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Chapter 1—Zoning Regulations

Part 100 Administrative Provisions

Section 11.1.101	Title and Authority
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Section 11.1.101 Title and Authority

- A. An Ordinance of the City Council of the City of Centennial, Colorado, establishing land use classifications, dividing the City into districts, imposing regulations, prohibitions, procedures, and restrictions, governing the use of land for residential and non-residential purposes, regulating and limiting lot occupancy, determining the size of yards and other open spaces, establishing standards of performance and design, adopting a map of said land use districts, creating boards and commissions and defining the powers and duties of said boards and commissions, prescribing procedures for changes and modifications of districts, special exception uses, uses by special review, variances, and other permits, allowing for nonconforming uses, structures and land, providing regulations for accessory uses and buildings, providing for the adjustment, amendment, and enforcement thereof, defining certain terms, providing a means of appeal, and prescribing penalties for violations of its provisions, and repealing existing City of Centennial Zoning Ordinances, Regulations and Amendments thereof was adopted by the City Council of the City of Centennial by and through the adoption of Ordinance Nos. 2001-06 and 2002-09.
- B. The City of Centennial Zoning Regulations are authorized by Title 31, Article 23, of the Colorado Revised Statutes, as amended, and are hereby declared to be in accordance with all provisions of these statutes.
- C. The City of Centennial has the authority to plan for and regulate the use of land and to administer and regulate areas and activities of special interest as might be delineated in

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the Comprehensive Plan under authority of Article 65.1, Title 24 (Areas and Activities of State Interest), Article 20, Title 29 (Local Government Land Use Control Enabling Act) and Article 23, Title 31 (City Planning and Building Codes), of the Colorado Revised Statutes, as amended.

Section 11.1.102 Short Title

For the purpose of brevity, the City of Centennial Zoning and Subdivision Regulations shall hereinafter be referred to as “these Regulations.”

Section 11.1.103 Purpose

These Regulations shall be for the purpose of promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of the City of Centennial, Colorado, by lessening of congestion on the streets and roads or reducing the waste of excessive amounts of roads, securing safety from fire and other dangers, providing adequate light and air, classification of land uses and the distribution of land development and utilization, protection of the tax base, securing economy in governmental expenditures, fostering the State’s agricultural and other industries, the protection of urban and non-urban development, and for the purpose of promoting planned and orderly development within the City and to balance the basic human needs of a changing population with legitimate environmental concerns, and for the purpose of providing for the administration and regulation of areas and activities of special interest as might be delineated in the Comprehensive Plan or other document(s) approved by the City Council.

Section 11.1.104 Jurisdiction

These Regulations shall apply to all properties within the City of Centennial, Colorado.

Section 11.1.105 Current Zoning Districts

A. The City of Centennial is hereby divided into the following zoning districts:

A-E	R-A	R-PSF	B-1	I-1	MU
A-1	R-1	R-PM	B-3	I-2	C
A-2	R-M	R-PH	B-4		O
	SH				F

B. Except for the A-E, A-1, A-2 and F Zoning Districts, the other Districts listed in this Section may have a P.U.D. designation associated with it. If such is the case, the land shall be developed according to the provisions of the approved P.U.D. Plan(s).

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Section 11.1.106 Obsolete Zoning Districts

A. As of January 1, 1987, and due to Zoning Regulations effective on that date, the following zoning districts were designated as obsolete:

R-E R-2 R-3 R-3S R-4 R-5 R-P B-2 B-5

B. These districts may have a P.U.D. designation associated with it. If such is the case, the land shall be developed according to the provisions of the approved P.U.D. Plan(s).

C. Applications for rezoning to these obsolete districts shall not be submitted. However, lands which are presently located within an obsolete zoning district shall be permitted to be developed in accordance with the regulations of that zoning district. Such regulations are found in the section, “OBSOLETE ZONING DISTRICTS” of these Regulations, or in accordance with an approved P.U.D. Plan.

Section 11.1.107 Overlay Districts

In order to recognize special areas within the City of Centennial that are not zoning districts, but, due to the nature of certain activities which may affect the health, safety and/or welfare of the citizens of the City of Centennial, regulations created within these Regulations would reduce or eliminate impacts resulting from these activities, the following “overlay district” is hereby established:

A. Airport Influence Area Overlay District

B. Voided/De-Annexed/Disconnected Land Overlay District

Section 11.1.108 Zoning Map

The location and boundaries of the zoning and overlay districts hereby established are shown on the map entitled the City of Centennial Zoning Map.

Section 11.1.109 Application of These Regulations

After the effective date of these Regulations, but subject to these Regulations dealing with nonconforming uses, structures, and land:

A. Any new building or other structure, and any tract of land, may be used; and

B. The use of any existing building, other structure or tract of land may be changed or extended; and

C. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated for any purpose permitted or required by these

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Regulations for the district in which such building, other structure or tract of land is located, and for no other purpose. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other regulations set forth or referred to in the regulations for that district, and to any other applicable regulations of these Regulations.

- D. The provisions of these Regulations are applicable not only to private persons, agencies, corporations and organizations, but also to all public agencies and organizations to the full extent that they may be enforceable.

Section 11.1.110 Existing Permits, Easements, P.U.D. Plans, and Other Approvals

Except to the extent stated in these Regulations or any amendment hereto, these Regulations are not intended to abrogate, annul, govern, or prevail over any permit, easement, Preliminary and/or Final Planned Unit Development (P.U.D.) plan, or other approval issued prior to the effective date of these Regulations, except for the amortization of signage which is governed by these and previous Regulations.

Section 11.1.111 Overlapping Regulations

These regulations shall apply to all applications made on or after 2-16-99. To the extent there is a conflict between these regulations and any other law, ordinance, resolution, rule or regulation of any kind or with any term or condition of an approved preliminary or final development plan, the more restrictive requirements shall apply to such application, accept to the extent limited by vested property rights then in effect.

Section 11.1.112 Violations

No land in the City of Centennial shall be used, nor any building or structure erected, constructed, enlarged, altered, maintained, moved or used in violation of these Regulations or amendments thereto. The City Council of the City of Centennial, through the City Attorney and court of appropriate jurisdiction may initiate legal action to prevent, abate, or remove such unlawful use, maintenance, erection, construction, reconstruction, or alteration, in addition to any other remedies provided by law. Any such violation of these Regulations shall be considered unlawful and a public nuisance.

Section 11.1.113 Enforcement

- A. All departments, officials, and employees of the City of Centennial vested with the duty or authority to issue permits shall not issue any permit, certificate, or license in conflict with the provisions of these Regulations. Any such permit, certificate, or license issued in conflict with the provisions of these Regulations shall be voidable. It shall be the duty of the Director of the Land Use Services Department, and/or the Zoning Administrator of the City of Centennial to enforce the provisions of these Regulations pertaining to the

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use, erection, construction, and/or reconstruction, moving, conversion, alteration, or addition to any building, structure.

- B. Building permits for new non-residential construction shall be referred to the City's Planning and Engineering Divisions for review of necessary public improvements, in accordance with the Building Permit Referral Policy.

Section 11.1.114 Duty of the City Attorney

The City Attorney shall take whatever legal action is deemed appropriate for the abatement or removal and injunction of any violation of these Regulations, in the manner provided for by law, and shall take other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such use, building or structure and restrain and enjoin such persons maintaining or using any such building or structure or using property contrary to the provisions of these Regulations.

Section 11.1.115 Invalid Provisions

If any part, subpart, section, paragraph, sentence, clause or phrase of these Regulations is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of these Regulations.

Section 11.1.116 Effective Date

- A. All provisions of the Land Development Code heretofore adopted by the City Council of the City of Centennial are hereby rescinded and superseded by these Regulations adopted on June 28, 2001.
- B. The adoption of these Regulations shall not affect or prevent the prosecution or punishment of any person for the violation of any prior version of these Regulations, or for any offense committed prior to adoption of these Regulations.

Section 11.1.117 Correction of Obvious Errors

Nothing in these Regulations shall be construed as a limitation upon the power of the Director of the Land Use Services Department to correct obvious typographical or compositional errors, provided:

- A. Such corrections shall not change the legal effect of these Regulations or any part thereof.
- B. Such corrections will be reported to the Planning and Zoning Commission and the City Council.
- C. An Erratum supplement shall be attached to all copies of these Regulations distributed subsequent to the making of such corrections.

Chapter 1—Zoning Regulations

Part 200 ~~Planning & Zoning Commission~~

Section 11.1.201	Appointments
Section 11.1.202	Compensation
Section 11.1.203	Officers
Section 11.1.204	Meetings
Section 11.1.205	Minutes
Section 11.1.206	Rules and Procedures
Section 11.1.207	Quorum and Vote

~~Section 11.1.201 Appointments~~

~~The City Council shall appoint a Planning and Zoning Commission consisting of seven (7) members, none of whom may be members of the City Council or Board of Adjustment. Each of the members shall be a resident within the City. Planning and Zoning Commission members shall serve a term of three (3) years, although the initial members shall be appointed to allow staggered terms. Members may be removed by the City Council without cause, in the sole discretion of the Council. Vacancies occurring other than through the expiration of a term, shall be filled for the remainder of the unexpired term by appointment by the City Council. Members shall serve without compensation. (Ords. 2001-06, 2002-09)~~

~~Section 11.1.202 Compensation~~

~~The Planning and Zoning Commission shall receive compensation in an amount determined by the City Council. The City Council shall also provide for reimbursement of the members of the Planning and Zoning Commission for actual expenses incurred.~~

~~Section 11.1.203 Officers~~

~~The Planning and Zoning Commission shall elect each year a Chairman and Chairman Pro Tem from among its members. The Planning and Zoning Commission may create other offices, as it deems necessary.~~

~~Section 11.1.204 Meetings~~

~~The Planning and Zoning Commission shall establish regular meeting times and places as is necessary to properly and expeditiously process land use applications and other business of the Commission.~~

~~Section 11.1.205 Minutes~~

~~Minutes of Planning and Zoning Commission meetings shall be kept and shall be a public record.~~

~~**Section 11.1.206 Rules and Procedures**~~

~~The Planning and Zoning Commission may adopt rules and procedures as it deems necessary for the proper conduct of its business which are consistent with the rules contained herein and the statutes of the State of Colorado. A matter is deemed submitted to the Planning and Zoning Commission on the date of the first Public Meeting at which the item is listed as an item for consideration.~~

~~**Section 11.1.207 Quorum and Vote**~~

~~The majority vote of the Planning and Zoning Commission quorum shall be necessary to forward any land use recommendation to the City Council. In the case of a Location & Extent application, the majority vote of the Planning and Zoning Commission quorum shall be necessary to approve or deny such application.~~

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Chapter 1—Zoning Regulations

Part 300 Board of Adjustment

Repealed by Ordinance 2005-O-25. See Section 5700 for Board of Adjustment and Variance information.

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Chapter 1—Zoning Regulations

Part 400 Amendments to these Regulations

Section 11.1.401	Procedure
Section 11.1.402	Notice of Hearing

Section 11.1.401 Procedure

- A. When, in the opinion of the City of Centennial, it is necessary to amend any provision of these Regulations, and after due consideration and consultation with such interested parties as the City may deem necessary; the amendment shall be certified to the City Council by the Planning and Zoning Commission.
- B. The City Council, after consultation with the City Attorney, shall order publication of the amendment, or a description of the amendment, at the discretion of the Council, in a newspaper of general circulation within the City and shall schedule a Public Hearing, at which time all interested parties shall be heard.
- C. At the close of the Public Hearing, the City Council Members shall weigh all testimony and evidence presented and may pass a resolution amending a specific provision of these Regulations. A certified copy of the resolution containing the text of the amendment shall be forwarded to the Recording Secretary of the Planning and Zoning Commission.
- D. The Land Use Services Department shall insert said amendment in all official copies of these Regulations as soon as practicable.

Section 11.1.402 Notice of Hearing

At least fourteen (14) days prior to the City Council Public Hearing on the proposed amendment, notice of the time and place of the Public Hearing shall be given in at least one publication of a newspaper of general circulation within the City. The notice shall be in substantially the following form:

CITY OF CENTENNIAL
NOTICE OF PUBLIC HEARING
ZONING REGULATIONS AMENDMENT

Notice is hereby given that on (day of week), (month and date), (year), at (time), or as soon thereafter as the agenda of the City Council permits, in the City Council Chambers 12503 East Euclid Drive, Suite 200, Centennial, Colorado, the City Council of the City of Centennial will hold a Public Hearing for a proposed amendment to the City of Centennial Zoning Regulations on file at the Centennial Citizen's Services Center Land Use Services Department, 12503 East Euclid Drive, Suite 200, Centennial, Colorado, 80111 303-734-4567.

