CITY OF CENTENNIAL,
COLORADO

ORDINANCE NO. 2026-O-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, AMENDING CHAPTER 12 OF THE MUNICIPAL CODE CONCERNING MINOR AND TECHNICAL AMENDMENTS TO THE LAND DEVELOPMENT CODE

WHEREAS, pursuant to Article 23, Title 31 of the Colorado Revised Statutes, the City of Centennial ("City") has authority to regulate the development of land within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, the City's Land Development Code ("LDC") is codified as Chapter 12 of the Centennial Municipal Code; and

WHEREAS, through the implementation of the LDC, City staff identified the need for additional changes or modifications which are generally minor and largely in the nature of housekeeping or clean-up revisions; and

WHEREAS, the City of Centennial Planning and Zoning Commission recommended City Council approval of the proposed amendments; and

WHEREAS, in conformance with the LDC, the public hearing before the City Council was properly noticed by publication on the City's website; and

WHEREAS, the City Council has determined that the adoption of this Ordinance is legislative in nature and will further the public health, safety and welfare of the residents of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, ORDAINS:

Section 1. The foregoing recitals are affirmed and incorporated herein by this reference as findings of the City Council.

Section 2. Section 12-2-417(E)(2), *Community and Neighborhood Utilities, Agricultural, Open Space and Residential Districts*, shall be repealed and replaced to read in full as follows:

2. *Agricultural, Open Space and Residential Districts*. In the AG, OSR, RS, RA, RU, NC, and NI districts, any above-ground structure that occupies a footprint of greater than 50 square feet shall be screened from view by a 60 percent opacity bufferyard that includes a fence that is not less than six feet in height. Fences may be up to 14 feet in height to ensure that the above-ground structure is adequately screened. In no case shall the fence be taller than one foot higher than the above-ground structure required to be screened.

Section 3. Section 12-4-207(C)(3)(g), *Building Design, Architectural Scaling Elements*, shall be repealed and replaced to read in full as follows:

g. Components shall be distinguished from one another through two (2) or more of the following:

i. No individual component shall have a horizontal length of more than 60 feet;

ii. Variations in roof form or variations in roof height of two feet or more;

iii. Changes in wall plane of one foot or more;

iv. Variations in the arrangement of windows; and/or

v. Recognizable changes in texture, material, or surface colors; or on the façade facing the principal street.

Section 4. Section 12-4-207(C), *Nonresidential Design Standards, Building Design*, shall be amended by the deletion of subsection 6, *Glazing*, in its entirety.

Section 5. Section 12-4-307(H)(2), *Building Types, Townhouse, Building Size and Massing*, shall be repealed and replaced to read in full as follows:

2. *Building Size and Massing.*

a. Buildings shall be composed of two, two and a half, or three stories, as determined by the applicable subdistrict.

b. Groups of Townhouses may consist of three to seven attached units.

c. Buildings on corner lots shall be designed with two façades of equal architectural expression.

d. Façades of individual Townhouse units exceeding 25 feet in width shall be designed to provide at least one vertical break created through projecting or recessing wall surfaces, changes in the roofline, and/or placement of piers, pilasters or chimneys.

Section 6. Section 12-5-203(A), *Required Disabled Parking Spaces, Generally*, shall be relabeled as "Section 12-5-203, *Required Disabled Parking Spaces"* and shall be repealed and replaced to read in full as follows:

Generally. All uses subject to this Article 5, Parking and Loading, shall provide accessible vehicle parking in compliance with applicable Building Code and the Americans with Disabilities Act (ADA) standards.

Section 7. Section 12-5-203, *Required Disabled Parking Spaces*, shall be amended by the deletion of subsection B, *Disabled Electric Vehicle Parking Requirements*, in its entirety.

Section 8. Table 12-5-203A, *Disabled Parking Requirements*, shall be deleted in its entirety.

Section 9. Table 12-5-203B, *Disabled Electric Vehicle Parking Requirements*, shall be deleted in its entirety.

