential Uses	1 ac	NA	35%	20	10	10
<b>NC-I/OF Subdistrict</b>						
Non-Residential Uses	1 ac	NA	35%	20	10	10
<b>NC-MU-A Subdistrict</b>						
Residential	1 du/ gross ac	NA	35%	20	7.5	10
Non-Residential Uses	1 ac	NA	35%	20	10	10
<b>NC-MU-B Subdistrict</b>						
Residential	4 du/ gross ac	NA	35%	20	7.5	10
Small Lots (see §6.10)	4,000 sf	40	30%	18	5	10
Non-Residential Uses	1 ac	NA	35%	20	10	10
<b>NC-MU-C Subdistrict</b>						
Residential Other than Low Impact Housing & Small Lots	7 du/ gross ac	NA	35%	20	7.5	10
Low Impact Housing	15 du/ gross ac	NA	40%	20	7.5	10
Small Lots (see §6.10)	4,000 sf	40	30%	18	5	10
Non-Residential Uses Within 500 ft. of Northwest Parkway	2 ac	NA		20	15	10
<b>NC-SU Subdistrict</b>						
Non-Residential Uses	1 ac	NA		NA	NA	NA

Zone Districts and Uses	Min. Lot Area (or Max. Density) [f]	Min. Lot Frontage (reg lot/ corner lot) (ft.) [f]	Max. Lot Coverage [h]	Minimum Setbacks (feet from lot or sidewalk easement line) [f]		
				Front [a][b][d][g]	Side [e][g]	Rear [c][e][g]
<b>CLEAR CREEK SUBDISTRICTS</b>						
<b>CC-A Subdistrict</b>						
All Uses, where side lot lines are not adjacent to a public right-of-way	NA	NA	75%	10[d]	5[e]	10[e]
All Uses, where side lot lines are adjacent to public right-of-way	NA	NA	75%	10[d]	10[e]	10[e]
<b>CC-B Subdistrict</b>						
All Uses	NA	NA	40 %	20	10	10
<b>CC-C Subdistrict</b>						
All Uses, where side lot lines are not adjacent to a public right-of-way	NA	NA	50%	20[d]	5	10
All Uses, where side lot lines are adjacent to public right-of-way	NA	NA	50%	20[d]	10	10
<b>CC-D Subdistrict</b>						
All Uses, if subdistrict is not fully occupied by non-residential uses	NA	NA	35%	20	10	10
All Uses, if subdistrict is completely occupied by non-residential uses	All Standards Applicable in CC-A Sub-District Shall Apply					
<b>CC-E Subdistrict</b>						
All Uses	NA	NA	50%	10	10	10
<b>PUD ZONE DISTRICTS</b>						
<b>PUD Zone Districts</b>						
Public, Institutional, and Civic Uses in the PUD-R Zone District	2 ac	125	25%	30	30	30
Small Lots in the PUD zoning districts (see §6.10)	4,000 sf	40	30%	18	5	10
<i>Residential Uses in PUD-R zone district &amp; BPR zoning district:</i>	10,000 sf	75	35% (1-story 40%)	20	7.5	10
All other non-residential uses in a PUD-R zone district, PUD-BP, & PUD-BPR	10,000 sf	100	30%	20	10	10
<i>All Uses in PUD-I zone district:</i>	1 ac	100	50%	20	10	10
<i>Multi-Family Uses in PUD-R zoning district</i>	10,000 sf	100	25%	25	10	10