Chapter 1—Zoning Regulations

Part 500

~~Nonconforming Uses, Structures and Land~~

Section 11.1.501	Intent
Section 11.1.502	Nonconforming Uses of Land
Section 11.1.503	Nonconforming Uses of Structures
Section 11.1.504	Nonconforming Structures
Section 11.1.505	Nonconforming Land
Section 11.1.506	Repairs and Maintenance

~~Section 11.1.501 Intent~~

- ~~A. The intent of this Section is to recognize that within zoning districts established by these Regulations there exists land, uses of land, structures and uses of structures, which were lawful before these Regulations were adopted or amended, but which would be prohibited, regulated, or restricted under the provisions of these Regulations. These nonconformity's shall not be enlarged, expanded, increased, nor be used as grounds for adding other structures or uses now prohibited in the same district.~~
- ~~B. Nothing in this Section shall be interpreted to require a change in plans, construction, or designated use of any building in which a building permit was lawfully obtained from the City's Building Division prior to the effective date of adoption or amendment of these Regulations, provided construction was commenced within sixty (60) days after obtaining said building permit and diligently completed.~~
- ~~C. Any use, structure and/or parcel of land which was used, erected or maintained in violation of any previous Zoning Regulations shall not be considered as a legal, noneconforming use, structure and/or parcel, and shall be required to comply with all provisions of these Regulations.~~

~~Section 11.1.502 Nonconforming Uses of Land~~

- ~~A use of land that was lawful before these Regulations were adopted or amended may continue to exist even though the use would be prohibited, regulated, or restricted under the provisions of these Regulations, subject to the following provisions:~~
- ~~A. Such noneconforming use of land shall not be enlarged, expanded, extended, increased, nor moved to occupy an area of land which was not occupied before these Regulations were adopted or amended.~~
- ~~B. If any such noneconforming use of land is discontinued for any reason for a period of more than six (6) months, a subsequent use of such land shall conform to the provisions of these Regulations and amendments, unless the City Council grants an extension of time.~~

~~C. Any additional land use and/or structure(s) associated with the nonconforming use of land shall conform to these Regulations.~~

~~Section 11.1.503 Nonconforming Uses of Structures~~

~~A use of a structure(s) which was lawful before these Regulations were adopted or amended may continue to exist even though the use would be prohibited, regulated, or restricted under the provisions of these Regulations or amendments, subject to the following provisions:~~

- ~~A. Existing structures devoted to a nonconforming use shall not be enlarged, expanded, extended, nor altered to accommodate nonconforming uses or other uses not allowed in the district in which the structure is located.~~
- ~~B. If a permitted use supersedes a nonconforming use in all or part of the area in a structure, that area shall thereafter conform to the provisions of these Regulations.~~
- ~~C. When a nonconforming use of a structure is discontinued or abandoned for six (6) consecutive months, any subsequent use of such structure shall conform to the provisions of these Regulations, unless the City Council grants an extension of time.~~
- ~~D. Should a structure devoted to a nonconforming use be damaged or destroyed by any means, the structure may be reconstructed and the nonconforming use re-established subject to compliance with the provisions of this Section.~~

~~Section 11.1.504 Nonconforming Structures~~

~~A structure which was lawful before these Regulations were adopted or amended may continue to exist, even though the structure would be prohibited, regulated, or restricted under the provisions of these Regulations or amendments, subject to the following provisions:~~

- ~~A. Such nonconforming structure(s) shall not be enlarged or altered in any manner, except to decrease its nonconformity.~~
- ~~B. Should such nonconforming structure(s) or portion thereof be damaged or destroyed by any means, or be declared unsafe by the City's Building Division to an extent of more than fifty percent (50%) of its replacement cost, it shall not be reconstructed except in conformity with the provisions of these Regulations. If the reconstruction cost and/or area of reconstruction (whichever is less) is less than or equal to fifty percent (50%), the structure may be strengthened or restored to a safe condition provided the original nonconformity is not enlarged, increased, or extended, and construction is commenced within six (6) months after obtaining the required building permit(s), unless the City Council grants an extension of time.~~

~~C. Should such nonconforming structure(s) be moved for any reason, for any distance whatsoever, it shall conform to the provisions of these Regulations.~~

~~Section 11.1.505 Nonconforming Land~~

~~A. These Regulations specify minimum lot area, width, and yard requirements within each zoning district for the purpose of creating “building envelopes” in which construction can occur on any parcel in the City of Centennial. It is the intent of this provision to allow construction of a permitted principal use and customary accessory structure(s) on any parcel which was of record before these Regulations were adopted or amended, unless such parcel was created in violation of the Subdivision Regulations.~~

~~B. This provision shall apply even though such parcel fails to meet these Regulations’ requirements for area, width, or both, that are applicable in the given zoning district. However, all minimum yard requirements as set forth in the applicable zoning district shall apply to such parcel(s), unless a variance is obtained from the Board of Adjustment. No variance to the minimum lot area for any parcel may be obtained.~~

~~Section 11.1.506 Repairs and Maintenance~~

~~Any nonconforming structure or a structure devoted to a nonconforming use may be repaired and maintained for ordinary upkeep. Such repairs and maintenance shall not enlarge, expand, extend, or increase the nonconformity in any manner. Also, such repairs and maintenance shall not exceed fifty percent (50%) of the current replacement cost of the nonconforming structure or a structure devoted to a nonconforming use.~~

~~Section 11.1.507 Exemptions~~

~~**Nonconformities Created by Public Action.** Notwithstanding any provision in this Part 1, Section 500 to the contrary, any nonconforming structure or land expressly created or caused by a conveyance of privately owned land to a federal, state or local government to serve a public purpose shall be exempt from the provisions of this Section 500. This exemption applies only in cases where private land is obtained by a governmental entity for a public purpose, through condemnation, threat of condemnation or otherwise, which creates a nonconformity in the remainder parcel in terms of setback, lot size, or other City required criteria. This exemption does not apply to right of way dedication or other public conveyances of land required by the City in the course of subdivision or other routine development plan approvals. (Ord. 2005-26)~~

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Chapter 1—Zoning Regulations

Part 600 Obsolete Zone District Residential Estates (R-E)

Section 11.1.601	Intent
Section 11.1.602	Principal Permitted Use
Section 11.1.603	Accessory Use
Section 11.1.604	Special Exception Use
Section 11.1.605	Use by Special Review
Section 11.1.606	Maximum Building Height
Section 11.1.607	Minimum Area, Lot Width and Yard Requirements
Section 11.1.608	Airport Influence Area Regulations
Section 11.1.609	Special Area and Activity Regulations
Section 11.1.610	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.601 Intent

- A. THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.602 Principal Permitted Use

- A. Single-family dwelling unit.
- B. Small wind energy conversion system.
- C. Type A Group Home.

Section 11.1.603 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas. (Subject to further restrictions; see Section on Commercial Mobile Radio Facilities).

Section 11.1.604 Special Exception Use

Mother-in-law apartment/dwelling unit.

Section 11.1.605 Use by Special Review

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- A. Type B Group Home.
- B. Quasi-public use (church, etc.).

Section 11.1.606 Maximum Building Height

Not to exceed thirty-five feet (35').

Section 11.1.607 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 110'.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 25' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 70,000 square feet.

Section 11.1.608 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.609 Special Area and Activity Regulations

This zone district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.610 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

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Chapter 1—Zoning Regulations

Part 700 Obsolete Zone District R-2 Residential

Section 11.1.701	Intent
Section 11.1.702	Principal Permitted Use
Section 11.1.703	Accessory Use
Section 11.1.704	Special Exception Use
Section 11.1.705	Use by Special Review
Section 11.1.706	Maximum Building Height
Section 11.1.707	Minimum Area, Lot Width and Yard Requirements
Section 11.1.708	Airport Influence Area Regulations
Section 11.1.709	Special Area and Activity Regulations
Section 11.1.710	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.701 Intent

- A. THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.702 Principal Permitted Use

- A. Single-family dwelling unit.
- B. Type A Group Home.

Section 11.1.703 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas. (Subject to further restrictions; see section on Commercial Mobile Radio Facilities).

Section 11.1.704 Special Exception Use

Small wind energy conversion system.

Section 11.1.705 Use By Special Review

- A. Type B Group home.

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B. Quasi-public use (church, etc.).

Section 11.1.706 Maximum Building Height

Not to exceed twenty-five feet (25')

Section 11.1.707 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 75'.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 15' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 20,000 square feet.

Section 11.1.708 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.709 Special Area and Activity Regulations

This zone district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.710 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

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Chapter 1—Zoning Regulations

Part 800 Obsolete Zone District R-3 Residential

Section 11.1.801	Intent
Section 11.1.802	Principal Permitted Use
Section 11.1.803	Accessory Use
Section 11.1.804	Special Exception Use
Section 11.1.805	Use by Special Review
Section 11.1.806	Maximum Building Height
Section 11.1.807	Minimum Area, Lot Width and Yard Requirements
Section 11.1.808	Airport Influence Area Regulations
Section 11.1.809	Special Area and Activity Regulations
Section 11.1.810	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.801 Intent

- A. THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.802 Principal Permitted Use

- A. Single-family dwelling unit.
- B. Type A Group Home.

Section 11.1.803 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only. (Subject to further restrictions; see section on Commercial Mobile Radio Facilities).

Section 11.1.804 Special Exception Use

Small wind energy conversion system.

Section 11.1.805 Use By Special Review

- A. Type B Group Home.

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B. Quasi-Public Use (Church, Etc.).

Section 11.1.806 Maximum Building Height

Not to exceed twenty-five feet (25').

Section 11.1.807 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 75'.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 10' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 12,500 square feet.

Section 11.1.808 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.809 Special Area and Activity Regulations

This zone district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.810 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Title 11 – Land Development Code

Chapter 1—Zoning Regulations

Part 900

Obsolete Zone District R-3S Residential-Special

Section 11.1.901	Intent
Section 11.1.902	Permitted Use
Section 11.1.903	Accessory Use
Section 11.1.904	Special Exception Use
Section 11.1.905	Use by Special Review
Section 11.1.906	Maximum Building Height
Section 11.1.907	Minimum Area, Lot Width and Yard Requirements
Section 11.1.908	Airport Influence Area Regulations
Section 11.1.909	Special Area and Activity Regulations
Section 11.1.910	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.901 Intent

- A. THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.902 Permitted Use

- A. Single-family dwelling unit.
- B. Type A Group Home.

Section 11.1.903 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only. (Subject to further restrictions; see section on Commercial Mobile Radio Facilities).

Section 11.1.904 Special Exception Use

- A. Barber shop.
- B. Beauty shop.
- C. Ceramics shop.

Title 11 – Land Development Code

D. Small wind energy conversion system.

Section 11.1.905 Use by Special Review

A. Type B Group home.

B. Quasi-public use (church, etc.).

Section 11.1.906 Maximum Building Height

Not to exceed twenty-five feet (25').

Section 11.1.907 Minimum Area, Lot Width and Yard Requirements

A. Minimum lot width is 50'.

B. Front yard is 25' (principal structure); front building line (accessory structure).

C. Side yard is 5' (principal structure); 5' (accessory structure).

D. Rear yard is 25' (principal structure); 5' (accessory structure).

E. Minimum lot area is 6,000 square feet.

Section 11.1.908 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.909 Special Area and Activity Regulations

This zone district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.910 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Title 11 – Land Development Code

Chapter 1—Zoning Regulations

Part 1000 Obsolete Zone District R-4 Residential

Section 11.1.1001	Intent
Section 11.1.1002	Principal Permitted Use
Section 11.1.1003	Accessory Uses
Section 11.1.1004	Use by Special Review
Section 11.1.1005	Maximum Building Height
Section 11.1.1006	Minimum Area, Lot Width and Yard Requirements
Section 11.1.1007	Maximum Density
Section 11.1.1008	Minimum Unobstructed Open Space
Section 11.1.1009	Airport Influence Area Regulations
Section 11.1.1010	Special Area and Activity Regulations
Section 11.1.1011	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.1001 Intent

THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.

Section 11.1.1002 Principal Permitted Use

- A. Single-family dwelling unit.
- B. Two-family dwelling unit.
- C. Multi-family dwelling unit.
- D. Type A Group Home.

Section 11.1.1003 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public use areas, public use areas or placement on multi-family structures only. (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.1004 Use by Special Review

- A. Type B Group home.
- B. Quasi-public use (church, etc.).

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Title 11 – Land Development Code

Section 11.1.1005 Maximum Building Height

Not to exceed thirty-five feet (35').

Section 11.1.1006 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 75'.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 10' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 9,000 square feet; provided, however, that there shall be at least 4,000 square feet of lot area for each dwelling unit.

Section 11.1.1007 Maximum Density

Not to exceed eleven (11.0) dwelling units per gross acre.

Section 11.1.1008 Minimum Unobstructed Open Space

- A. Twenty percent (20%) of the lot area for a one-story building, plus
- B. Five percent (5%) additional for each additional story to three (3) stories.