Section 10. Section 12-5-302, *Parking Space and Module Standards*, shall be amended by the deletion of subsection B, *Disabled Parking Space Dimensions, Design, and Location*, in its entirety and the relabeling of the remaining subsections as follows (with no modification to the content of each subsection):

- Subsection B, *Vertical Clearance*
- Subsection C, *Parking Module Dimensions*

Section 11. Table 12-6-401B, *Permissible Attached Sign Types in Nonresidential / Mixed-Use Districts*, shall be modified such that under the "Window Sign" column, the row entitled "Other Limitations" shall be repealed and replaced to read as follows:

> Window Signs utilizing microperforated, perforated, or one-way vision film shall be considered opaque and shall not be used to satisfy minimum transparency requirements.
> See neon signs, below

Section 12. Table 12-6-402B, *Permissible Detached Sign Types, Nonresidential and Mixed-Use Districts*, shall be modified such that:

- Under the "Monument Sign, Residential" column, the row entitled "Maximum Number of Signs" shall be repealed and replaced to read as follows under CG, AC, UC, EC-MU, EC-N, EC-LI and BP:

  1 per Parcel Proposed for Development

- Under the "Monument Sign, Nonresidential" column, the row entitled "Maximum Number of Signs" shall be repealed and replaced to read as follows under CG and AC:

  2 signs per ingress or egress to the Parcel Proposed for Development

- Under the "Monument Sign, Nonresidential" column, the row entitled "Maximum Number of Signs" shall be repealed and replaced to read as follows under UC, EC-MU, EC-N, EC-LI, BP, I, and ED:

  1 per street frontage +1 per ingress or egress to the Parcel Proposed for Development

- Under the "Directional Signs, Nonresidential" column, the row entitled "Maximum Number of Signs" shall be repealed and replaced to read as follows under CG, AC, UC, EC-MU, EC-N, EC-LI, BP, I, and ED:

  1 per ingress or egress to the Parcel Proposed for Development

Section 13. Table 12-6-504A, *Duration of Detached Temporary Signs*, shall be repealed and replaced to read in full as follows:

Table 12-6-504A Duration of Detached Temporary Signs[1]														
District	AG	RS	RA	RU	[redacted]	NI	CG	AC	UC	EC	BP	[redacted]	ED	OSR
Yard Sign[2]														
Paper or cardboard sign face	Signs may be placed not more than 90 days per year						-						Signs may be placed not more than 14 days per year	
Laminated paper; plastic lined polyethylene bags and comparable materials	Signs may be placed for not more than 90 days per year						-						Signs may be placed for not more than 90 days per year	
Wood, corrugated plastic, metal, or vinyl sign face	Signs may be placed for not more than 120 days per year						-						Signs may be posted for not more than 120 days per year	
Swing Sign														
Wood, corrugated plastic, or metal sign face and finished wood or metal structure	Signs may be placed for not more than 9 months per year						-							
Sidewalk Sign														
All sidewalk signs	-						Must be removed from sidewalk at close of business				-			
Site Sign[2]														
Vinyl sign face	Signs may be placed for not more than 30 days per year						-							
Corrugated plastic sign face	Signs may be placed for not more than 6 months per year						-							
Plywood sign face	Signs may be placed for not more than 10 months per year						-							
Metal; Plywood with bonded	Signs may be placed for not more than 10 months per year OR 14 months per 2 year period						-							

aluminum sign face		
TABLE NOTE: [1] Year as referenced within this table shall mean a calendar year, not a rolling 365-day period. [2] Utilization of one material does not impact the available allowance for another material within the same sign type.		

Section 14. Table 12-6-504B, *Duration of Attached Temporary Signs*, shall be repealed and replaced to read in full as follows:

Table 12-6-504B Duration of Attached Temporary Signs[1]													
District	AG	RS	RA	RU	[redacted]	NI	CG	AC	UC	EC	BP	I	ED	OSR
Banners[2]													
Cloth, canvas, or comparable material	-						Signs may be placed not more than 30 days per year.						Signs may be placed not more than 14 days per year	
Vinyl or comparable material	-						Signs may be placed not more than 30 days per year						Signs may be placed not more than 90 days per year	
Sock Signs														
Vinyl or comparable material	-						Signs may be placed after sign permit for permanent sign is issued, and for a period of not more than 60 days thereafter.							
Window Signs														
Inside window (all materials)	-						Not Limited							
Outside window (all materials)	-						Signs must be removed not more than 15 days after placement							
Temporary Wall or Fascia Signs														
All Materials	-						Signs may be placed after sign permit for permanent sign is issued, and for a period of not more than 60 days thereafter. A Banner Sign may be utilized as a Temporary Wall or Fascia Sign.							
TABLE NOTE: [1] Year as referenced within this table shall mean a calendar year, not a rolling 365-day period. [2] Utilization of one material does not impact the available allowance for another material within the same sign type.														

