

Chapter 1—Zoning Regulations

Part 1700 Current Zone District A-2 Agricultural

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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.