

# TABLE OF CONTENTS

<b>CHAPTER 2A—APPENDICES .....</b>	<b>2</b>
PART 100      STANDARD NOTES	2
PART 200      NOTICE AND NOTIFICATION	14
<del>PART 300      CITY OF CENTENNIAL STREETSCAPE GUIDELINES</del>	<del>24</del>
PART 400      DEFINITIONS	46

## Chapter 2A—Appendices

### Part 100 Standard Notes

Section 11.2A.101	Standard Notes, Specific Notes, Dedication and Certifications
Section 11.2A.102	Standard Notes

#### **Section 11.2A.101 Standard Notes, Specific Notes, Dedication and Certifications**

The following notes, dedication and certifications are used for documents described within the body of these Regulations. The Land Use Services Department staff will determine what is appropriate on a case-by-case basis. Each application requires certain notes from the following list. Each section defines when the specific item is required. The text of each item shall be duplicated as written. The City Attorney must approve any modifications. Any notes on a plan or plat not included in this section shall be removed unless approved by the City Attorney.

#### **Section 11.2A.102 Standard Notes**

The following language should be included when applicable:

##### **STANDARD NOTES:**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE (Type Of Plan) KNOWN AS (Project/Subdivision Name), THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

##### **Street Maintenance**

*(All Plans or Plats)*

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

### **Drainage Maintenance**

*(All Plans or Plats)*

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY OF CENTENNIAL SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

### **Emergency Access Note**

*(All Plans or Plats)*

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

### **Drives, Parking Areas, and Utility Easements Maintenance**

*(All Plans or Plats except PDP and PP)*

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E., CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

### **Private Street Maintenance**

*(All Plans or Plats except PDP and PP)*

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET

MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

**Drainage Liability**

*(All Plans or Plats except PDP and PP)*

IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY (Developer's Engineer). THE CITY OF CENTENNIAL REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 31, ARTICLE 23, BUT CANNOT, ON BEHALF OF (Owner) GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE (Owner) AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF (Engineer and/or Firm's Name) DRAINAGE DESIGN.

**Landscape Maintenance**

*(All Plans & Plats)*

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

**Sight Triangle Maintenance**

*(All Plans & Plats)*

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

**Public Improvements Note**

*(FP/FDP/R/U/L&E/MDP/SDP/ASP, MS)*

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE CITY COUNCIL PURSUANT TO STATE STATUTE.

**Maintenance Easement**

*(All Plans & Plats with 0' Setbacks)*

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

**Drainage Master Plan Note**

*(All Plans & Plats)*

THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN

DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE CITY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

**SPECIFIC NOTES:**

The following notes should not mention the owner, developer or subdivider.

*SPECIFIC NOTES*

**Airport Influence Area Note  
(Off-Site Improvements)**

*(All Plans & Plats located within an Airport Influence Area)*

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE CITY COUNCIL:

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE CITY COUNCIL.
3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE CITY COUNCIL.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE CITY COUNCIL.

**Airport Influence Area Note  
(Easement/Hazard Easement)**

*(All Plans & Plats Located Within an Airport Influence Area)*

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS *(Type Of Plan)* HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS *(Type Of Plan)* LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS *(Type Of Plan)* SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

**Private Open Space**

*(Plans & Plats Except PDP and L&E)*

- A) THE PRIVATE PARK SITE AS SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN THE CITY OF CENTENNIAL.
- B) BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

**Street Lighting**

*(All Plans or Plats except PDP and PP)*

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT IN ACCORDANCE WITH APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON

FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

**Drainage**

*(All FP, R, MS)*

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF THE CITY OF CENTENNIAL AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF THE CITY OF CENTENNIAL'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF CITY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

**Public Use Easement**

*(All FP, R, MS)*

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF THE CITY OF CENTENNIAL AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF THE CITY OF CENTENNIAL'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF CITY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

**STANDARD CERTIFICATES:**

When appropriate, the following certificates shall be used. Certificates should always be on the cover sheet of the document.