Section 11.1.1009 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1010 Special Area and Activity Regulations

This zone district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1011 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Title 11 – Land Development Code

Chapter 1—Zoning Regulations

Part 1100 Obsolete Zone District R-5 Residential

Section 11.1.1101	Intent
Section 11.1.1102	Principal Permitted Use
Section 11.1.1103	Accessory Use
Section 11.1.1104	Use by Special Review
Section 11.1.1105	Maximum Building Height
Section 11.1.1106	Minimum Area, Lot Width, and Yard Requirements
Section 11.1.1107	Maximum Density
Section 11.1.1108	Minimum Unobstructed Open Space
Section 11.1.1109	Airport Influence Area Regulations
Section 11.1.1110	Special Area and Activity Regulations
Section 11.1.1111	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.1101 Intent

THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.

Section 11.1.1102 Principal Permitted Use

- A. Multi-family dwelling units.
- B. Nursing home, hospital, or home for mentally retarded persons providing 1,000 feet of lot area for each bed.
- C. Boarding and rooming houses.
- D. Fraternity and sorority houses.
- E. Type A Group Home.

Section 11.1.1103 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted CMRS facility (Subject to further restrictions; see section on Commercial Mobile Radio Facilities).
- D. Camouflaged CMRS facility (Subject to further restrictions. See Section on Commercial Mobile Radio Facilities).

Title 11 – Land Development Code

Section 11.1.1104 Use by Special Review

- A. Type B Group home.
- B. Quasi-public use (church, etc.).

Section 11.1.1105 Maximum Building Height

Not to exceed fifty feet (50').

Section 11.1.1106 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 75' at front building line.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 15' (principal structure); 5' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 9,000 square feet; provided that there shall be at least 2,000 square feet of lot area for each dwelling unit.

Section 11.1.1107 Maximum Density

Not to exceed twenty-two (22.0) dwelling units per gross acre.

Section 11.1.1108 Minimum Unobstructed Open Space

- A. Twenty percent (20%) of the lot area for a one-story building, plus
- B. Five percent (5%) additional for each additional story to four (4) stories.

Section 11.1.1109 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1110 Special Area and Activity Regulations

This zone district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1111 Voided/De-Annexed/Disconnected Land Regulations

Title 11 – Land Development Code

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Title 11 – Land Development Code

Chapter 1—Zoning Regulations

Part 1200 **Obsolete Zone District R-P Residential - Planned Unit Development**

Section 11.1.1201	Intent
Section 11.1.1202	Principal Permitted Use
Section 11.1.1203	Accessory Use
Section 11.1.1204	Use That May Require A P.U.D. Amendment
Section 11.1.1205	Maximum Building Height
Section 11.1.1206	Minimum Area, Lot Width and Yard Requirements
Section 11.1.1207	Maximum Density
Section 11.1.1208	Airport Influence Area Regulations
Section 11.1.1209	Special Area and Activity Regulations
Section 11.1.1210	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.1201 Intent

- A. THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.1202 Principal Permitted Use

- A. Single-family dwelling unit.
- B. Two-family dwelling unit.
- C. Multi-family dwelling unit.
- D. Any combination of the above.
- E. Type A Group Home.

Section 11.1.1203 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only. (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Title 11 – Land Development Code

Section 11.1.1204 Use That May Require A P.U.D. Amendment

- A. Quasi-public use (church, etc.).
- B. Small wind energy conversion system.
- C. Type B Group home.
- D. Structure, roof, or building face mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.1205 Maximum Building Height

Not to exceed thirty-five feet (35').

Section 11.1.1206 Minimum Area, Lot Width and Yard Requirements

As set by an approved Preliminary Development Plan.

Section 11.1.1207 Maximum Density

Not to exceed 3.5 dwelling units per gross acre.

Section 11.1.1208 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1209 Special Area and Activity Regulations

This zone district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1210 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 1300 Obsolete Zone District B-2 Neighborhood Business

Section 11.1.1301	Intent
Section 11.1.1302	Principal Permitted Use
Section 11.1.1303	Accessory Use
Section 11.1.1304	Use by Special Review
Section 11.1.1305	Maximum Building Height
Section 11.1.1306	Minimum Yard Requirements
Section 11.1.1307	Minimum Unobstructed Open Space
Section 11.1.1308	Airport Influence Area Regulations
Section 11.1.1309	Special Area and Activity Regulations
Section 11.1.1310	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.1301 Intent

- A. THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- B. Uses within this district are intended to provide local or neighborhood services proximate to the residential developments they serve.

Section 11.1.1302 Principal Permitted Use

- A. Any use permitted in the B-1 District.
- B. Any local retail business or service establishment EXCEPT:
 - 1. Appliance store.
 - 2. Auto sales or repair.
 - 3. Auto laundering or polishing.
 - 4. Billiard parlor and/or pool hall.
 - 5. Bowling alley.
 - 6. Bus depot.
 - 7. Contractor - general or special trade.
 - 8. Dry cleaning plant or laundry (permitting, however, a collection and distribution station for laundry or cleaning, self-service laundry, and perchlorethlene package cleaning plant).

9. Dry goods store (permitting, however, such handling of soft goods only).
 10. Food locker plant.
 11. Furniture store.
 12. Hotel or motel.
 13. Mortuary.
 14. Outdoor recreation (including outdoor theater).
 15. Outdoor storage.
 16. Theater, restaurant, or eating place offering live entertainment, dancing, or the sale of beer or alcoholic beverages for consumption on the premises.
 17. Commercial parking lot for passenger vehicles.
- C. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator they are similar in character to permitted uses in this District, and are in conformance with the intent of this District.

Section 11.1.1303 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Structure, roof, or building face mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- C. Camouflaged CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.1304 Use by Special Review

- A. 24-hour convenience facility operation.
- B. Massage parlor.
- C. Quasi-public use (church, etc.).

Section 11.1.1305 Maximum Building Height

Not to exceed thirty-five feet (35') including mechanical appurtenances.

Section 11.1.1306 Minimum Yard Requirements

- A. All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from public right-of-way lines.
- B. Interior lot line setback is 10'.
- C. Minimum distance between structures is 20'.
- D. Minimum designated parking area setback is 10' from each property line.
- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

Section 11.1.1307 Minimum Unobstructed Open Space

Fifty percent (50%).

Section 11.1.1308 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1309 Special Area and Activity Regulations

This zone district may be affected by the special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1310 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 1400 Obsolete Zone District B-5 Thoroughfare Business

Section 11.1.1401	Intent
Section 11.1.1402	Principal Permitted Use
Section 11.1.1403	Accessory Use
Section 11.1.1404	Special Exception Use
Section 11.1.1405	Use by Special Review
Section 11.1.1406	Maximum Building Height
Section 11.1.1407	Minimum Yard Requirements
Section 11.1.1408	Minimum Unobstructed Open Space
Section 11.1.1409	Airport Influence Area Regulations
Section 11.1.1410	Special Area and Activity Regulations
Section 11.1.1411	Voided/De-Annexed/Disconnected Land Regulations

Section 11.1.1401 Intent

- A. THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- B. Uses within this district are intended to provide services which are located proximate to arterial roadways, in order to facilitate the motoring public.
- C. All uses conducted in this district shall be contained within structure(s) (no outdoor storage, display, or sale).

Section 11.1.1402 Principal Permitted Use

- A. Any use permitted in the B-3 District.
- B. Commercial recreation including, but not limited to: bowling alley, tennis club, and skating rink.
- C. Any of the following:
 - 1. Automobile service station and repair garage for minor repairs
 - 2. Hotel or motel
 - 3. Retailing customarily sold to meet the needs of the motoring public, including, but not limited to Automobile parts and accessories, souvenirs, and arts and crafts
 - 4. Restaurant
 - 5. Office

6. Financial institutions (including drive-through facilities)

7. ~~Sexually-oriented business~~ (Ord. 2005-O-28)

D. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this District, and are in conformance with the intent of this district.

Section 11.1.1403 Accessory Use

A. Building and use customarily appurtenant to the permitted use

B. Structure, roof, or building face mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)

C. Free standing CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)

Section 11.1.1404 Special Exception Use

Free-standing CMRS facility which exceeds the height limitations set forth in these Regulations.

Section 11.1.1405 Use by Special Review

A. 24-hour convenience facility operation

B. Massage parlor

C. Billboard and/or off-premise signage

D. Car wash and/or auto detailing

E. Quasi-public use (church, etc.)

Section 11.1.1406 Maximum Building Height

Not to exceed fifty feet (50') and including mechanical appurtenances.

Section 11.1.1407 Minimum Yard Requirements

A. All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from public right-of-way lines.

- B. Minimum distance between structures is 20'.
- C. Interior lot line setback is 10'.
- D. Minimum designated parking area setback is 10' from each property line.
- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

Section 11.1.1408 Minimum Unobstructed Open Space

- A. Twenty percent (20%) for one or two story structures, plus
- B. Five percent (5%) for each additional story.

Section 11.1.1409 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1410 Special Area and Activity Regulations

This zone district may be affected by the special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1411 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 1500 Current Zone District A-E Agricultural

Section 11.1.1501	Intent
Section 11.1.1502	Principal Permitted Use
Section 11.1.1503	Accessory Use
Section 11.1.1504	Special Exception Use
Section 11.1.1505	Use by Special Review
Section 11.1.1506	Maximum Building Height
Section 11.1.1507	Minimum Area, Lot Width and Yard Requirements
Section 11.1.1508	Airport Influence Area Regulations
Section 11.1.1509	Special Area and Activity Regulations
Section 11.1.1510	Voided/De-annexed/Disconnected Land Regulations

Section 11.1.1501 Intent

- A. To provide for areas of agricultural production. In addition, uses shall have no detrimental effects on soil stability or ground water supplies and shall not change the runoff or drainage characteristics of said land
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use

Section 11.1.1502 Principal Permitted Use

- A. Agricultural or ranch use
- B. Single-family dwelling unit
- C. Manufactured home
- D. Public or private riding stable or academy
- E. Small wind energy conversion system
- F. Commercial sanitary landfill (subject to obtaining the required “Certificate of Designation,” as well as all applicable state law requirements)
- G. Resource recovery operation (subject to obtaining the required “Certificate of Designation,” as well as all applicable state law requirements)
- H. Type A Group home

Section 11.1.1503 Accessory Use

- A. Office - incidental to the operations of the permitted use
- B. Building and use customarily appurtenant to the permitted use
- C. Roadside sales stand provided only products raised on the premises shall be sold in such stand and any such structure should comply with applicable building codes
- D. Home occupation; see Section on Home Occupations (§11.1.3800)
- E. Keeping of an unlimited number of pets (e.g.: 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
- F. Structure, roof, or building face mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)
- G. Freestanding CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)

Section 11.1.1504 Special Exception Use

- A. Residence for persons employed at the principal permitted use only
- B. Landing strip for private aircraft and/or aircraft-related recreational facility
- C. Broadcast Facility
- D. Commercial feed lot
- E. Temporary concrete and/or asphalt batching plants with materials stockpiling
- F. Storage and sale of firewood
- G. Kennel or animal hospital
- H. Guest ranch
- I. Mother-in-law apartment/dwelling unit
- J. Free standing CMRS facility which exceeds the height limitations of Section on Commercial Mobile Radio Facilities

K. Explosion welding, cladding or metallurgical bonding of metals, or other uses of the same general character which would have similar shock, dust and noise characteristics. Such uses are subject to the following performance standards:

1. Use shall not be permitted within four miles of a regularly inhabited residential structure which existed as of the date of the filing of an application for a Special Exception Use permit, unless all owners of residential structures located within four miles of the proposed site of the use have waived, in writing, any objection to the site of the use
2. The dust and pollutants emitted by the use must meet the rules and regulations established by the Colorado Department of Health - Air Pollution Control Division
3. The use must limit the detonation of explosives to weekdays between the hours of 9:00 a.m. and 5:00 p.m.
4. The transportation of blasting agents and explosives to or from the site of the use and storage of such materials shall be in compliance with all applicable state and federal regulations. On City roads or streets commonly used by school buses or public transit, transportation of blasting agents and explosives in excess of 100 pounds to or from the site of the use shall only be permitted between the hours of 9:00 a.m. and 2:30 p.m.
5. At a radius of four linear miles from the site of the use and beyond, sound and air overpressure levels generated by the use shall not exceed 65 Db(L), measured with equipment having a lower frequency for flat response of from 2.0 to 6.0 hertz with a variation from linear response of no more than +4dB
6. To prevent possible damage to adjacent property without compensation, the applicant must provide legal documentation that all property owners within one-half mile of the site, the outer limits of the area designated for blasting, have reached agreement with the applicant on the operation designated in the Special Exception Use
7. A referral shall be made to the F.A.A. for whatever precautions they deem necessary prior to the Board of Adjustment Public Hearing.
8. A referral shall be made to the Land Use Services Department or the City's Engineering Division for their investigation as to possible damage to roads and bridges the granting of the Special Exception Use would cause prior to the Board of Adjustment Public Hearing.