**NOTES TO TABLE 6.2.1:**

- [a] For corner lots, the front setback standards shall apply to both street sides of the lot.
- [b] Front setbacks for new single family detached and attached residential structures may be reduced by 50% of the standard front setback (but not closer than 15 feet) if: (1) The front wall plane of the garage is placed further from the street than the rear wall plane of the home; or (2) The plane of the garage door is perpendicular to the plane of the street from which garage access is taken.
- [c] Double frontage lots shall meet the rear setback requirements of §6.2.2.
- [d] Front setbacks for properties abutting Sheridan Blvd, W. 52<sup>nd</sup> Ave., or Ralston Rd. shall be 25 feet from the property line. Front setbacks may be reduced to zero feet except adjacent to W. 60<sup>th</sup> Avenue, W. 52<sup>nd</sup> Ave., Marshall/Lamar Streets, Ralston Rd., or Sheridan Blvd. as long as all applicable screening, landscaping, and buffering requirements of §6.5 are met.
- [e] Where buildings in Subdistrict A are no more than 35 feet in height, side or rear setbacks abutting a residence in Subdistrict D shall be 20 feet. Where buildings in Subdistrict A are more than 35 feet in height, side or rear setbacks abutting a residence in Subdistrict D shall be 40 feet.
- [f] Where a lot allowing for a Two Family Dwelling is to be subdivided, the minimum area after subdivision shall be 3,000 square feet, the minimum lot width shall be 30 feet, and the lots that the Two Family Dwellings are on must combine to meet or exceed the requirements listed for a Two Family Dwelling. There shall be no setback required along the common lot line.
- [g] Lots adjacent to an arterial street shall have a setback of 150 feet from the centerline of the arterial street except for non-residential uses which shall have a setback of 100 feet from the centerline.
- [h] Uncovered decks are permitted 5% lot coverage in addition to the required coverage in Table 6.2.1.

**6.2.2 Double Frontage Lots**

Double frontage lots with residential uses shall have a minimum lot depth of at least 130 feet, including any landscaped tree lawn, and at least the following minimum rear setbacks, which may be applied as a single setback for the entire structure or as stepped setbacks applicable to portions of the building above the stated heights.

<b>Height of Structure</b>	<b>Minimum Setback</b>
Less than 20 ft.	25 ft.
Between 20 and 25 ft.	30 ft.
Between 25 and 35 ft.	35 ft.
More than 35 ft.	1 foot for each foot of building height



<b>Structure or Feature</b>	<b>Permitted Locations in Setbacks</b>
Mini-structures	Permitted in any side or rear setback, provided they are not attached to any principal or accessory structure.
Window awnings	Permitted in any setback, but not closer than 10 feet from the rear property line or 18 inches from a side property line
Uncovered porches, decks, uncovered flatwork, and concrete slabs, provided that such items are no more than 30 inches in height above grade	Permitted anywhere in setbacks
Covered porches, decks, terraces, and patios, if such items are below 12 feet in height above grade and not enclosed	Permitted to extend outward from structure 7 feet into a front or rear setback, but no closer than 5' from the rear or 3' from the side property line and 3 feet into a side setback.
Signs	See §6.17 (Signs)
Swimming Pools	Not permitted in front setback and shall be no closer than 10 feet from any side or rear property line.
Telecommunications Structures	See §5.2.31 (Telecommunications Structures)

#### **6.2.4 Arterial Street Setbacks**

There shall be a setback of 150 feet for all residential structures from the centerline of all arterial streets, and a setback of 100 feet from the centerline of arterial streets for all non-residential uses. Parking may be allowed within this area.

### **6.3 HEIGHT OF STRUCTURES**

The standards of this section apply to all development in the Standard Zoning Districts, New Communities Zoning Sub-Districts, Clear Creek Zoning Sub-Districts, and PUD Zoning Districts, unless inconsistent with more specific standards applicable to the development (a) pursuant to §6.9 (Activity Center Design), or (b) contained in an adopted special plan.

#### **6.3.1 General Rule: Uniform Height Limitation**

- A. The maximum height of all buildings and structures in the City of Arvada shall be 35 feet unless:
  1. The structure or building is exempt, as set forth in this §6.3 or §3.13.1.B. of this Code;
  2. The structure or building is subject to the transitional height or double-frontage lot height requirements set forth below;