**City Council Approval**

*(All Documents Approved by the Board)*

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_.

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**Planning and Zoning Commission Recommendation**

*(All Documents Requiring a Recommendation by the Planning and Zoning Commission)*

NOT RECOMMENDED/RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D, 20\_\_\_\_.

CHAIRPERSON: \_\_\_\_\_

**Planning and Zoning Commission Approval**

*(Required on L and E)*

APPROVED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CHAIRPERSON: \_\_\_\_\_

**Land Use Services Department Director Approval**

*(Administrative Amendments approved by the Land Use Services Department Director)*

ADMINISTRATIVE AMENDMENT FOR THE (type of Proposal) PLAN AMENDING (specific element, e.g. lot line, height requirement), AS DEPICTED HEREON PURSUANT TO SECTION (specific section of the document) APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ BY THE LAND USE SERVICES DEPARTMENT DIRECTOR, OR DESIGNEE. THIS AMENDMENT NO. \_\_\_\_ AFFECTS ONLY (specific elements) AS DESCRIBED IN FILE NO. \_\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OR DESIGNEE

**Surveying Certificate**

*(FP/R/MS)*

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

\_\_\_\_\_  
REGISTERED LAND SURVEYOR

**Surveyor Note (Optional)**  
(FP/R/MS)

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM \_\_\_\_\_ TITLE INSURANCE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

**Attorney Certificate**  
(FP/R/MS)

*(This certificate is only required if surveyor’s optional note is used)*

I, \_\_\_\_\_, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. \_\_\_\_\_, STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LANDS DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (A) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (B) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

**Recorder’s Certificate**

*(All PDP/FDP/SDP/FP/R/MS/MDP/USR/ASP)*

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT \_\_\_\_\_ (A.M./P.M.) ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ IN

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

**COUNTY CLERK AND RECORDER**

\_\_\_\_\_  
BY \_\_\_\_\_  
DEPUTY

### **Amendment History**

THIS (Amendment Number And Type) TO THE (Type Of Plan) FOR (Project Name) SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED: *(Fill In Here)*

THE PREVIOUSLY APPROVED AMENDMENTS RELATED TO THE (Type Of Plan) FOR (Project Name) ARE AS FOLLOWS: *(Text)*

There are three types of certificates of ownership: Certification of Dedication and Ownership, Certificate of Ownership, Certificate of Ownership (for PP). All documents to be recorded must be notarized.

### **Certificate of Dedication and Ownership**

*(All FP, R, MS)*

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF CENTENNIAL, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT \_\_\_\_\_ BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN THE CITY OF CENTENNIAL, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING.... ETC. CONTAINING \_\_\_\_\_ ACRES MORE OR LESS: HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO \_\_\_\_\_ AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF \_\_\_\_\_ AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF CENTENNIAL, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE

OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF CENTENNIAL, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

**Owner of Record**

STATE OF \_\_\_\_\_ }

S.S.

COUNTY OF \_\_\_\_\_

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY \_\_\_\_\_ (NAME) AS \_\_\_\_\_ (TITLE) OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY. (ENTITY)

BY \_\_\_\_\_ NOTARY PUBLIC

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY STATE ZIP CODE

**Certificate of Ownership**  
(PDP, FDP, SDP, MDP, USR, ASP, L and E)

I \_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS (PROJECT NAME AND CASE NUMBER).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ }

S.S.

COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ BY (Name) AS (Title) OF  
\_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY STATE ZIP CODE

**Planning and Zoning Commission Approval**

*(Required on Location and Extent)*

APPROVED BY THE CITY OF CENTENNIAL PLANNING AND ZONING  
COMMISSION ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

## Chapter 2A—Appendices

### Part 200 Notice and Notification

Section 11.2A.201	Public Notice Requirements-Sign and Mail Notification
Section 11.2A.202	Sign Posting
Section 11.2A.203	Mail Notification
Section 11.2A.210	Agency Referrals

#### **Section 11.2A.201 Public Notice Requirements – Sign and Mail Notification**

The following list outlines and describes the requirements for public noticing of development proposals. Read each section carefully to follow these requirements. At the time an item is scheduled for Public Hearing the Land Use Services Department will mail to you these requirements with specific information regarding individual proposals. Please contact the Land Use Services Department with any questions. These requirements are the responsibility of the applicant or the applicant's representative. Errors in posting will postpone a Public Hearing so accuracy is crucial.