Section 15. Division 8-3, *Development Landscaping*, shall be amended to add a new Section 12-8-310, entitled "Pet Relief Areas" which shall read in full as follows:

Sec. 12-8-310. – Pet Relief Areas.

A. *Generally*. The standards of this Section shall apply to all pet relief areas, which may be provided on a voluntary basis. The intent of this Section is to accommodate the need for pets to relieve themselves and set minimum standards for pet relief areas to protect public health, safety, and welfare.

B. *Pet Relief Area Standards*.

1. Shall be large enough to accommodate a person handling a pet on a six-foot leash;
2. Shall be composed of a softer surface including, but not limited to, grass, gravel, and artificial turf, that can be treated to inhibit the spread of disease;
3. Shall be located outside of areas including, but not limited to, floodplains, ponds, water quality facilities, or wetlands and is designed such that runoff does not discharge directly into gutters, storm sewer, drainageways, or similar drainage conveyance areas; and
4. Shall include waste bags and waste receptacles.

Section 16. Table 12-12-402, *Sliding Scale Compliance Requirements*, shall be modified such that the row entitled "Utility and/or Drainage Infrastructure" shall be repealed and replaced to read as follows:

Utility and/or Drainage Infrastructure	Removal, relocation, maintenance, or changes to utility and/or drainage infrastructure.	Removal, relocation, maintenance, or changes to utility and/or drainage infrastructure being modified shall meet the requirements of Division 11-4, Standards Manuals and Division 11-3, Utilities.
	New, modification to, replacement of, or relocation of generators, ground mounted utility equipment, or rooftop units.	1. Full compliance with Section 12-4-207(E), Nonresidential Design Standards. 2. Full compliance with Section 12-4-502(H), Utility Equipment Screening.

Section 17. Table 12-14-203, *Administrative Development Orders*, shall be modified by the addition of a new row to be inserted in proper alphabetical order entitled "Regulating Plan Administrative Amendment," which row shall read as follows:

Regulating Plan Administrative Amendment	Administrative amendment to an existing Regulating Plan.	With site plan or change of use where approval requires amending an existing Regulating Plan.	NA	Director	See Sec. 12-14-902, Regulating Plans.

Section 18. Table 12-14-204, *Public Hearing Development Orders*, shall be repealed and replaced to read in full as follows:

Table 12-14-204 Public Hearing Development Orders				
Development Order	Required For	Timing	Issued By/Decided By	Standards[1]
Conditional Use Permit/WCF Conditional Use Permit	New conditional uses; changes in use to a conditional use; material changes to or expansion of a conditional use.	Prior to establishment or modification of the conditional use.	Planning and Zoning Commission	See Division 2-4, Limited and Conditional Use Standards; Sec. 12-2-305, Wireless Communications Facilities
Temporary Use Certificate for Temporary Conditional Uses	Establishment of a temporary use that is listed as "C" in Table 12-2-305, Temporary Uses.	Prior to installation of temporary structures or establishment of temporary use, whichever comes first.	Planning and Zoning Commission	See Division 2-5, Temporary Uses.
Regulating Plan or Major Amendment to an existing Regulating Plan.	Establishing the pattern of development in the UC district.	Prior to or concurrent with site plan approval.	City Council	Sec. 12-14-902, Regulating Plans.

Site Plan	New Development or Redevelopment, as set forth in Section 12-12-402, Sliding Scale Compliance Requirements, on Parcel(s) Proposed for Development that are within 200 feet of a residential zone district. [2]	Prior to building permit or plat approval.	Planning and Zoning Commission	Compliance with all requirements of this LDC or implementation of approved PDP or regulating plan.
Variance	Deviation from the strict interpretation of this LDC.	Prior to building permit for improvements for which a variance is required; concurrently with other applications for development approval that include variances.	Planning and Zoning Commission	See Sec. 12-14-801, Variances.
PUD (New) or Major Modification to a PUD	Rezoning to a new PUD or a Major Modification to an existing PUD.	Prior to or concurrently with the submittal of site plan or plat applications that apply the standards of the PUD.	City Council	See Sec. 12-14-903, Planned Unit Developments.
PUD Termination	Elimination of an existing PUD and rezoning to a standard zone district	Simultaneously with application for rezoning to a standard zone district.	City Council	See Sec. 12-14-903, Planned Unit Developments.
Rezoning	Changing the zoning district of a parcel from	Prior to or concurrently with the submittal of	City Council	See Sec. 12-14-604, Rezoning Procedures.

