

Arvada LDC Update – Draft Zoning Districts with Proposed Changes

RN - Residential Neighborhood Districts

		RN-32.5	RN-12.5	RN-7.5	RN-6	RN-4	RN-D	
Single-Family and Duplex Residential								
Lot Standards								
		Single-Family	Single-Family	Single-Family	Single-Family	Single-Family	Duplex	Single-Family
	Lot area, minimum	32,500 sf.	12,500 sf.	7,500 sf.	6,000 sf.	4,000 sf.	9,000 sf.	6,000 sf.
A	Lot width, minimum	100 ft.	100 ft.	75 ft.	50 ft.	40 ft.	75 ft.	60 ft.
	Lot width, corner	100 ft.	100 ft.	85 ft.	60 ft.	40 ft.	85 ft.	75 ft.
	Lot coverage, maximum	25%	35%	40%	40%	40%	30%	40%
Setbacks (minimum)								
B	Front	30 ft.	30 ft.	25 ft.	18 ft.	18 ft.	25 ft.	18 ft.
C	Side, street	30 ft.	30 ft.	25 ft.	18 ft.	18 ft.	25 ft.	18 ft.
D	Side, interior	15 ft.	15 ft.	10 ft.	5 ft.	5 ft.	10 ft.	5 ft.
E	Rear	15 ft.	15	10 ft.	5 ft.	10 ft.	10 ft.	10 ft.
	Rear, alley	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
	Arterial, from centerline	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Building Heights (maximum)								
F	Primary building	35 ft.	28 ft.	28 ft.	28 ft.	28 ft.	28 ft.	28 ft.
	ADU (detached)	30 ft.	25 ft.	25 ft.	25 ft.	-	-	25 ft.
G	Accessory building	20 ft.	16 ft.	16 ft.	16 ft.	16 ft.	16 ft.	16 ft.
	Barns and Stables	35 ft.	30 ft.	-	-	-	-	-
	Mini-structures	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.
Nonresidential								
Lot Standards								
	Lot area, minimum	1 ac.	1 ac.	10,000 sf.	10,000 sf.	10,000 sf.	10,000 sf.	10,000 sf.
	Lot width, minimum	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
	Lot coverage, maximum	25%	25%	40%	40%	40%	40%	40%
Nonresidential Setbacks (minimum)								
	Front	30 ft.	30 ft.	25 ft.	18 ft.	18 ft.	18 ft.	18 ft.
	Side, interior	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
	Side, street	30 ft.	30 ft.	25 ft.	18 ft.	18 ft.	18 ft.	18 ft.
	Rear	15 ft.	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
	Rear, alley	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Building Heights (maximum)								
	Primary building	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
	Accessory building	20 ft.	16 ft.	16 ft.	16 ft.	16 ft.	16 ft.	16 ft.
	Mini-structure	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.
Maximum Number of Accessory Buildings (per lot)								
	Residential lot	6	4	3	3	2	3	3
	Nonresidential lot	6	5	3	3	2	3	3

Changed from 30 ft.

Note: The number of accessory buildings per lot is under review.

MX – Mixed-Use Districts

MX-N Mixed-Use Neighborhood, MX-S Mixed-Use Suburban, MX-U Mixed-Use Urban, MX-T Mixed-Use Transit

	MX-N	MX-S	MX-U	MX-T
Lot Standards				
	Lot area, minimum	6,500 sf.	None	None
A	Lot width, minimum	60 ft.	None	None
	Lot coverage, maximum	70%	60%	80%
Building and Parking Siting				
B	Frontage Zone, Commercial and Mixed-Use, min./max.	5/25 ft.	0/20 ft.	0/20 ft.
	Frontage Zone, Residential, min./max.	5/25 ft.	20 ft./TBD	0/20 ft.
C	Side, street, min./max.	10 ft. / N/A	10/20 ft.	0/20 ft.
D	Side, interior, min.	5 ft.	10 ft.	5 ft.
E	Rear, min.	10 ft.	20 ft.	15 ft.
F	Front Parking Setback, min.	15 ft.	20 ft.	20 ft.
	Arterial, from centerline (residential only), min.	-	80 ft.	80 ft.
	Minimum Building Coverage within Frontage Zone ¹	50%	20%	35%
Building Standards				
	Minimum Overall Height	-	-	2 stories
G	Maximum Overall Height	35 ft.	45 ft.	65 ft. ²
	Maximum Accessory Building Height	18 ft.	18 ft.	-
	Minimum Ground Floor Height ³	-	12 ft.	16 ft.
	ADU (detached) maximum height	30 ft.	-	-
Street Facades				
	Minimum Front Façade Transparency			
	Primary Commercial Building	35%	50%	60%
	Mixed-Use/Multifamily Building	30%	40%	40%
	Minimum Secondary Street Façade Transparency	15%	15%	20%
Small Urban Parks and Open Space				
	Small Urban Park, Minimum Area			
	Lots 1 acre and larger	-	5,000 sf.	5,000 sf.
	Lots 0.5 to 0.99 acre	-	2,500 sf.	2,500 sf.
	Open Space, minimum	15%	25%	15% ⁴
Height Transition Zone				
	Minimum Height Transition Zone Depth abutting RA, RN and R-6 Districts	25 ft.	30 ft.	45 ft.

Changed from 35 ft.

¹ Minimum percentage of building that must be located in the Frontage Zone. Small Urban Parks satisfying the requirements of Section ___ may be used to meet the Minimum Building Coverage within the Frontage Zone requirement.

² Maximum height can be increased to 80 ft. if the nearest façade of a proposed building is located 250 ft. from a residential zoning district boundary, excluding parcels with schools, parks and open space.

³ Minimum Ground Floor Height for non-residential and mixed-use buildings.

⁴ Roof top and upper level deck amenities can be counted towards the Open Space requirement.

RA - Residential Agricultural District

Table 2-1-3-2.A: Residential / Agricultural Lot and Building Standards			
Standard		Lot Type	
		Residential	Nonresidential
Lot Standards			
	Min. Lot Area	1 acre	2 acres
A	Min. Lot Width	150 ft.	150 ft.
	Min. Lot Width (Corner)	150 ft.	150 ft.
	Max. Lot Coverage	20%	15%
Setback Standards (Principal Buildings)			
B	Min. Front Setback	30 ft.	30 ft.
C	Min. Street Side Setback	30 ft.	30 ft.
D	Min. Interior Side Setback	15 ft.	25 ft.
E	Min. Rear Setback	15 ft.	25 ft.
Setback Standards (Barns and Stables)			
	Min. Front Setback	30 ft.	30 ft.
F	Min. Interior Side Setback ¹	25 ft.	25 ft.
	Min. Street Side Setback	30 ft.	25 ft.
G	Min. Rear Setback ²	25 ft.	25 ft.
Building Standards			
H	Max. Height, Primary Building	35 ft.	35 ft.
I	Max. Height, ADU (detached)	30 ft.	
	Max. Height, Accessory Building	20 ft.	
J	Max. Height, Barns and Stables	35 ft.	
	Max. No. of Accessory Buildings	Lot area less than 5 ac.: 6 Lot area 5 ac. or more: 7	7

Changed from 30 ft.

¹ Minimum interior side setback can be reduced to 15 ft. if lot is adjacent to another lot with a barn or stable.

² Minimum rear setback can be reduced to 15 ft. if lot is adjacent to another lot with a barn or stable.

Note: The number of accessory buildings per lot is under review.