#### **Section 11.2A.202 Sign Posting**

Posting of property for Public Hearings shall be the responsibility of the applicant.

Sign posting is required on the following applications: Location and Extent, Use by Special Review, Preliminary Development Plans (and Amendments), Final Development Plans (and Amendments), Master Development Plans, Roadway Vacations, and Type B Group Home Permit Applications.

##### A. Sign Requirements:

1. Staff will inform you of the location and number of signs required for each proposal.
2. All signs must be posted *at least 14 days* prior to the scheduled Public Hearing.
3. The applicant must take a legible photograph of the sign and submit it immediately upon posting the property to the Planning Case Manager.
4. He must also present the "Certificate of Posting" form, with photo, to the Case Manager no later than noon (12:00) on the Monday prior to the Public Hearing. FAILURE TO PRESENT "CERTIFICATE OF POSTING" FORM WILL RESULT IN RESCHEDULING.

B. Sign Specifications:

1. A sign not less than 3 feet x 4 feet erected on posts no lower than 4 feet above natural grade and legible from the nearest dedicated public right-of-way.
2. Title of sign (Notice of ... etc.) and Case No. must be in 4-inch letters in red. (Balance of sign must be 2-inch black letters on white background.) Please advise your printer that the signs must read exactly as shown on the instruction sheet; otherwise, the Land Use Services Department cannot accept the signs as proper posting.
3. Said sign shall be removed within two (2) weeks of the conclusion of all Public Hearings.
4. The sign shall be posted on the property upon which the proposal is requested for a period of **at least 14 days** prior to Public Hearing. Such sign shall read as follows:

**NOTICE OF PUBLIC HEARING FOR (Project Type)**

**(CASE NUMBER)**

Notice is hereby given that the property upon which this sign is posted shall be considered for a **(type of case)** to the **(project name)** pursuant to the City of Centennial Zoning Regulations. Further information concerning this proposal may be obtained by calling the Land Use Services Department Office at (303) 734-4567.

The hearing is to be held before the Planning and Zoning Commission on the \_\_\_\_ day of \_\_\_\_\_ **(Month), (Year)**, in the Centennial Citizens Service Center, 12503 East Euclid Drive, Suite 200 Centennial, Colorado, at **7:00 p.m.**, or as soon thereafter as possible.

**OR**

A hearing is to be held before the City Council on the \_\_\_\_ day of **(Month), (Year)**, in the Centennial Citizens Service Center, 12503 East Euclid Drive, Suite 200, Centennial, Colorado, at **7:00 p.m.** or as soon thereafter as possible.

## Section 11.2A.203 Mail Notification

### A. Instructions for Mail Notification Provisions

1. The Land Development Code includes a “mail notification” requirement for all land development procedures requiring Public Hearings.
2. Mail Notification for Public Hearings shall be the responsibility of the applicant.
3. Mail Notification is required on the following applications: Location and Extent, Use by Special Review, Preliminary Development Plans (and amendments), Final Development Plans (and amendments), Master Development Plans and Roadway Vacations.

