



2011 Land Development Code General Zoning District Descriptions

Agriculture (AG): This district allows for existing agricultural uses, commercial nurseries, and homes on very large lots.

Suburban Residential (RS): This district allows for the development of single-family homes on suburban lots, and for the development of neighborhoods with multiple housing types and significant common open spaces. The district applies to new development, recent development, or redevelopment.

Auto-Urban Residential (RA): This district allows for the development of: single-family homes on relatively narrow lots and neighborhoods with multiple housing types and common open spaces. Residential development in this district is denser than in the RS district (above). The district applies to new development, recent development, or redevelopment.

Urban Residential (RU): This district allows for residential structures with urban character, including detached single-family homes on narrow lots with alley access and multi-family buildings. The district applies to new development, recent development, or redevelopment.

Neighborhood Conservation (NC) :

This district allows single-family residential homes and any housing types already existing in the neighborhood. It also allows existing neighborhood-supporting institutions, such as churches and other places of public assembly. The NC district has a smaller permitted building coverage ratio than the Neighborhood Infill (“NI”) district in order to provide additional protection for the existing neighborhood character. All lots in existence as of the effective 2011 LDC date are conforming if located in any NC subdistrict, regardless of their lot area or lot width. The NC zoning district includes the NC₅, NC₆, NC₉, NC₁₂, NC₁₈ and NC_{2A} subdistricts characterized by the following lot areas:

NC₅: Minimum Lot Area – 5,000 square feet

NC₁₂: Minimum Lot Area – 12,000 square feet

NC₆: Minimum Lot Area – 6,000 square feet

NC₁₈: Minimum Lot Area – 18,000 square feet

NC₉: Minimum Lot Area – 9,000 square feet

NC_{2A}: Minimum Lot Area – 2 Acres

The following are subdistricts of the NC_{2A} zone district (NC_{2A}-RAO-AA, NC_{2A}-RAO-EQ2, NC_{2A}-RAO-EQ3 and NC_{2A}-RAO-EQAR) and are in the Residential Agricultural Overlay (RAO) District: The Residential Agriculture Overlay (“RAO”) district allows for certain agricultural animals and accessory structures that have historically been allowed on properties within the RAO district and that are appropriate and compatible with residential uses. The purpose of the RAO district is to prescribe special regulations related to agricultural activities of a noncommercial nature in addition to those regulations in the underlying NC_{2A} zoning district. These subdistricts are all subject to the limited use standards of [Section 12-2-420, Residential Agriculture](#), and restricted to certain properties in the NC_{2A} zoning district identified on the Zoning Map.

RAO-AA: Agricultural Animal. This RAO subdistrict permits the keeping of agricultural animals for non-commercial purposes subject to the limited use as “NC_{2A}-RAO-AA”.

RAO-EQ2: Equine2. This RAO subdistrict permits the keeping of two (2) equine for non-commercial purposes.

RAO-EQ3: Equine3. This RAO subdistrict permits the keeping of three (3) equine for non-commercial purposes.

RAO-EQAR: This RAO subdistrict permits the keeping of equine for non-commercial purposes.

Neighborhood Conservation (NC_{SFA}): This district allows single-family residential homes and any other housing types already existing in the neighborhood. It also allows existing neighborhood-supporting institutions. The NCSFA district applies to attached single-family neighborhoods. All lots in existence as of the effective 2011 LDC date are conforming if located in any NC subdistrict, regardless of their lot area or lot width.

No minimum or maximum lot size or dimensions; existing density is allowed.

Neighborhood Conservation (NC_{MF}): This district allows existing multi-family buildings only. It also allows existing neighborhood-supporting institutions. The NC_{MF} district applies to multi-family developments on existing lots. All lots in existence as of the effective 2011 LDC date are conforming if located in any NC subdistrict, regardless of their lot area or lot width.

No minimum or maximum lot size or dimensions; existing density is allowed.

1. If there is a conflict between the Information provided above and information contained in the City of Centennial 2011 Land Development Code, the City reserves the right to rely in all cases upon the record which it considers to be the most accurate and complete. Please refer to the City of Centennial 2011 Land Development Code to verify accuracy of the information provided above.



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Neighborhood Infill (NI)

This district operates the same way as the Neighborhood Conservation (NC) district, except that additional building coverage is allowed and anticipated. All lots in existence as of the effective 2011 LDC date are conforming if located in any NI subdistrict, regardless of their area or lot width. The NI zoning district includes the NI₈ and NI₁₈ subdistricts characterized by the following lot areas:

NI₈: Minimum Lot Area - 8,000 square feet

NI₁₈: Minimum Lot Area - 18,000 square feet

General Commercial (CG): This district allows for commercial and mixed-use development along the City's commercial corridors.

Activity Center (AC): This district allows for mixed-use activity centers. The AC district anticipates development that will be compatible with adjacent neighborhoods, with access and internal circulation that is pedestrian-friendly.

Urban Center (UC): This district implements the Arapahoe Urban Center (AUC) sub-area plan allowing for urban redevelopment in the AUC area, and provides standards for other future transit influenced planning areas. The UC district is regulated by form-based standards.

Business Park (BP): This district allows for the development of offices and enclosed light industrial uses in a campus-like setting. This environment may also include residential uses that are closely related to office, medical, and commercial use, such as live-work units, assisted living facilities, congregate care facilities, and nursing homes.

Industrial (I): This district allows for a range of industrial uses, regulated by performance standards to mitigate their impacts on the community.

Education, Institutional, and Recreation (ED): This district designates land for schools and institutions of comparable impact, and for the recreational facilities and open spaces they provide.

Public Open Space and Recreation (OSR): This district designates publicly owned open space and recreation areas.

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