Section 11.1.1505 Use by Special Review

A. Mining, quarrying and earth extraction industries subject to Section 11.1.3600

- B. Quasi-public use (church, etc.)
- C. Type B Group Home

Section 11.1.1506 Maximum Building Height

Not to exceed fifty feet (50’).

Section 11.1.1507 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 1320’
- B. Front yard is 100’ (all structures)
- C. Side yard is 100’ (all structures)
- D. Rear yard is 100’ (all structures)
- E. Commercial feed lots and public and private stables shall set back at least two hundred feet (200’) from all property lines
- F. Minimum lot area is 35 acres

Section 11.1.1508 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations. Development in this District may require a 1041 permit.

Section 11.1.1509 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1510 Voided/De-annexed/Disconnected Land Regulations

This zoning district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 1600 Current Zone District A-1 Agricultural

Section 11.1.1601	Intent
Section 11.1.1602	Principal Permitted Use
Section 11.1.1603	Accessory Use
Section 11.1.1604	Special Exception Use
Section 11.1.1605	Use by Special Review
Section 11.1.1606	Maximum Building Height
Section 11.1.1607	Minimum Area, Lot Width and Yard Requirements
Section 11.1.1608	Airport Influence Area Regulations
Section 11.1.1609	Special Area and Activity Regulations
Section 11.1.1610	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.1601 Intent

- A. To provide for and foster agricultural and farming production within the City of Centennial
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use

Section 11.1.1602 Principal Permitted Use

- A. Agricultural or ranch use
- B. Single-family dwelling unit
- C. Manufactured home
- D. (Public or private) riding stable or academy
- E. Small wind energy conversion system
- F. Type A Group home

Section 11.1.1603 Accessory Use

- A. Office -incidental to the operations of the permitted use
- B. Building and use customarily appurtenant to the permitted use
- C. Roadside stand; provided:

1. Only products raised on the premises shall be sold in such stand

2. Any such structure shall comply with applicable building codes

- D. Home occupation; see Section on Home Occupations (§11.1.3800)
- E. Keeping of not more than four (4) pets (e.g.: 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
- F. Structure, roof, or building face mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)
- G. Free standing CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)

Section 11.1.1604 Special Exception Use

- A. Residence for persons employed at the principal permitted use only
- B. Landing strip for private aircraft and/or aircraft-related recreational facility
- C. Storage and sale of firewood
- D. Kennel or animal hospital
- E. Mother-in-law apartment/dwelling unit
- F. Temporary concrete and/or asphalt batching plants with materials stockpiling
- G. Free standing CMRS facility which exceeds the height limitations (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)

Section 11.1.1605 Use by Special Review

- A. Mining, quarrying and earth extraction industries subject to Section 11.1.3600
- B. Quasi-public use (church, etc.)
- C. Type B Group Home

Section 11.1.1606 Maximum Building Height

Not to exceed fifty feet (50').

Section 11.1.1607 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 330'
- B. Front yard is 100' (principal structure); front building line (accessory structure)
- C. Side yard is 50' (principal structure); 25' (accessory structure)
- D. Rear yard is 50' (principal structure); 25' (accessory structure)
- E. Minimum lot area is 19 acres

Section 11.1.1608 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1609 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1610 Voided/De-annexed/Disconnected Land Regulations

This zoning district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 1700 Current Zone District A-2 Agricultural

Section 11.1.1701	Intent
Section 11.1.1702	Principal Permitted Use
Section 11.1.1703	Accessory Use
Section 11.1.1704	Special Exception Use
Section 11.1.1705	Use by Special Review
Section 11.1.1706	Maximum Building Height
Section 11.1.1707	Minimum Area, Lot Width and Yard Requirements
Section 11.1.1708	Airport Influence Area Regulations
Section 11.1.1709	Special Area and Activity Regulations
Section 11.1.1710	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.1701 Intent

- A. To provide for and foster agricultural and farming production in the City of Centennial.
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.1702 Principal Permitted Use

- A. Agricultural use
- B. Single-family dwelling unit
- C. Manufactured home
- D. Small wind energy conversion system
- E. Public or private riding academy or stable
- F. Type A Group Home

Section 11.1.1703 Accessory Use

- A. Office -incidental to the operation of the permitted use
- B. Building and use customarily appurtenant to the permitted use
- C. Roadside stand; provided:
 - 1. Only products raised on the premises shall be sold in such stand

- 2. Any such structure shall comply with applicable building codes
- D. Home occupation; see Section on Home Occupations (§11.1.3800)
- E. Keeping of not more than four (4) pets (e.g.: 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.
- F. Structure, roof, or building face mounted CMRS facility. (Subject to further restrictions. See Section 11.1.4500-- Commercial Mobile Radio Facilities)
- G. Free standing CMRS (Subject to further restrictions. See Section 11.1.4500-- Commercial Mobile Radio Facilities)

Section 11.1.1704 Special Exception Use

- A. Living quarters for persons employed at the principal permitted use only
- B. Storage and sale of firewood
- C. Kennel or animal hospital
- D. Mother-in-law apartment/dwelling unit

Section 11.1.1705 Use by Special Review

- A. Quasi-public use (church, etc.)
- B. Type B Group Home

Section 11.1.1706 Maximum Building Height

Not to exceed thirty-five feet (35’).

Section 11.1.1707 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 165’
- B. Front yard setback is 50’ (principal structure); front building line (accessory structure)
- C. Side yard setback is 25’ (principal structure); 25’ (accessory structure)
- D. Rear yard setback is 50’ (principal structure); 25’ (accessory structure)
- E. Minimum lot area is 9 acres

Section 11.1.1708 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1709 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1710 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 1800

Current Zone District R-A Residential - Agricultural

Section 11.1.1801	Intent
Section 11.1.1802	Principal Permitted Use
Section 11.1.1803	Accessory Use
Section 11.1.1804	Special Exception Use
Section 11.1.1805	Use by Special Review
Section 11.1.1806	Maximum Building Height
Section 11.1.1807	Minimum Area, Lot Width and Yard Requirements
Section 11.1.1808	Airport Influence Area Regulations
Section 11.1.1809	Special Area and Activity Regulations
Section 11.1.1810	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.1801 Intent

- A. To provide for non-commercial agricultural activities and low density residential development within the City of Centennial.
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.1802 Principal Permitted Use

- A. Single-family dwelling unit
- B. Non-commercial agricultural activities (including the keeping of rabbits, chickens, geese or other small agricultural animal or fowl for the private use of the residents only)
- C. Small wind energy conversion system
- D. Type A Group Home

Section 11.1.1803 Accessory Use

- A. Building and use customarily appurtenant to the permitted use
- B. Home occupation; see Section on Home Occupations (§11.1.3800)
- C. Shelter for agricultural implements and tools used to maintain premises
- D. The keeping of not more than one (1) agricultural animal, (e.g. horse, cows, goats) per acre

- E. Private stable to keep permitted animals; such private stable shall be located on the rear half of the parcel, not closer than 25' to property lines, and not closer than 50' to any dwelling unit
- F. Greenhouse (products to be used for consumption of residents only)
- G. Keeping of not more than four (4) pets (e.g.: 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
- H. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)

Section 11.1.1804 Special Exception Use

Mother-in-law apartment/dwelling unit.

Section 11.1.1805 Use by Special Review

- A. Quasi-public use (church, etc.)
- B. Type B Group Home

Section 11.1.1806 Maximum Building Height

Not to exceed thirty-five feet (35').

Section 11.1.1807 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 125'
- B. Front yard is 50' (principal structure); front building line (accessory structure)
- C. Side yard is 25' (principal structure); 15' (accessory structure)
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 105,000 square feet

Section 11.1.1808 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1809 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1810 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 1900 Current Zone District R-1 Residential

Section 11.1.1901	Intent
Section 11.1.1902	Principal Permitted Use
Section 11.1.1903	Accessory Use
Section 11.1.1904	Use by Special Review
Section 11.1.1905	Maximum Building Height
Section 11.1.1906	Minimum Area, Lot Width and Yard Requirements
Section 11.1.1907	Airport Influence Area Regulations
Section 11.1.1908	Special Area and Activity Regulations
Section 11.1.1909	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.1901 Intent

- A. To provide for low-density residential development within the City of Centennial.
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.1902 Principal Permitted Use

- A. Single-family dwelling unit.
- B. Small wind energy conversion system.
- C. Type A Group Home.

Section 11.1.1903 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi public or public use areas only (Subject to further restrictions. See Section 11.1.4500-- Commercial Mobile Radio Facilities).

Section 11.1.1904 Use by Special Review

- A. Type B Group home.
- B. Quasi-public use (church, etc.).

Section 11.1.1905 Maximum Building Height

Rev Date July 2005

Not to exceed 35'.

Section 11.1.1906 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 75'.
- B. Front yard is 25' (principal structure); front building line (accessory structure).
- C. Side yard is 25' (principal structure); 10' (accessory structure).
- D. Rear yard is 25' (principal structure); 10' (accessory structure).
- E. Minimum lot area is 40,000 square feet.

Section 11.1.1907 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1908 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1909 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2000 Current Zone District R-PSF Residential P.U.D. Single Family

Section 11.1.2001	Intent
Section 11.1.2002	Principal Permitted Use
Section 11.1.2003	Accessory Use
Section 11.1.2004	Use Which May Require A P.U.D. Amendment
Section 11.1.2005	Minimum Area, Lot Width, and Yard Requirements
Section 11.1.2006	Density Restrictions
Section 11.1.2007	Airport Influence Area Regulations
Section 11.1.2008	Special Area and Activity Regulations
Section 11.1.2009	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2001 Intent

- A. To provide for areas in the City of Centennial that are suitable for low-density residential development, and to provide a detailed review of how these developments provide essential services (water and sanitation, schools, parks and recreation, fire and police protection, etc.).
- B. Only one principal use and/or structure is permitted per lot, unless approved by the Board of Adjustment as a Special Exception Use.

Section 11.1.2002 Principal Permitted Use

- A. Single-family detached dwelling unit.
- B. Single-family attached dwelling unit including: townhome, cluster development, patio home.
- C. Any combination of the above.
- D. Type A Group Home.

Section 11.1.2003 Accessory Use

As set by an approved Preliminary Development Plan, which may include:

1. Building and use customarily appurtenant to the permitted use;
2. Home occupation; see Section on Home Occupations (§11.1.3800); and
3. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas (Subject to further restrictions. See Section 11.1.4500-- Commercial Mobile Radio Facilities).

Section 11.1.2004 Use Which May Require A P.U.D. Amendment

- A. Quasi-public use (church, etc.).
- B. Small wind energy conversion system.
- C. Type B Group home.

Section 11.1.2005 Minimum Area, Lot Width, Height and Yard Requirements

Not to exceed thirty-five feet (35').

Section 11.1.2006 Density Restrictions

Not to exceed a maximum of 4.0 dwelling units/gross acre.

Section 11.1.2007 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2008 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2009 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2100 Current Zone District R-PM Residential P.U.D. Moderate Density

Section 11.1.2101	Intent
Section 11.1.2102	Principal Permitted Use
Section 11.1.2103	Accessory Use
Section 11.1.2104	Use Which May Require a P.U.D. Amendment
Section 11.1.2105	Minimum Area, Lot Width and Yard Requirements
Section 11.1.2106	Density Restrictions
Section 11.1.2107	Minimum Unobstructed Open Space
Section 11.1.2108	Airport Influence Area Regulations
Section 11.1.2109	Special Area and Activity Regulations
Section 11.1.2110	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2101 Intent

To provide for areas in the City of Centennial that are suitable for moderate density residential development, and to provide a more detailed review of how these developments provide essential services (water and sanitation, schools, parks and recreation, fire and police protection, mass transit, etc.).

Section 11.1.2102 Principal Permitted Use

- A. Single-family detached dwelling unit.
- B. Single-family attached dwelling unit including: townhome, cluster development, patio home, duplex, triplex, quad development, etc.
- C. Multi-family dwelling unit: Apartment or condominium unit.
- D. Any combination of the above.
- E. Type A Group Home.

Section 11.1.2103 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only (subject to further restrictions in section on Commercial Mobile Radio Facilities).

Section 11.1.2104 Use Which May Require a P.U.D. Amendment

- A. Quasi-public use (church, etc.).
- B. Type B Group home.
- C. Structure, roof, or building mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2105 Minimum Area, Lot Width, Height and Yard Requirements

Not to exceed 55' in height or four (4) stories.

Section 11.1.2106 Density Restrictions

Not to exceed 10.9 dwelling units per gross acre.