### B. Requirements

1. Applicants are to mail, First Class, a Notice of Public Hearing to the Owner(s) of Record, at the time of application, of property located adjacent to the subject property.
2. Adjacent is to include those properties separated from the subject property by public right-of-way.
3. The Land Use Services Department may expand or contract the notification boundary as appropriate to ensure adequate notice.
4. The Notice shall be **mailed no later than fourteen (14) days prior to the Public Hearing.**

### C. Instructions for Preparing the Mail Notification are as Follows:

1. Concurrent with the formal submittal of an application, obtain and submit a list of surrounding property owners to the Land Use Services Department. (Property information may be obtained from the Arapahoe County Assessor’s Office). This list is to include in its title a reference to the name of the proposal and type of application being requested. Two sets of information are to be included in the list: first, the full name and mailing address for each surrounding property owner, and second, the Assessor’s Schedule Number for each property owner’s parcel of ground.
2. Acquire a copy of the County Assessor’s Map(s) which depicts the subject property (copies can be purchased in the Mapping Division). Graphically highlight all parcels of ground for which the owners of record are to receive mail notification. Include a copy of this map, no larger than 11” x 17” in size, when you submit the mailing list.

(Note: A copy of the map will help the Assessor's Office assist you in compiling a mailing list).

3. After your application has been accepted, staff will review the mailing list and area of notification for adequacy. You will promptly be notified if any changes are required. After your case has been scheduled for a Public Hearing, staff will mail you the format for the letter notifying surrounding property owners.
  - a. Submit a signed copy of the mailed letter to our Department no later than noon (12:00) on Monday prior to the Public Hearing.
  - b. Attach to the letter, the following notarized certification:

*I hereby certify under oath that the attached letter was mailed to all property owners, on \_\_\_\_\_, (Year), as described in the mailing list included with this application and on file with the Land Use Services Department.*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

State of Colorado )

)ss.

County of \_\_\_\_\_ )

Subscribed and sworn before me this \_\_\_\_\_ day of  
\_\_\_\_ 20\_\_ by \_\_\_\_\_:

SAMPLE LETTER

**Notice of Public Hearing**

**[INSERT DATE]**

**[INSERT ADDRESSEE]**

**RE: Case:**

**Location:**

Please be advised that (applicant) on behalf of (owner), has made application to the City of Centennial for a (**project type**) on the above referenced property. (Planning Staff will detail the requirements of each individual proposal.)

**[DESCRIBE THE PROPOSAL]** *(Include a detailed description of the site and the use(s) proposed. 1) Use plain English. **DO NOT** use unexplained abbreviations (i.e., FAR, GSF, etc.). The goal is to explain your development in plain and simple terms. 2) Include all “negative” aspects of the development. Failure to accurately describe the impact of your development on neighboring owners will risk a determination by the City Council that the notice was inadequate, which will delay action on your case.)*

A Public Hearing will be conducted on the referenced application at:

**Time:**

**Date:**

**Location: Council Chambers, City of Centennial Citizens Service Center Offices, 12503 East Euclid Drive, Suite 200, Centennial, CO 80111**

As a neighboring landowner and member of the public you are encouraged to attend this Public Hearing. For particularity as to the content of this application, contact \_\_\_\_\_, at (Firm Name) at (Phone Number) or (Planner), Land Use Services Department, Land Use Services Department Director, City of Centennial Government, at (303) 734-4567.