	one district to another.	site plan or plat applications that apply the standards of a zone to which rezoning is sought.		
Text Amendment	Changes the text of this LDC.	NA	City Council	See Sec. 12-14-605, Amendments to this LDC.
Comprehensive Plan or Sub-Area Plan Adoption and Amendment	Changes to the text or maps in the Comprehensive Plan or a Sub-Area Plan; adoption of new plans.	NA	Planning and Zoning Commission; Ratified by City Council	Public Interest.
Vested Rights Determination	Vesting of rights beyond the periods specified in this LDC.	NA	City Council	Sec. 12-14-606, Vested Property Rights.
Certificate of Designation	Development of disposal sites.	Prior to development of the site.	City Council	According to the applicable provisions of the Colorado Revised Statutes.
Vacation of Plat or Right-of-Way	Vacating a plat or right-of-way.	NA	City Council	Sec. 12-14-706, Plat and Road Vacation.
Legislative Rezoning	Large and small scale rezoning	NA	City Council	Sec. 12-14-904, Legislative Rezoning of Property
TABLE NOTE: 1 Standards are provided for cross-reference purposes only, and do not exempt the application from all applicable standards of this LDC. 2 Single-family detached buildings on existing platted lots shall be exempted.				

Section 19. Table 12-14-311, *Required Notice*, shall be repealed and replaced to read in full as follows:

Table 12-14-311 Required Notice			
Type of Public Hearing Development Order	**Posted Notice** Signs must be posted on the property that is subject to the application at least 14 days before the hearing.	**Publication Notice** Publication by posting on the City's official website. The first day of publication must occur at least 14 days before each public hearing.	**Mailed Notice** At least 14 days prior to the hearing date, notice must be mailed to the Owner(s) of Record of adjacent properties, registered neighborhoods (within the established threshold distances in Section 12-14-304, Threshold Review), CenCON, and participants who signed in to community meetings. See also Sec. 12-14-305(D)(3), Courtesy Notice.
Conditional Use Permit; WCF Conditional Use Permit; Temporary Conditional Use Permit; Site Plan; Variance; Floodplain Variance	Required	NA	Required
PUD Conversions; Rezonings (including the establishment or addition to any overlay district, except for a Legislative Rezoning); Regulating Plans or Major Amendments to Regulating Plans; Vacation of Public Right-of-Way	Required	Required	Required
New Comprehensive Plan or Sub-Area Plan; Comprehensive Plan or	NA	Required	NA[2]

Sub-Area Plan Amendment; Legislative Rezoning (Large Scale)			
Legislative Rezoning (Small Scale)	NA	Required	Required
Text Amendment	NA	Required[1]	NA
[1] Text Amendment shall require Publication Notice 3 days before the public hearing at City Council in accordance with Section 2-1-110 of the Centennial Municipal Code. [2] A new or amended Comprehensive Plan or Sub-Area Plan requires mailed notice to neighboring jurisdictions pursuant to C.R.S. § 24-32-3209. *Note that Courtesy Notice, pursuant to Sec. 12-14-305(D)(3), applies to both public hearings and community meetings.			

Section 20. Division 16-2, *General Definitions*, shall be amended as follows:

- Add a new definition for **Driveway** to read in full as follows:

Driveway means an improved and maintained way providing vehicular access from the public right-of-way to an Off-Street Parking Area, to a Garage structure, to dwellings, or to other uses.

- Add a new definition for **Pet Relief Area** to read in full as follows:

Pet Relief Area means a designated indoor or outdoor space solely intended for domesticated animals to relieve themselves, and not intended for general recreation, exercise, or prolonged animal activity. Pet Relief Area is not intended to mean Dog Park.