Section 11.1.2107 Minimum Unobstructed Open Space

Thirty percent (30%) for attached and/or multifamily dwelling unit portions of developments.

Section 11.1.2108 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2109 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2110 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2200 Current Zone District R-PH Residential P.U.D. High Density

Section 11.1.2201	Intent
Section 11.1.2202	Principal Permitted Use
Section 11.1.2203	Accessory Use
Section 11.1.2204	Use Which May Require A P.U.D. Amendment
Section 11.1.2205	Minimum Area, Lot Width, Height and Yard Requirements
Section 11.1.2206	Density Restrictions
Section 11.1.2207	Minimum Unobstructed Open Space
Section 11.1.2208	Airport Influence Area Regulations
Section 11.1.2209	Special Area and Activity Regulations
Section 11.1.2210	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2201 Intent

To provide for areas within the City of Centennial that are suitable for high density residential development, and to provide a detailed review of how these developments address issues such as affordable housing opportunities, mass transit links with employment centers, proximity to adequate recreational facilities, etc., and how these developments provide essential services (water and sanitation, schools, fire and police protection, etc.).

Section 11.1.2202 Principal Permitted Use

- A. Single-family detached dwelling unit.
- B. Single-family attached dwelling unit.
- C. Multi-family dwelling unit.
- D. Any combination of the above.
- E. Type A Group Home.

Section 11.1.2203 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2204 Use Which May Require A P.U.D. Amendment

- A. Quasi-public use (church, etc.).
- B. Type B Group home.
- C. Structure, roof, or building mounted CMRS facility (Subject to further restrictions. See Section 11.1.4500-- Commercial Mobile Radio Facilities).

Section 11.1.2205 Minimum Area, Lot Width, Height and Yard Requirements

As set by an approved Preliminary Development Plan.

Section 11.1.2206 Density Restrictions

A minimum of 11.0 dwelling units per gross acre.

Section 11.1.2207 Minimum Unobstructed Open Space

Thirty-five percent (35%) for attached and/or multifamily dwelling unit portions of developments.

Section 11.1.2208 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2209 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2210 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2300 Current Zone District SH Senior Housing

Section 11.1.2301	Intent
Section 11.1.2302	Principal Permitted Use
Section 11.1.2303	Accessory Use
Section 11.1.2304	Minimum Area, Height and Yard Requirements
Section 11.1.2305	Minimum Unobstructed Open Space
Section 11.1.2306	Additional Requirements
Section 11.1.2307	Airport Influence Area Regulations
Section 11.1.2308	Special Area and Activity Regulations
Section 11.1.2309	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2301 Intent

To provide for areas which are suitable for the construction of senior housing residences and facilities within the City of Centennial.

Section 11.1.2302 Principal Permitted Use

- A. Housing for persons 55 years of age or older.
- B. Type A Group Home.

Section 11.1.2303 Accessory Use

- A. Recreation, medical, religious, laundry and/or caretaker facilities, and other building(s) and use(s) customarily appurtenant to the permitted use.
- B. Home occupation; see Section on Home Occupations (§11.1.3800).
- C. Structure, roof, or building mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- D. Camouflaged CMRS (Subject to further restrictions. See Section 11.1.4500-- Commercial Mobile Radio Facilities).

Section 11.1.2304 Minimum Area, Height and Yard Requirements

As set by an approved Preliminary Development Plan.

Section 11.1.2305 Minimum Unobstructed Open Space

Thirty-five percent (35%).

Section 11.1.2306 Additional Requirements

A. Senior housing should be accessible to:

1. Established public transportation routes.
2. Existing or proposed shopping areas.
3. Public or private recreational amenities.
4. Other residential areas to minimize senior citizen isolation.
5. Situated to minimize traffic and emergency vehicle access impacts to surrounding neighborhoods.
6. Medical facilities.

B. A note shall be placed on the Preliminary Development Plan prescribing a minimum age limit for one occupant of each unit in the project at 55 years of age or older. The restriction may be released for rental units which are advertised for 270 consecutive days and not occupied by one or more qualified individuals. Those unoccupied units, and those only, may then be rented to person(s) of any age. In the event that such unit is occupied by a non-senior, and later vacated, the 270-day period shall apply to that unit.

C. In the event the senior housing project is non-profit and/or non-profit subsidized, the following may apply:

1. Restrictions regarding age requirements shall be effective as long as bond financing instruments are outstanding but in no case less than ten (10) years from the date of the initial Certificate of Occupancy being issued.
2. The City may waive the normal City fee relating to the issuance of industrial revenue bonds which are issued by the City.
3. The City may waive the developer's obligation to provide required public improvements on a case-by-case basis.
4. The City may waive land dedication and/or cash-in-lieu of land dedication requirements on a case-by-case basis.

Section 11.1.2307 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2308 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2309 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2400 Current Zone District R-M Residential Manufactured/Mobile Home

Section 11.1.2401	Intent
Section 11.1.2402	Principal Permitted Use
Section 11.1.2403	Accessory Use
Section 11.1.2404	Special Exception Use
Section 11.1.2405	Use by Special Review
Section 11.1.2406	Maximum Building Height
Section 11.1.2407	Minimum Area, Lot Width and Yard Requirements
Section 11.1.2408	Density Restrictions
Section 11.1.2409	Additional Requirements
Section 11.1.2410	Airport Influence Area Regulations
Section 11.1.2411	Special Area and Activity Regulations
Section 11.1.2412	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2401 Intent

To provide for areas which encourage the construction of manufactured homes (as defined by § 31-23-301, C.R.S.), and to permit mobile homes in the City of Centennial.

Section 11.1.2402 Principal Permitted Use

- A. Manufactured home.
- B. Mobile home.
- C. Type A Group Home.

Section 11.1.2403 Accessory Use

- A. Building and use customarily appurtenant to the principal permitted use.
- B. Supervisory, management and/or other facilities for the operation and/or maintenance of the manufactured home/mobile home park.
- C. Home occupation; see Section on Home Occupations (§11.1.3800).
- D. Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2404 Special Exception Use

Small wind energy conversion system.

Section 11.1.2405 Use by Special Review

- A. Quasi-public use (church, etc.).
- B. Type B Group Home.

Section 11.1.2406 Maximum Building Height

Not to exceed twenty-five feet (25') for mobile homes, nor thirty-five feet (35') for manufactured homes.

Section 11.1.2407 Minimum Area, Lot Width and Yard Requirements

- A. Minimum lot width is 50'.
- B. Front yard is 20' (principal structure); front building line (accessory structure).
- C. Side yard is 0' (principal structure); 5' (accessory structure).
- D. Rear yard is 10' (principal structure); 5' (accessory structure).
- E. From public right-of-way is 20'.
- F. Minimum distance between principal structures is 20'.
- G. Minimum lot area is 5,000 square feet.

Section 11.1.2408 Density Restrictions

Not to exceed seven (7) units per gross acre.

Section 11.1.2409 Additional Requirements

- A. Manufactured/mobile home parks or subdivisions shall abut or have access to streets and highways no less than sixty feet (60') wide.
- B. The manufactured home, or mobile home park or subdivision shall be so arranged that all residences have direct access to an interior roadway.
- C. Approved landscaping shall not interfere with the transporting of a mobile home unit.

D. Ten foot (10') setbacks shall be provided along the front, side and rear perimeter of the park to be used for no other purpose than landscaping, and shall be so designated on the Preliminary Development Plan.

E. In each manufactured/mobile home park there shall be provided the following areas:

1. Adequate laundry facilities for residents.
2. Two (2) off-street parking spaces for each residence.
3. A recreation area for the residents.

F. Garbage and trash containers, rodent and insect control features, and water and sewer provisions must meet with the approval of the Tri-County Health Department and/or the State Health Department.

Section 11.1.2410 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2411 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2412 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2500 Current Zone District B-1 Administrative and Professional Offices

Section 11.1.2501	Intent
Section 11.1.2502	Principal Permitted Use
Section 11.1.2503	Accessory Use
Section 11.1.2504	Special Exception Use
Section 11.1.2505	Use by Special Review
Section 11.1.2506	Maximum Building Height
Section 11.1.2507	Minimum Yard Requirements
Section 11.1.2508	Minimum Unobstructed Open Space
Section 11.1.2509	Airport Influence Area Regulations
Section 11.1.2510	Special Area and Activity Regulations
Section 11.1.2511	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2501 Intent

- A. To provide for areas which encourage office employment opportunities proximate to residential areas in the City of Centennial.
- B. All uses conducted in this district shall be contained within structures (no outdoor storage, display, or sale).

Section 11.1.2502 Principal Permitted Use

- A. General office, for example:
 - 1. Administrative and executive offices.
 - 2. Consulting service offices (business and professional).
 - 3. Design professions (architect, planner, etc.).
 - 4. Financial institutions (including drive-through facilities).
 - 5. Medical, dental, and veterinary offices.
 - 6. Insurance and investment offices, etc.
- B. Public or private meeting hall.
- C. Nursery school, day care center.

- D. Appurtenant retail uses.
- E. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.

Section 11.1.2503 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Restaurant - provided that the entrance to any such accessory use shall be from inside the principal building, and no sign advertising said restaurant shall be visible from outside the building and providing that no more than fifteen percent (15%) of said principal building shall be devoted to such use.
- C. Structure, roof, or building mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- D. Camouflaged CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2504 Special Exception Use

Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or planned residential dwelling unit.

Section 11.1.2505 Use by Special Review

Quasi-public use (church, etc.)

Section 11.1.2506 Maximum Building Height

Not to exceed thirty-five feet (35') including mechanical appurtenances.

Section 11.1.2507 Minimum Yard Requirements

- A. All uses and/or structures in this district shall be set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from adjacent public right-of-way lines.
- B. Interior lot line setback is 10'.
- C. Minimum distance between structures is 20'.

- D. Minimum designated parking area setback is 10' from each property line.
- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

Section 11.1.2508 Minimum Unobstructed Open Space

Twenty-five percent (25%).

Section 11.1.2509 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2510 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2511 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2600

Current Zone District B-3 Community Business

Section 11.1.2601	Intent
Section 11.1.2602	Principal Permitted Use
Section 11.1.2603	Accessory Use
Section 11.1.2604	Special Exception Use
Section 11.1.2605	Use by Special Review
Section 11.1.2606	Maximum Building Height
Section 11.1.2607	Minimum Yard Requirements
Section 11.1.2608	Minimum Unobstructed Open Space
Section 11.1.2609	Airport Influence Area Regulations
Section 11.1.2610	Special Area and Activity Regulations
Section 11.1.2611	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2601 Intent

- A. To provide for the location of service establishments which primarily serve the residents of the City of Centennial.
- B. All uses conducted in this district shall be contained in a completely enclosed structure(s) except as otherwise provided herein.

Section 11.1.2602 Principal Permitted Use

- A. Any use permitted in the B-1 District.
- B. Appliance store.
- C. Auto sales and repair (provided that repair facilities are an accessory use of auto sales).
- D. Automobile parking lot.
- E. Auto service station (not including auto bodywork or vehicle rental).
- F. Billiard parlor and/or pool hall.
- G. Bowling alley, tennis club, skating rink, health club, etc.
- H. Convenience store with or without gas pumps.
- I. Department store.
- J. Beauty salon/barber shop.

- K. Dry goods store.
- L. Furniture store.
- M. Night club, tavern.
- N. Special trade contractors, including but not limited to plumbing, heating, and electrical.
- O. Restaurant (including drive-through “fast foods”).
- P. Hotel/motel.
- Q. Temporary seasonal “tent”/sidewalk sales not exceeding a total of thirty (30) days in any one calendar year, per shopping center.
- R. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district and are in conformance with the intent of this district.

Section 11.1.2603 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Structure, roof, or building mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- C. Camouflaged CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2604 Special Exception Use

- A. Temporary use for a fair or carnival not to exceed thirty 30 days in one year.
- B. Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or planned residential dwelling unit.

Section 11.1.2605 Use by Special Review

- A. 24-hour convenience retail operation.
- B. Massage parlor.
- C. Billboard and/or off-premise signage.
- D. Car wash and/or auto detailing.

E. Quasi-public use (church, etc.).

Section 11.1.2606 Maximum Building Height

Not to exceed fifty feet (50') including mechanical appurtenances.

Section 11.1.2607 Minimum Yard Requirements

- A. All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from adjacent public right-of-way lines.
- B. Interior lot line setback is 10'.
- C. Minimum distance between structures is 20'.
- D. Minimum designated parking area setback 10' from each property line.
- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

Section 11.1.2608 Minimum Unobstructed Open Space

- A. Twenty percent (20%) for one or two story structures.
- B. Twenty-five percent (25%) for a three-story structure.