Sincerely,

**[INSERT NAME]**

*(Include Representative Capacity)*

## **Section 11.2A.210 Agency Referrals**

- A. Policy. The City of Centennial shall endeavor to provide reasonable and effective opportunities to the public to participate in the review and public hearing processes required by the Land Development Code. To this end, the City shall “refer” or send out for review and comment certain land use applications to specially affected agencies in accordance with this Section.
- B. Applicability. This section shall apply to all agency referrals required or recommended by the City of Centennial Land Development Code. To the extent any provision of the Land Development Code conflicts with this Section, this Section shall govern and control.
- C. Purpose and Effect of Referral. A referral is intended as a courtesy to the receiving agency. The purpose of a referral is to permit the agency an opportunity to identify and define conflicts that the application presents with the agency’s interests and to allow for the possible resolution of such conflicts through the City’s processing of the application. Except for any agency referral that may be required by state law, if any, the failure to perform or complete a referral of an application to an agency as required by this Section shall not constitute a material deviation from the review process and shall not result in the postponement or invalidation of any action taken by the Planning Commission or the City Council. The City may, at its discretion, postpone a hearing or City action where the City determines that inaccurate or misleading information contained in a referral resulted in reasonable confusion regarding the date, time, or place of a public hearing on the application.
- D. Referral Agency Responsibility. It is the responsibility of the agency receiving the referral to respond and to define any potential conflict between the application and with the agency’s interests. Agencies are encouraged to provide detailed comments and recommendations regarding the application and, where the agency recommends that conditions be imposed upon the approval of an application, the agency is strongly encouraged to offer suggested language for such conditions. Unless a different deadline for a referral response is clearly stated in the City’s transmittal letter accompanying the referral, agencies shall submit a response to the City within thirty (30) days after the mailing of such referral unless such deadline is extended by the City. All timely referral responses shall be included in the record of the City’s processing and hearing on the application. The failure of any agency to respond by the applicable deadline for agency recommendations shall be deemed to constitute a “no comment” response upon such application by the agency. Any referral responses submitted to the City that are not received in a timely manner may, at the option of the City, be included in the processing of the application and in the record of any hearing. The absence of a timely agency comment shall not preclude the Planning Commission or the City Council from later seeking agency comment on any issue raised during the review process or during any hearing.

E. Referral Agency Database. The City shall initially assemble and shall endeavor to maintain a list of referral agencies and agency mailing addresses. Such list shall include state and regional governmental and quasi-governmental agencies, special districts, school districts, park and recreation districts, library districts, public authorities, public utility companies, and homeowner or property associations (regardless of title) known to the City. Upon initial assembly of the list of referral agencies, the City shall cause to be mailed a notice to the last known mailing address for such referral agency informing the agency that it is a designated referral agency of the City and that the agency shall bear the responsibility of updating the City's database of referral agencies upon the change of address for the mailing of referrals. The City may revise and update the referral agency database upon the City's receipt of new information provided that the City shall have no obligation to affirmatively update the list.

F. Referral Agencies. Referral Agencies shall be categorized as follows:

*Neighborhood*  
Referral Agencies:

Homeowner association governing the subject property

All homeowner or property associations (regardless of title) located within the city governing lands within one-half mile of the subdivision in which the subject property is located

Centennial Council of Neighborhoods (CenCON)

Public utility providers serving the subject property (electric, gas, telephone)

Special service districts and other governmental or quasi-governmental service providers providing basic and necessary services to the subject property is located (e.g., fire, rescue, metropolitan, water, sanitation, U.S. Postal Service, ACWWA, soil conservation, Urban Drainage and Flood Control District.)

For residential development applications – school district, library district, and park and recreation district in which the subject property is located.

*Local Referral Agencies:*

Arapahoe County Planning Department

Colorado Department of Transportation (if the subject property is adjacent to or directly impacts a state highway)

State Park (if the subject property is adjacent to a state park)

Centennial Airport (if subject property is within the Airport Influence Area)

Army Corps of Engineers (if subject property affects potential wetland area)

E-470 Authority

*Regional Referral Agencies:*

Regional Transportation District

Colorado Division of Wildlife; U.S. Fish and Wildlife Service

Municipalities with a municipal boundary located within ½ mile of the subject property

Any other local, regional, state, or federal agency that may be deemed by the City as specially affected or interested, including but not limited to the Colorado Department of Public Health and Environment (e.g., for underground storage tanks; Colorado State Engineer (e.g., water rights issues) Colorado Geological Service (e.g., subsurface conditions).

G. Content of Referral. The City shall employ two different types of agency referrals:

*Type 1 Referral:*

A Type 1 Referral shall consist of the mailing (by regular U.S. Mail or hand delivery) to the referral agency of a completed application with the principal supporting materials that describe the general character and extent of the proposed development. The City may exclude from any mailed referral any application materials not capable of reasonable duplication (e.g., samples of building materials) or materials determined by the City to create an unreasonable expense in the mailing of agency referrals (e.g., oversized maps or voluminous studies or reports). Where materials are excluded from the mailed referral, a written statement shall be included in the referral packet informing the recipient of the general nature of the excluded materials and the notice shall inform the agency of the availability to review the excluded materials at the Citizen Service Center.