- Add a new definition for **Story** to read in full as follows:

Story means that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

- The definition of **Dog Park** shall be repealed and replaced to read in full as follows:

Dog Park means a fenced or securely enclosed area designated by the Community Development Director as a location where dogs are permitted to be off leash under the direct supervision of the dog's owner or caregiver for the purpose of general recreation, exercise, or prolonged animal activity. Dog Park may include a Pet Relief Area.

- The definition of **Industry, Light** shall be repealed and replaced to read in full as follows:

Industry, Light means uses that involve research and development, assembly, compounding, packaging, testing, or treatment of products from previously prepared materials, with limited outside storage and limited external impacts or risks; or wholesale uses. For illustrative purposes, light industry uses include, but are not limited to:

1. Assembly, testing, or refurbishing of products, instruments, electronics, office and computing machines, and fixtures from pre-manufactured components;

2. Offices of general contractors, specialty subcontractors, or tradesmen which include:
   a. Bay door access to indoor storage of tools, parts, and materials; or
   b. Parking of commercial vehicles;
3. Communications facilities, except wireless telecommunications facilities;
4. Data centers, server farms, telephone exchange buildings, and telecom hotels;
5. Food production and packaging other than meat and seafood processing and restaurants;
6. Furniture making or refinishing;
7. Manufacture of textiles or apparel;
8. Screen printing of apparel;
9. Printing and publishing, except copy centers (which are commercial and personal services), and except printing presses that require a Stationary Source permit or Title V permit for air emissions (which are heavy industry);
10. Commercial Warehousing and Logistics
11. Wholesale trade, durable and non-durable, except:
    a. Farm products;
    b. Combustible or hazardous materials, and
    c. Wholesale clubs that are open to the public for membership;
12. Research and development, scientific testing, and product testing;
13. Disassembly of consumer electronics and/or appliances into component parts, where all operations and storage are within an enclosed building;
14. Manufacture or compounding of pharmaceutical products, dietary supplements, health and beauty products, and herbal products;
15. Packaging of products;
16. Pet Crematoriums;
17. Advanced manufacturing processes that involve precision machining, additive manufacturing (3D printing), or robotics; and
18. Aerospace component assembly, testing, and fabrication from pre-manufactured parts, excluding heavy industrial operations such as forging or large-scale metal casting.

Section 21. Appendix C, *Plans*, shall be repealed and replaced to read in full as follows:

The Land Development Code sets out the regulations for the use and development of land that allow for implementation of the City's Vision, Comprehensive Plan, Sub-Area Plans, and Parks, Open Space, Trails and Recreation Master Plan. These plans are available on the City website at www.centennialco.gov under Long Range Planning.

City of Centennial, Colorado Comprehensive Plan, Vision, Plan, and Sub-Area Plans	
Title	Date Adopted
Centennial Strategic Framework	Adopted April 1, 2019.

Centennial NEXT (Comprehensive Plan)	Amended and Approved November 8, 2023 Ratified December 5, 2023.
Centennial Trails and Recreation Plan	Adopted October 25, 2017; Ratified November 6, 2017.
Transportation Master Plan	Adopted April 27, 2022; Ratified May 2, 2022.
SouthGlenn Sub-Area Plan	Adopted July 8, 2009; Ratified September 14, 2009.
Central Centennial Boundary Plan	Adopted February 13, 2008; Ratified March 3, 2008.
Midtown Centennial Sub-Area Vision Plan	Adopted December 3, 2025; Ratified December 9, 2025.

Section 22. Minor Edits, Corrections and Additions. The Community Development Director shall be authorized to make minor typographical, immaterial, or grammatical corrections or additions to the LDC, including but not limited to correcting spelling errors and adding, removing, or supplementing materials that do not materially change the meaning or intent of the LDC, without City Council approval, provided that the Community Development Department shall maintain full and complete records of all such edits, additions, and corrections made to the LDC.

Section 23. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 24. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive

any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 25. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE 19th DAY OF May, 2026.

CITY OF CENTENNIAL

By: _____
Christine Sweetland, Mayor

Approved as to Form:

_____
For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of May 19, 2026 and ordered published in full on the City website in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED IN FULL ON THE CITY WEBSITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE 2nd DAY OF June, 2026, BY A VOTE OF 8 IN FAVOR AND 0 AGAINST.

CITY OF CENTENNIAL

By: _____
Christine Sweetland, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of June 2nd, 2026, and ordered published in full on the City website on June 3rd, 2026 in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk