

## Chapter 1—Zoning Regulations

### Part 2800

### Current Zone District I-1 Light Industrial

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#### 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.