*Type 2 Referral:* A Type 2 Referral shall consist of a written notice mailed to the referral agency informing the agency of: (i) the type of application received by the City; (ii) the general location of the property affected; (iii) the general nature of the proposed development; (iv) the deadline for the agency’s submission of review comments; (v) the name and contact information for the City’s assigned project planner; and (vi) a statement that the referral agency may review the application and supporting materials at the Citizen Service Center.

H. Initial Application Referral. Notwithstanding any other provision of this Land Development Code to the contrary, the following applications, when initially submitted to the City, shall be subject to referral following internal City staff review in accordance with this Section:

- Rezoning (including PDP)
- Site Plans (including FDP) and Amendment that requires a public hearing.
- Location and Extent Application.
- Use by Special Review Application.

For these applications, referrals shall be made in the following manner:

Neighborhood Referral Agencies:	Type 1 Referral
Local Referral Agencies:	Type 1 Referral
Regional Referral Agencies:	Type 2 Referral

The City may, at its discretion, forward a Type 1 Referral to a Regional Referral Agency where the City determines that a Regional Referral Agency may be specially impacted or interested in the submitted application.

I. Application Amendment or Supplement Referral. Where an applicant amends or supplements an application previously referred to agencies by the City for comment, the City may, at its discretion and subject to the timing of and deadlines for public hearings, also refer such amendment or supplement. As a general guideline, such referrals of amendments and supplements may be undertaken in accordance with the following procedure:

Amendment or Supplement Deemed <i>Minor</i> by the City:	Type 2 Referral to all Neighborhood, Local, and Regional Referral Agencies previously sent a referral following the City’s receipt of the initial application
Amendment or Supplement Deemed <i>Major</i> by the City:	Referral of the amendment or supplement in accordance with referral requirements for an initial application

An amendment or supplement shall be deemed *major* when, in the determination of the City, the amendment or supplement increases the density of development, substantially increases the impacts upon adjacent land or thoroughfares, substantially alters or modifies access or vehicular circulation, or undermines or potentially undermines the assumptions upon which a referral agency based a response. All other amendments or supplements shall be deemed *minor*.

- J. Public Copies of All Land Use Applications. The City shall maintain at least two copies of pending land use applications and supporting materials for public inspection at the Citizen Service Center. Such public copies shall include an index of the contents of the application firmly affixed to the envelope containing the application materials. One public copy shall remain at the Citizen Service Center for review by any requesting party during normal business hours. At least one public copy shall be made available to residents of the City of Centennial for off-site review upon payment of a reasonable cash deposit intended to ensure the return of the copy within 48 hours of receipt. Provided that there are no other parties seeking off-site review, the public copy may be retained for successive 48 hour periods by the same party. The deposit shall be fully refunded upon timely return of the copy and failure to timely return the copy shall result in forfeiture of the deposit.
- K. Other Jurisdictions' Referrals to City. Where the City receives a referral of a land use application or proposal from another jurisdiction (e.g., another municipality or county refers an application to the City for City comment), the planning staff shall:
1. Forward a copy of the complete referral packet to the City Council members representing the Ward immediately adjacent to the property described in the application or proposal; and
  2. Report the receipt of the referral and the general nature of the application or proposal to the Mayor and other City Council members by memorandum; and
  3. Send Type 2 Referral to any known homeowner association(s) within the City that border or are in the closest proximity to the property described in the application or proposal.

