

3-2.1. Permitted Use Table

TABLE 3-2.1 PERMITTED USE TABLE																								
P = Permitted, A = Accessory, SR = Use by Special Review, SE = Use by Special Exception, T= Temporary Use/Temporary Use Permit Required, Blank = Not Permitted																								
	Agriculture and Residential ^[1]												R-MF	MU	Non-Residential ^[1]							PUD Districts ^[2]	Overlay	Use Specific Standard
	A-E	A-1	RR-A	RR-B	RR-C	R-1-A	R-1-B	R-1-C	R-1-D	R-2-A	R-2-B	R-M			B-1	B-3	B-4	B-5	I-1	I-2	F ^[3]	O	PUD	SBC-O
Residential Uses																								
Household Living																								
Home Occupation, General	A	A	A	A	A	A	A	A	A	A	A	A									A		3-3.12.A	
Home Occupation, Day Care	A	A	A	A	A	A	A	A	A	A	A	A									A		3-3.12.B	
Home Occupation, Day Care Experienced Provider or Large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE									SE		3-3.12.B	
Marijuana, Non-commercial use	See Sections 3-3.5.C.2.a, and 3-3.5.C.3												See Sections 3-3.5.B, and 3-3.5.C							See Sections 3-3.5.B, and 3-3.5.C		3-3.5		
Pets	A	A	A	A	A	A	A	A	A	A	A	A	A								A		3-3.2.E	
Backyard Bees or Chickens					A	A	A	A	A	A	A	A									A		3-3.2.I3-3.2I	
Temporary Residence	T	T	T																					
Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P									P Unless expressly prohibited by the approved PUD plan		3-3.2.J	

3-3.2. Residential Uses

- A.
- B.
- C.
- D. **ACCESSORY DWELLING UNIT**
 - 2. Generally
 - a.
 - b.
 - c.
 - d.
 - e.
 - f.
 - g. An ADU shall not be used or occupied for Short-Term Rental use except where the underlying property is nine (9) acres or greater.

E.

F.

G.

H.

I.

J. SHORT-TERM RENTALS

1. Definitions

a. Short-Term Rental

The lease or rental of a dwelling or part of a dwelling for a term of thirty (30) or fewer consecutive days.

2. Intent

The intent of the Short-Term Rental regulations is to:

- a. Facilitate and preserve safety, residential character, and quality of life in areas of unincorporated Arapahoe County which allow residential uses.
- b. Promote and preserve sustainable, permanent housing for residents of unincorporated Arapahoe County.
- c. Allow for owners of residential property within unincorporated Arapahoe County to have flexibility in the use of land accommodating cost-of-living or investment interests, while also supporting interests stated in the subsections above.

3. General Requirements

Short-Term Rentals shall be located in a building meeting all Short-Term Rental licensing standards. The use of recreational vehicles, campers, trailers, vehicles, or other temporary structures as a Short-Term Rental is prohibited.

4. Application and Licensing Requirements

No Short-Term Rental shall operate except pursuant to the Application and Licensing requirements adopted by ordinance of the Arapahoe County Board of County Commissioners.

5. Separation and Buffering

- a. No Short-Term Rental license shall be issued for any two-family dwelling, townhome dwelling, single-family attached dwelling, or duplex dwellings property within 500 feet of another Short-Term Rental that has already received a license unless otherwise allowed by ordinance.
- b. Short Term-Rentals shall adhere to all setback requirements for buildings of the zone district in which they are located.