Section 11.1.2609 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2610 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2611 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2700 Current Zone District B-4 General Business-Outdoor Display

Section 11.1.2701	Intent
Section 11.1.2702	Principal Permitted Use
Section 11.1.2703	Accessory Use
Section 11.1.2704	Use by Special Review
Section 11.1.2705	Maximum Building Height
Section 11.1.2706	Minimum Yard Requirements
Section 11.1.2707	Minimum Unobstructed Open Space
Section 11.1.2708	Airport Influence Area Regulations
Section 11.1.2709	Special Area and Activity Regulations
Section 11.1.2710	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2701 Intent

To provide for areas within the City of Centennial that allow uses which may provide for the outdoor storage of materials to be located between retail, office and industrial uses.

Section 11.1.2702 Principal Permitted Use

- A. Animal hospital and veterinary clinic.
- B. Automobile, truck, trailer, boat, and farm implement, storage leasing or major repair.
- C. Bakery, creamery, soft drink bottling plant, dry cleaning and dyeing plant, or laundry.
- D. Building material sales yard, not including concrete mixing or creosote operation.
- E. Cabinet shop, electric shop, plumbing shop, heating shop, lithographic and/or printing shop, furniture reupholstering.
- F. New and used car sales and service, boat and trailer rental and sales, automobile service station.
- G. Body shop (rental or leasing).
- H. Wholesale business, storage or warehousing.
- I. Offices as permitted in B-1, Administrative & Professional Offices.
- J. Commercial wholesale greenhouses or fruit stands.

K. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.

~~L. Sexually-oriented business (Ord. 2005-O-28)~~

Section 11.1.2703 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Structure, roof, or building face mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- C. Free standing CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2704 Use by Special Review

- A. 24-hour convenience retail operation.
- B. Massage parlor.
- C. Billboard and/or off-premise signage.
- D. Car wash and/or auto detailing.
- E. Quasi-public use (church, etc.).

Section 11.1.2705 Maximum Building Height

Not to exceed fifty feet (50'), including mechanical appurtenances.

Section 11.1.2706 Minimum Yard Requirements

- A. All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses, twenty-five feet (25') from business zones or uses except as provided below, and twenty-five feet (25') from public right-of-way lines.
- B. Interior lot line setback is 10'.
- C. Minimum distance between structures is 20'.
- D. Minimum designated parking area setback is 10' from each property line.

- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

Section 11.1.2707 Minimum Unobstructed Open Space

Twenty percent (20%).

Section 11.1.2708 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2709 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2710 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2800

Current Zone District I-1 Light Industrial

Section 11.1.2801	Intent
Section 11.1.2802	Principal Permitted Use
Section 11.1.2803	Accessory Use
Section 11.1.2804	Special Exception Use
Section 11.1.2805	Use by Special Review
Section 11.1.2806	Maximum Building Height
Section 11.1.2807	Minimum Yard Requirements
Section 11.1.2808	Minimum Unobstructed Open Space
Section 11.1.2809	Airport Influence Area Regulations
Section 11.1.2810	Special Area and Activity Regulations
Section 11.1.2811	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2801 Intent

- A. To promote areas of light industrial and/or high technology development in the City of Centennial.
- B. Storage of live animals, commercial explosives, or junk shall be prohibited.
- C. No effects from noise, smoke, glare, vibration, fumes, or other environmental factors shall be measurable at the property line.

Section 11.1.2802 Principal Permitted Use

- A. Laboratories (basic and applied research, experimental, testing, etc.).
- B. Manufacture, fabrication, processing or assembling of products.
- C. Wholesale sale or storage of any commodity complying with the intent of this district.
- D. Repair, rental, and servicing of any commodity, the manufacture, fabrication, processing, warehousing sale of which is permitted in the district.
- E. Office.
- F. Office/Showroom/Warehouse.
- G. Mini-warehouse/self storage.
- H. Day care center.
- I. Restaurant.

- J. Sexually oriented business subject to the requirements of Section 4400 of Part 1. (Ord. 2005-O-28)
- K. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.

Section 11.1.2803 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Residence required for caretaker or night watchman employed by the premises.
- C. Free standing CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2804 Special Exception Use

- A. Retail sale of any commodity manufactured, processed, fabricated and/or warehoused only on the premises (limited to 10% retail sale).
- B. Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or planned residential dwelling unit.

Section 11.1.2805 Use by Special Review

- A. 24-hour convenience retail operation.
- B. Massage parlor.
- C. Billboard and/or off-premise signage.
- D. Car wash and/or auto detailing.
- E. Quasi-public use (church, etc.).

Section 11.1.2806 Maximum Building Height

Not to exceed fifty feet (50') including mechanical appurtenances.

Section 11.1.2807 Minimum Yard Requirements

- A. All uses in this district shall set back a minimum of fifty (50') from property lines abutting residential zones or uses, twenty-five (25') from non-residential zones or uses except as provided below, and twenty-five (25') from public right-of-way lines.
- B. Interior lot line setback is 10'.
- C. Minimum distance between structures is 30'.
- D. Minimum designated parking area setback is 10' from each property line.
- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

Section 11.1.2808 Minimum Unobstructed Open Space

Twenty percent (20%).

Section 11.1.2809 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2810 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2811 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 2900

Current Zone District I-2 Heavy Industrial

Section 11.1.2901	Intent
Section 11.1.2902	Principal Permitted Use
Section 11.1.2903	Accessory Use
Section 11.1.2904	Special Exception Use
Section 11.1.2905	Use by Special Review
Section 11.1.2906	Maximum Building Height
Section 11.1.2907	Minimum Yard Requirements
Section 11.1.2908	Minimum Unobstructed Open Space
Section 11.1.2909	Airport Influence Area Regulations
Section 11.1.2910	Special Area and Activity Regulations
Section 11.1.2911	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.2901 Intent

To provide for areas which accommodate heavy industrial uses.

Section 11.1.2902 Principal Permitted Use

- A. Any use permitted in the I-1 district.
- B. Manufacturing, fabrication, and/or processing of any commodity.
- C. Repair, rental, or servicing of any commodity.
- D. Wholesale sale or storage of any article.
- E. Commercial sanitary landfill (subject to obtaining the required “Certificate of Designation,” as well as all applicable State requirements).
- F. Resource recovery operation (subject to obtaining the required “Certificate of Designation,” as well as all applicable State requirements).
- G. Sewage disposal treatment plant.
- H. Mini-warehouse/self storage.
- I. Sexually oriented business subject to the requirements of Section 4400 of Part 1. (Ord. 2005-O-28)
- J. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.

Section 11.1.2903 Accessory Use

- A. Residence required for caretaker or night watchman employed by the premises.
- B. Offices accessory to any permitted use.
- C. Structure, roof, or building mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- D. Free standing CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2904 Special Exception Use

- A. Retail sale of any commodity manufactured, fabricated or processed on the premises or of any commodity designed especially for the use in agriculture, mining, industry, business, transportation, or construction.
- B. Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or planned residential dwelling unit.
- C. Free standing CMRS facility which exceeds the height limitations of Section on Commercial Mobile Radio Facilities.

Section 11.1.2905 Use by Special Review

- A. 24-hour convenience retail operation.
- B. Massage parlor.
- C. Billboard and/or off-premise signage.
- D. Car wash and/or auto detailing.
- E. Gravel, mineral or sand extraction quarry or sand.

Section 11.1.2906 Maximum Building Height

Not to exceed fifty feet (50') including mechanical appurtenances.

Section 11.1.2907 Minimum Yard Requirements

- A. All uses in this district shall set back a minimum of one hundred feet (100') from property lines abutting residential zones or uses, fifty feet (50') from non-residential zones or uses except as provided below, and twenty-five feet (25') from public right-of-way lines.
- B. Interior lot line setback is 10'.
- C. Minimum distance between structures is 30'.
- D. Minimum designated parking area setback is 10' from each property line.
- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

Section 11.1.2908 Minimum Unobstructed Open Space

Twenty percent (20%).

Section 11.1.2909 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.2910 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.2911 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 3000 Current Zone District MU Mixed-Use

Section 11.1.3001	Intent
Section 11.1.3002	Principal Permitted Use
Section 11.1.3003	Accessory Use
Section 11.1.3004	Use Which May Require A P.U.D. Amendment
Section 11.1.3005	Maximum Building Height
Section 11.1.3006	Minimum Yard Requirements
Section 11.1.3007	Minimum Unobstructed Open Space
Section 11.1.3008	Airport Influence Area Regulations
Section 11.1.3009	Special Area and Activity Regulations
Section 11.1.3010	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.3001 Intent

To provide for mixed use development proposals in the City of Centennial.

Section 11.1.3002 Principal Permitted Use

Any combination of commercial, industrial, or residential uses permitted by an approved Preliminary Development Plan. Type A Group Homes shall be a principal permitted use when residential uses are a part of the MU-PUD.

Section 11.1.3003 Accessory Use

As set by an approved Preliminary Development Plan (if any), otherwise:

- A. Building and use customarily appurtenant to the permitted use.
- B. Structure, roof, or building face mounted CMRS facility limited to quasi-public use areas, public use areas, and all areas at least 250 feet from the closest single family attached or detached residential structures (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.3004 Use Which May Require a P.U.D. Amendment

Land uses not approved by an approved Preliminary Development Plan.

Section 11.1.3005 Maximum Building Height

As set by an approved Preliminary Development Plan.

Section 11.1.3006 Minimum Yard Requirements

As set by an approved Preliminary Development Plan.

Section 11.1.3007 Minimum Unobstructed Open Space

As set by an approved Preliminary Development Plan.

Section 11.1.3008 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.3009 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.3010 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 3100 Current Zone District C Cultural

Section 11.1.3101	Intent
Section 11.1.3102	Principal Permitted Use
Section 11.1.3103	Accessory Use
Section 11.1.3104	Use Which May Require an Amendment
Section 11.1.3105	Minimum Area, Height and Yard Requirements
Section 11.1.3106	Minimum Unobstructed Open Space
Section 11.1.3107	Airport Influence Area Regulations
Section 11.1.3108	Special Area and Activity Regulations
Section 11.1.3109	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.3101 Intent

To provide areas in the City of Centennial which are devoted to cultural facilities for the use and enjoyment of the City's residents.

Section 11.1.3102 Principal Permitted Use

- A. Museum.
- B. Cultural indoor/outdoor amphitheater (excluding indoor and outdoor cinematic theaters).
- C. Open-air assembly facility.
- D. Sports stadium/coliseum.
- E. Indoor arena.
- F. Zoo.
- G. Fairgrounds.
- H. Parks and recreation areas.
- I. Church.
- J. Public and/or private/commercial outdoor recreational facility.
- K. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.

Section 11.1.3103 Accessory Use

As set by an approved Preliminary Development Plan, which may include:

- A. Residence required for caretaker or night watchman employed by the premises.
- B. Structure, roof, or building face mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.3104 Use Which May Require an Amendment

- A. Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or planned residential dwelling unit.
- B. Free standing CMRS facility which exceeds the height limitations of Section on Commercial Mobile Radio Facilities.

Section 11.1.3105 Minimum Area, Height and Yard Requirements

As set by an approved Preliminary Development Plan.

Section 11.1.3106 Minimum Unobstructed Open Space

As set by an approved Preliminary Development Plan.

Section 11.1.3107 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.3108 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.3109 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 3200

Current Zone District O Open

Section 11.1.3201	Intent
Section 11.1.3202	Principal Permitted Use
Section 11.1.3203	Accessory Use
Section 11.1.3204	Special Exception Use
Section 11.1.3205	Maximum Building Height
Section 11.1.3206	Minimum Yard Requirements
Section 11.1.3207	Minimum Unobstructed Open Space
Section 11.1.3208	Airport Influence Area Regulations
Section 11.1.3209	Special Area And Activity Regulations
Section 11.1.3210	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.3201 Intent

- A. To provide for areas intended to be used primarily for outdoor recreation activities and to provide open space buffers to residential areas and/or dwellings. Maximizing the areas set aside for unobstructed open space will therefore be one of the major criteria for evaluation of development proposals.
- B. It is expected that development under this district will provide for the conservation of the natural features of the land.
- C. If land is in a 100-year floodplain, no structures will be permitted and rezoning to “F” will be required.

Section 11.1.3202 Principal Permitted Use

- A. Outdoor Recreation.
- B. Agricultural Use (limited to cultivation of crops only, provided that no dwelling or other structure is located in the district).
- C. Public Park.
- D. Golf Course and Country Club (subject to limitations required in Section 11.1.3600).
- E. Recreational Clubs, (Tennis Club, Swim Club, Gun Club, Etc.) provided that indoor uses are limited to 10% of site.
- F. Cemetery.

G. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.

