

## Chapter 1—Zoning Regulations

### Part 1600 Current Zone District A-1 Agricultural

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#### 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

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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.