

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

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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.