Section 11.1.3203 Accessory Use

- A. Building (where permitted) and use customarily appurtenant to the permitted use.
- B. Structure, roof or building face mounted CMRS facility (subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.3204 Special Exception Use

- A. Airport, Private Aircraft Landing Field, and/or Aircraft-Related Recreational Facility.
- B. Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or Planned Residential Dwelling Unit.
- C. Commercial Antennas and Radio Towers (height and location especially to be reviewed).
- D. Go-Cart And Skateboard Tracks.
- E. Drive-In Theater.
- F. Amusement Park.
- G. Public Riding Academy And Stable.
- H. Driving Range, Miniature Golf And “Par 3” Course.
- I. Automobile Parking When Proposed As Principal Permitted Use.

Section 11.1.3205 Maximum Building Height

Not to exceed thirty-five feet (35').

Section 11.1.3206 Minimum Yard Requirements

As set by an approved Preliminary Development Plan.

Section 11.1.3207 Minimum Unobstructed Open Space

Ninety percent (90%).

Section 11.1.3208 Airport Influence Area Regulations

This Zoning District may be affected by special use and height restrictions and performance regulations as set forth in these regulations.

Section 11.1.3209 Special Area And Activity Regulations

This Zoning District may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.3210 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations

Part 3300

Current Zone District F Floodplain

Section 11.1.3301	Intent
Section 11.1.3302	Principal Permitted Use
Section 11.1.3303	Use by Special Review
Section 11.1.3304	Maximum Building Height
Section 11.1.3305	Minimum Yard Requirements
Section 11.1.3306	Airport Influence Area Regulations
Section 11.1.3307	Special Area and Activity Regulations
Section 11.1.3308	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.3301 Intent

- A. This district is intended to comprise those areas which are subject to periodic inundation, and, therefore, are unsuitable for human habitation.
- B. No structure shall be used for human habitation.
- C. This district is further intended to preserve and protect the floodway (i.e., that area necessary to pass the 100-year flood as defined by the Urban Drainage and Flood Control District).
- D. The boundaries of lands controlled by this district shall be those areas which would be inundated by a 100-year flood designated by the City Council.
- E. Land in this district may be used for the area requirements for any other district so long as adequate space remains in any such land outside of the floodplain for building purposes.
- F. No floodplain use shall adversely affect the efficiency of or unduly restrict the capacity of the channels or floodways of any tributaries to the mainstream, drainage ditches, or any other drainage facilities or systems.
- G. No structure (temporary or permanent), fill, (including fill for roads and levees), deposits, obstruction, storage of materials, or other floodplain uses which, acting alone or in combination with existing or future floodplain uses, shall be permitted that adversely affect the efficiency or the capacity of the floodway, or which increases flood heights or adversely affects the storage capacity of the floodplains based on the assumption of an equal degree of encroachment extending for a significant reach on both sides of the stream.
- H. All uses of F Zone property shall comply with applicable floodplain regulations contained in Section 11.1.3300 as may be amended from time to time. It is the intent of

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the City of Centennial that no permanent structures be located or substantially improved in F Zone property, and that all such existing legal nonconforming uses cease upon obsolescence of existing nonconforming structures. The restrictions contained in this section shall be interpreted and applied in concert with the floodplain regulations set forth in Section 11.1.3606, and that in the event of conflict between the sections, that the Floodplain Regulations be deemed to supersede the regulations in this section.

Section 11.1.3302 Principal Permitted Use

- A. Public recreation.
- B. The growing of agricultural crops and nursery stock and gardening.
- C. The keeping of grazing or agricultural livestock.
- D. Riding academy, provided that no permanent structure or shelter is located within the 100-year floodplain.
- E. Fish hatcheries, recreational camps, works for watershed protection and similar uses.
- F. Wildlife sanctuary.
- G. Parking, provided that impervious surfaced parking area is subject to City's Engineering Division approval of generated storm water runoff.
- H. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.

Section 11.1.3303 Use by Special Review

Gravel, mineral or sand excavations (subject to conditions required in Section 11.1.3600).

Section 11.1.3304 Maximum Building Height

Not to exceed twenty-five feet (25').

Section 11.1.3305 Minimum Yard Requirements

All permitted structures shall set back at least twenty-five feet (25') from any public right-of-way.

Section 11.1.3306 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.3307 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.3308 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.

Chapter 1—Zoning Regulations
Part 3400 ~~Overlay District – Airport Influence Area~~

Section 11.1.3401	Intent
Section 11.1.3402	General Provisions
Section 11.1.3403	Specific Regulations
Section 11.1.3404	Noise Mitigation Construction Requirements
Section 11.1.3405	Variances from Strict Enforcement of District Regulations

~~Section 11.1.3401 Intent~~

- ~~A. The Airport Influence Area District is hereby established as an overlay district that includes within its boundaries each Airport Influence Area recognized by the City Council. Each Airport Influence Area is further divided up into restricted areas. Property within an Airport Influence Area is subject to the regulations of the underlying district and this Code as well as the additional regulations of this district. Development within a restricted area may require a 1041 permit in addition to compliance with other applicable City regulations.~~
- ~~B. These regulations are intended to provide for specific areas within the City of Centennial which recognize benefits and potentially adverse impacts which may occur within certain distances from a public, military or private airport facility, and to provide regulations that minimize these impacts as well as protect aircraft operations.~~
- ~~C. These regulations recognize the efforts of other agencies (Arapahoe County Public Airport Authority, U.S. Department of Defense, Adams County Front Range Airport Authority, Denver International Airport, and Federal Aviation Administration), and evidence the City of Centennial’s willingness to cooperate with these agencies in the administration of these regulations.~~
- ~~D. These regulations are intended to minimize exposure of residential and other noise sensitive land uses from uncontrollable aircraft noise and high numbers of aircraft overflights; to minimize risks to public safety from potential aircraft accidents; to discourage traffic congestion within these areas by regulating land use densities; and to restrict incompatible land uses within an approved Airport Influence Area.~~

~~Section 11.1.3402 General Provisions~~

~~The boundary of any officially recognized "Airport Influence Area" and any noise contour or restricted zone shall be as the same appears on the Zoning Map and/or other updated documents recognized by resolution of the City Council. For purposes of these regulations, the Airport Influence Area of Denver International Airport shall be the outside boundary of the 55 Ldn contour for that airport.~~

~~A. **Restricted Areas.** These regulations shall recognize the restricted areas of each of the following airports as depicted and described in the following documents as may be further updated by resolution of the City Council from time to time hereafter, and to implement selected recommendations as minimum requirements for development within the respective Airport Influence Areas, in order to promote compatible land uses and densities within areas affected by airport operations:~~

- ~~1. **Centennial Airport:** The March 1998 “Centennial Airport Land Use Guidelines” prepared by the Arapahoe County Public Airport Authority, the April 2002 “Centennial Airport FAR Part 150 Noise Exposure and Land Use Compatibility Study Program” prepared by Bernard Dunkelberg and Company, BCS International and Urban Environment Associates, and specifically Figure C15 Existing 1999 Noise Exposure Map (“1999 Noise Exposure Map”) from the April 4, 2002 Centennial Airport FAR Part 150 Noise Exposure and Land Use Compatibility Study Program. The 1999 Noise Exposure Map shall be used to define noise contours for applying noise contour regulations pertaining to Centennial Airport. (*Ord. 2002-28*)~~
- ~~2. **Buckley ANG Base:** The June 1998 “Air Installation Compatible Use Zone Study at Buckley Air National Guard Base” study.~~
- ~~3. **Front Range Airport:** The December 1989 “Air Traffic Noise Contours for Front Range Airport, Watkins, Colorado” study prepared by Harris Miller & Hanson.~~
- ~~4. **Denver International Airport:** The March 1998 “Wyle Research Report: A Study of Noise: Impacts of Aircraft Operations in the Denver, Colorado Area” prepared by Wyle Laboratories.~~

~~The City’s designated Mapping Division shall create and maintain maps of the vicinity of each airport depicting each restricted area within and around such airport that is subject to regulation within the Airport Influence Area District.~~

~~B. **Boundaries.** The boundaries of the Airport Influence Area District and each restricted area are based in part upon predictions of day to day noise levels perceptible at ground level. These predictions are based upon acoustical modeling techniques that are accepted as accurate and reliable by the Federal Aviation Administration and by hundreds of airport operators and municipalities nationwide, but are difficult for property owners to test or confirm. The City Council has determined that the noise contours relied upon in part as the basis for the Airport Influence Area District regulations are accurate and reliable for the purposes of land use planning. The City Council has also determined that, based upon the usage patterns of each airport, that the contours and the restrictions associated therewith reflect sound land planning principles and are justified based upon the current airport traffic regardless of whether the noise predictions are accurate. The boundaries of the Airport Influence Area District and each restricted area shall be reviewed and amended when appropriate, either in conjunction with adoption of updated~~

~~information by the respective airports or based upon other credible information and studies.~~

- ~~C. **Interference.** No use may be made of land within the Airport Influence Area District in such a manner as to create electrical interference with radio communication between an Air Traffic Control (ATC) facility and an aircraft; or to make it difficult for pilots to distinguish between airport lights and other lights; or to cause glare in the eyes of pilots using the airport; or to impair visibility in the vicinity of the airport; or to otherwise endanger the landing, taking off, or maneuvering of aircraft at an airport or in the vicinity of an airport.~~
- ~~D. **Nonconforming Structures or Objects.** The owner of any nonconforming structure or object of natural growth within the Airport Influence Area District is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary by the City Council, after consultation with the appropriate airport operator, to indicate to the operators of aircraft in the vicinity of the airport the presence of such nonconforming structures or objects of natural growth.~~
- ~~E. **Protection.** The degree of protection provided by these Regulations is considered reasonable for regulatory purposes and is based on planning, engineering and scientific methods of study and in coordination with aviation and defense agencies. This Section does not imply that areas outside of the Airport Influence Area will be totally free from aircraft hazards, and, therefore, shall not create a liability on the part of the City of Centennial, or any of its officers or employees, for any damages resulting from reliance on this Section.~~
- ~~F. **Lots Within More Than One Restricted Area.** In the event a legal lot is located within more than one restricted area, the entire lot shall be subject to the restrictions of the restricted area which most restricts development of the lot. This provision shall not be applied to prevent or discourage subdivision of a parcel or lot to minimize encroachment into restricted areas or to prevent straddling the boundary between restricted areas.~~

~~Section 11.1.3403 Specific Regulations~~

~~The following specific regulations for property located within any of the following restricted areas:~~

~~A. **Airport Influence Area (All Airports)**~~

- ~~1. As a condition of approval of any land use plan, subdivision plat or building permit, the City shall require an "avigation easement", in a form approved by the City Council, signed by the landowner which permits flight operations above the property and releases the aircraft operator, the airport owner and operators, and the City from liability or responsibility for the effects of such operations. The avigation easement shall include language stating that, where applicable, noise mitigation construction~~

~~techniques have been required to mitigate the noise to which the property is exposed. Avigation easements shall not be required as a condition of approval of building permits for structures on unplatted A-E or A-I zoned property. The easement shall be recorded in the office of the County Clerk and Recorder. A specific note indicating the reception number of the recorded easement shall be required on all Preliminary and Final Development Plans, Master Development Plans, Subdivision Development Plans, Location and Extent Plans, Use by Special Review Plans, and Preliminary and Final Plats which are processed by the Land Use Services Department.~~

- ~~2. All features of property with an Airport Influence Area shall comply with the requirements of 14 C.F.R. Part 77 [hereafter referred to as "F.A.R. Part 77"]. The City shall require a study establishing compliance at time of rezoning request, and may also require a similar study at the time of application for an FDP or ASP, plat or building permit. The City's standard note requiring compliance with F.A.R. Part 77 criteria shall be required on all Preliminary, Final, Subdivision and Master Development Plans, Preliminary and Final Plats, Location and Extent Plans and Use by Special Review Plans. Where structures are permitted, the maximum height must comply with the minimum requirements of F.A.R. Part 77 in effect at the time of permit issuance. The City Council may require additional height restrictions be placed on any proposal within the Airport Influence Area District consistent with sound planning principles.~~
- ~~3. Development applications (land use and subdivision plans) within the Airport Influence Area Overlay District shall depict the boundaries of the Overlay District and all restricted areas on or in the vicinity of the property proposed for development. The City may also require the inclusion on plans and/or plats of excerpts of the Overlay District regulations, the inclusion of the noise disclosure text, or other notes for the purpose of ensuring full and adequate disclosure of the hazards and the development conditions applicable to the property.~~
- ~~4. Development proposals shall be referred to the airport operator for review and comment at the time the proposal is referred to other agencies.~~
- ~~5. For all residential dwelling units to be constructed within the Airport Influence Areas, the applicant shall disclose in writing to all prospective purchasers, on a form prepared by the City Council for the applicable airport, that they are located within an area that will be impacted by low lying aircraft and aircraft noise. The notices shall include language stating that, where applicable, noise mitigation construction techniques have been required to mitigate the noise to which the property is exposed. Such notification will be accomplished by inclusion of the information in all sales contracts and brochures, conspicuous display in the sales offices, inclusion in the homeowners association documents, and by inclusion on all subdivision and land use plans.~~

~~B. Accident Potential Zone (APZ) I (Buckley Base Only)~~

~~Property shall not be zoned, approved or platted to accommodate residential or other noise sensitive land uses, and building permits shall not be issued for residential or other noise sensitive development.~~

~~Prohibit "high people density" structures and uses (shopping malls, office and residential concentrations, etc.) and uses which concentrate people unable to respond to emergency situations, such as the elderly or disabled. Prohibit utilities and services required for the area wide population, where disruption would have an adverse impact.~~

~~Encourage industrial/manufacturing, transportation, communication, wholesale trade, open space, recreational and agricultural uses. Limit permitted structures and uses to a maximum of 20% of the lot or parcel.~~

~~Require permitted structures to be located toward the edges of this zone.~~

~~Require 250 foot wide clear path (no structures allowed) on either side of runway centerline extended through and within entire zone.~~

~~C. Accident Potential Zone (APZ) II (Buckley Base Only)~~

~~Discourage new residential development. Where permitted, limit residential densities to one dwelling unit per 2.5 acres.~~

~~Prohibit "high people density" uses (theaters, churches, schools, restaurants, office parks, etc.), and uses which concentrate people unable to respond to emergency situations, such as the elderly or disabled. Require permitted non residential uses to be located toward the edges of this zone.~~

~~Limit permitted structures and uses to a maximum of 25% of the lot or parcel.~~

~~D. Approach Zone (Centennial Airport and Front Range Airport Only):~~

~~Property shall not be zoned, approved or platted to allow residential or other noise sensitive uses, and building permits shall not be issued for residential or other noise sensitive uses. No structures shall be permitted in the area 200 feet wide by 2,500 feet long along the runway centerline extended (measured from the clear zone/approach zone boundary).~~

~~E. Buffer Zone (Centennial Airport Only)~~

~~Zoning of property located in this Zone to allow residential or other noise sensitive uses shall be discouraged. However, on a case by case basis the City Council shall allow residential uses if the property is located outside the 55 DNL noise contour and~~

~~residential structures are constructed in compliance with City noise mitigation construction requirements (as defined and described in § 11.1.3404) to achieve an expected interior noise level of no greater than 45 DNL in this exposure area. When such uses are permitted, such conditions must be outlined in a Development Agreement entered into by the applicant and the City. (Ord. 2002-28)~~

~~**F. Residence-Free Zone (Front Range Airport Only)**~~

~~Within this zone no new homes will be permitted.~~

~~**G. Restricted Development Area (Centennial Airport Only):**~~

~~Property shall not be zoned, approved or platted to allow residential or other noise sensitive uses, and building permits shall not be issued for residential or other noise sensitive uses, except that day care uses within office buildings may be permitted when constructed in accordance with the City's noise mitigation construction requirements and when sited within the building in a manner that mitigates the risk of injury from potential airplane crashes.~~

~~**H. Runway Protection Zone (Centennial Airport Only):**~~

~~Contained within Airport property boundaries. No non-aeronautical structures permitted.~~

~~**I. Traffic Pattern Area (Buckley Base, Front Range Airport Only)**~~

~~Property shall not be zoned, approved or platted to accommodate residential or other noise sensitive land uses, and building permits shall not be issued for residential or other noise sensitive development. Limit building coverage to 25% of the lot or parcel.~~

~~**J. 65 Ldn Noise Zone (All Airports)**~~

~~Property shall not be zoned, platted or approved to allow residential or other noise sensitive uses, and building permits shall not be issued for residential or other noise sensitive development. The 65 Ldn Noise Zone for the Centennial airport shall be that area between the 65 and 70 Ldn lines shown on Figure C15 Existing 1999 Noise Exposure Map in the April 4, 2002 Centennial Airport FAR Part 150 Noise Exposure and Land Use Compatibility Study Program. (Ord. 2002-28)~~

~~**K. 60 Ldn Noise Zone (All Airports)**~~

~~Property shall not be zoned, platted or approved to allow residential uses, and building permits shall not be issued for residential development. All other noise sensitive uses may be permitted when constructed in compliance with City noise mitigation construction requirements to achieve an expected interior noise level of no greater than 45 Ldn in this exposure area. The 60 Ldn Noise Zone for the Centennial Airport shall be~~

~~that area between the 60 and 65 Ldn lines shown on Figure C15 Existing 1999 Noise Exposure Map in the April 4, 2002 Centennial Airport FAR Part 150 Noise Exposure and Land Use Compatibility Study Program. (Ord. 2002-28)~~

~~**L. 55 Ldn Noise Zone (All Airports)**~~

~~Rezoning property to permit residential uses, educational or childcare uses, or to change development standards to accommodate such uses, is discouraged. Structures accommodating residential, educational or child care uses shall comply with City noise mitigation construction requirements, to achieve an expected interior noise level of 45 Ldn in this exposure area. The 55 Ldn Noise Zone for the Centennial airport shall be that area between the 55 and 60 Ldn lines shown on Figure C15 Existing 1999 Noise Exposure Map in the April 4, 2002 Centennial Airport FAR Part 150 Noise Exposure and Land Use Compatibility Study Program. (Ord. 2002-28)~~

~~**Section 11.1.3404 Noise Mitigation Construction Requirements**~~

~~In all cases where noise mitigation construction is required by the Airport Influence Area District regulations, the following requirements shall be in effect:~~

~~**A. Plan/Plat Note**~~

~~A note in a form approved by the City Attorney shall be included on each land use plan and each plat which discloses the existence of the noise mitigation construction technique requirement and states the applicant's and the applicant's successors' consent to the requirements and to the City's enforcement of the requirements.~~

~~**B. Enforcement**~~

~~The Zoning Administrator shall be responsible for informing the Building Division that noise mitigation construction techniques are required for building permit applications processed by the Building Division. In the case of building permits issued by the state board of education or other agencies, the applicant shall provide evidence satisfactory to the Zoning Administrator establishing that the building will comply with minimum City noise mitigation construction requirements.~~

~~**C. Construction Requirements**~~

~~Buildings required to be constructed in accordance with City noise mitigation construction techniques shall comply with applicable building code requirements for noise mitigation construction and shall include central air conditioning and ventilation system, sufficient to enable occupancy of the building without the need for ventilation from open windows or doors.~~

~~D. Sample Noise Disclosure Form:~~

~~IMPORTANT INFORMATION FOR YOU TO CONSIDER:~~

~~_____ Airport is located (distance and direction from development) of (name of development). _____ Airport is a busy airport used by piston and jet aircraft and by helicopters, and is open 24 hours a day, seven days a week. All property within (name of development) will be exposed to the noise, vibrations and other effects and hazards of this airport. All property within (name of development) is subject to the terms of an aircraft overflight easement, which permits all aircraft using the airport to fly anywhere over (name of development). The easement consents to overflying aircraft, and prevents present and future owners and occupants of property within (name of development) from objecting to, or seeking damages due to, aircraft operations. The easement also prevents owners and occupants from installing structures, trees or other objects that could interfere with flight operations at the airport. (For residences which are also within the 55 DNL contour, the following disclosure shall also be included) All property within (name of development) is expected to be exposed to daily aircraft noise levels that equal or exceed an average of 55 decibels, a level of aircraft noise that the City of Centennial City Council has determined is the maximum acceptable level for residential use. Because of this, the City of Centennial has required that all residences in this area be constructed in ways that lessen the effects of the aircraft noise.~~

~~Section 11.1.3405 Variances from Strict Enforcement of District Regulations~~

~~The City Council may grant variances from the strict requirements of the Airport Influence Area District regulations, including in the case of reconstruction of a nonconforming use in an area where relocation of the use or rezoning to a conforming use is not feasible. The terms of a variance shall observe the spirit of these regulations, secure public welfare and safety, and do substantial justice, and shall be limited to the extent necessary to prevent depriving the property owner of all reasonable use of the property. Variances may be granted after conducting a Public Hearing following a recommendation from the Planning and Zoning Commission. Public notice of the Planning and Zoning Commission and City Council Public Hearing shall be given in accordance with the requirements of the Land Development Code. The variance process may be initiated by application of the property owner or upon the request of the Planning Division Manager, any City Council Member, or may be included within an application for approval of an FDP, SDP or ASP. The Council may elect not to accept more than one variance applications from the property owner in any 12-month period. The basis of the variance may be one or more of the following:~~

- ~~A. Evidence of unique, unnecessary or unreasonable hardships that would occur if the strict letter of the District regulations were enforced and that cannot be satisfactorily mitigated through other means, including appropriate rezoning (decision on variance may be postponed to allow for opportunity to process a rezoning request or to pursue other mitigation efforts).~~

- ~~B. Evidence of irreversible reliance by the applicant on pre-existing terms and conditions of development applicable to the property.~~
- ~~C. Evidence from affected public entities that the failure to obtain a variance is likely to result in a default in the repayment of bonded indebtedness.~~
- ~~D. Evidence of marginal benefit to the public health safety and welfare that would result by the strict enforcement of the regulations that is out of proportion to the magnitude of the burdens imposed on the property owner.~~

Chapter 1—Zoning Regulations

Part 3500

Overlay District Voided /De-Annexed/Disconnected Land

Section 11.1.3501	Intent
Section 11.1.3502	General Provisions
Section 11.1.3503	Specific Provisions
Section 11.1.3504	Procedures

Section 11.1.3501 Intent

- A. To accommodate land areas in the City of Centennial that have been located within the boundaries of a municipality and have either been disconnected from said municipality by Final Court Decree pursuant to Sections 31-12-119, or 31-12-603, or 31-12-704 C.R.S. (“Disconnection Land Area”) or have become unincorporated areas as the result of a Final Judgment entered declaring an annexation void pursuant to Section 31-12-117 C.R.S. (“De-annexation Land Area”).
- B. To establish the zoning rights of a landowner of any voided or disconnected or de-annexed land within the City of Centennial so that said landowner can continue development upon the voided, disconnected or de-annexed land area under the provisions of C.R.S. 30-28, as amended.
- C. To facilitate the orderly transition of lands, currently regulated within the incorporated limits of a municipality, into the City of Centennial for the purpose of being regulated by the laws and regulations of the City of Centennial.

Section 11.1.3502 General Provisions

- A. The boundary of any officially recognized “Voided/De-annexed/Disconnected Land” Overlay District shall be as it appears on the Zoning Map and/or other documents approved by the Planning and Zoning Commission and/or City Council.
- B. There shall be no minimum land area required for a voiding, de-annexation or disconnection from a municipality, which parcel is attempting to establish zoning and subdivision requirements within the City of Centennial.

Section 11.1.3503 Specific Provisions

- A. Upon receipt of a Final Court Decree and/or Final Judgment, as appropriate, or upon notice from a landowner whose parcel has had its annexation voided, and after the initial Public Hearing as described below, a voided, de-annexed or disconnected parcel’s landowner shall apply for rezoning, subject to the regulations and procedures in these Regulations, if required.

- B. The Land Use Services Department shall issue no building permits and/or certificates of occupancy unless and until the voided, de-annexed or disconnected land has met the requirements of these Regulations, if required.
- C. A voided, de-annexed or disconnected landowner's application for rezoning and/or subdividing shall be reviewed as to compliance with the City of Centennial Comprehensive Plan, as amended, if required.
- D. The City Council may grant an exemption to the requirements outlined in 202.1-3 above, subject to the following criteria being met: the City Council determines that the zoning and/or subdivision regulations and/or any other regulation governing the parcel prior to its being voided, de-annexed or disconnected complies with the stated objectives of these Regulations, and with State Statutes. Such determination of compliance is conducted in a Public Hearing, as described below.

Section 11.1.3504 Procedures

- A. An applicant for a "petition for zoning hearing consideration" for a voided, de-annexed and/or disconnected parcel shall submit a letter to the Land Use Services Department requesting a Public Hearing before the City Council to determine whether the zoning and/or subdivision regulations and/or any other regulations governing the parcel within the municipality comply with Section 202 of this Section. Such letter shall fully describe the existing and proposed regulations affecting the parcel of land. In addition, copies of all zoning and/or subdivision regulations in effect prior to the voiding, de-annexation or disconnection of said parcel shall accompany the letter.
- B. Upon receipt of the letter, a Public Hearing will be scheduled with the Planning and Zoning Commission as soon as possible after a twenty (20) day period, allotting the twenty (20) days to a review of the documents by agencies deemed appropriate to the Land Use Services Department and for publishing and posting requirements. Upon receiving a recommendation from the Planning and Zoning Commission, the request shall be scheduled for a City Council Public Hearing.
- C. At the Public Hearing, the City Council may render a decision on whether the City accepts the zoning and/or subdivision regulations and/or any other regulations governing the parcel within the municipality. If the City does not accept those regulations as being appropriate for development within the City of Centennial, the provisions of Section 202 of this Section shall apply.