## Chapter 2A—Appendices

### Part 300

### City of Centennial Streetscape Guidelines

<del>Section 11.2A.301</del>	<del>Introduction and Background</del>
<del>Section 11.2A.302</del>	<del>Design Criteria</del>
<del>Section 11.2A.303</del>	<del>Streetscape Criteria</del>
<del>Section 11.2A.304</del>	<del>Recommended Plant Materials List</del>
<del>Section 11.2A.305</del>	<del>Bibliography</del>

#### ~~Section 11.2A.301 Introduction and Background~~

- ~~A. The primary goal of any street or roadway system is to provide a safe, maintainable transport route for vehicles as well as pedestrians. The design elements placed within this system are just as important as the system itself. Streetscape improvements help to convey a certain image or identity for a particular area. These improvements can help unify an entire community and can help create an image for a neighborhood. Regardless of the intent streetscape improvements, there needs to be a basic framework established to ensure the proposed improvements are implemented successfully.~~
- ~~B. The overall intent of the following criteria is to provide the City’s Engineering Division, prospective developers and development organizations with a basic framework for streetscape improvements within the City of Centennial. This framework will assist the City’s Engineering Division with their review of submittal plans for roadway and landscape improvements by providing design criteria which will help determine if a proposal is acceptable or not. This criterion may also be provided to developers or development organizations that will enable them to determine if a proposal is acceptable.~~
- ~~C. It should be noted that the enclosed Streetscape Criteria are intended as a guideline for streetscape improvements. It is virtually impossible to address all of the elements and site specific conditions pertaining to the streetscape environment. The enclosed criteria and graphics address sight distances and sight triangles, landscape and irrigation design criteria, streetscape design criteria and recommended plant materials in a rather broad nature rather than specific standards. This allows for design flexibility and does not “lock” the City into “Only one way of doing something”. In many instances, design items are referenced as ‘being reviewed on a case by case basis’ because the issue of streetscape design is not a simple one. There is always a unique situation that is present with a design and the enclosed streetscape criterion is flexible enough to accommodate creative design solutions.~~

#### ~~Section 11.2A.302 Design Criteria~~

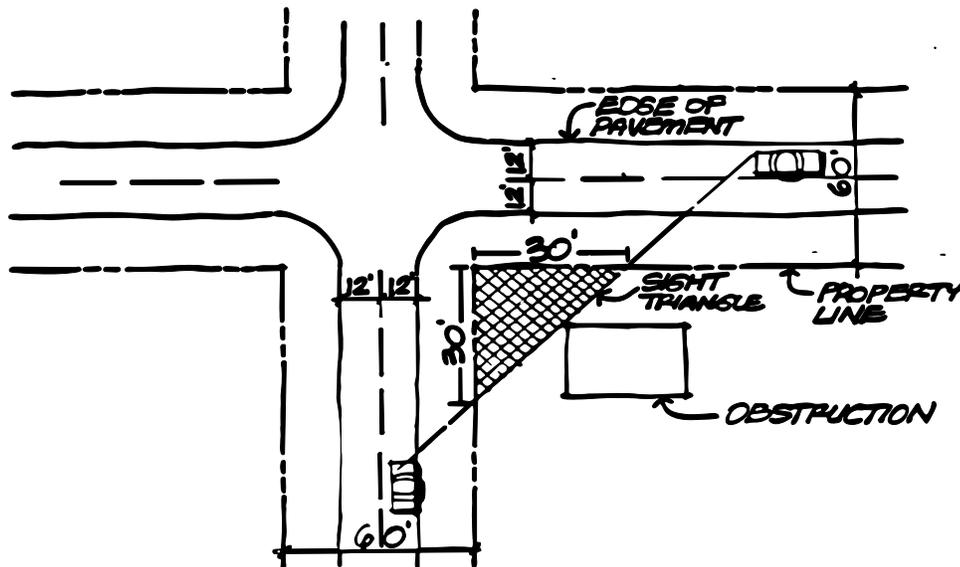
##### ~~A. Sight Lines vs. Sight Triangles~~

~~The sight distance (line of sight) should be unobstructed for a distance that will enable motorists approaching a road intersection to see each other in enough time to prevent a~~

collision. The sight distance will be dependent on the type of traffic control present at the intersection, the width of the road, the design speed of approach and the type of vehicle approaching the intersection. Two factors that need to be addressed concerning sight distance are the *sight triangle* and the *sight line*.

~~B. Sight Triangles~~

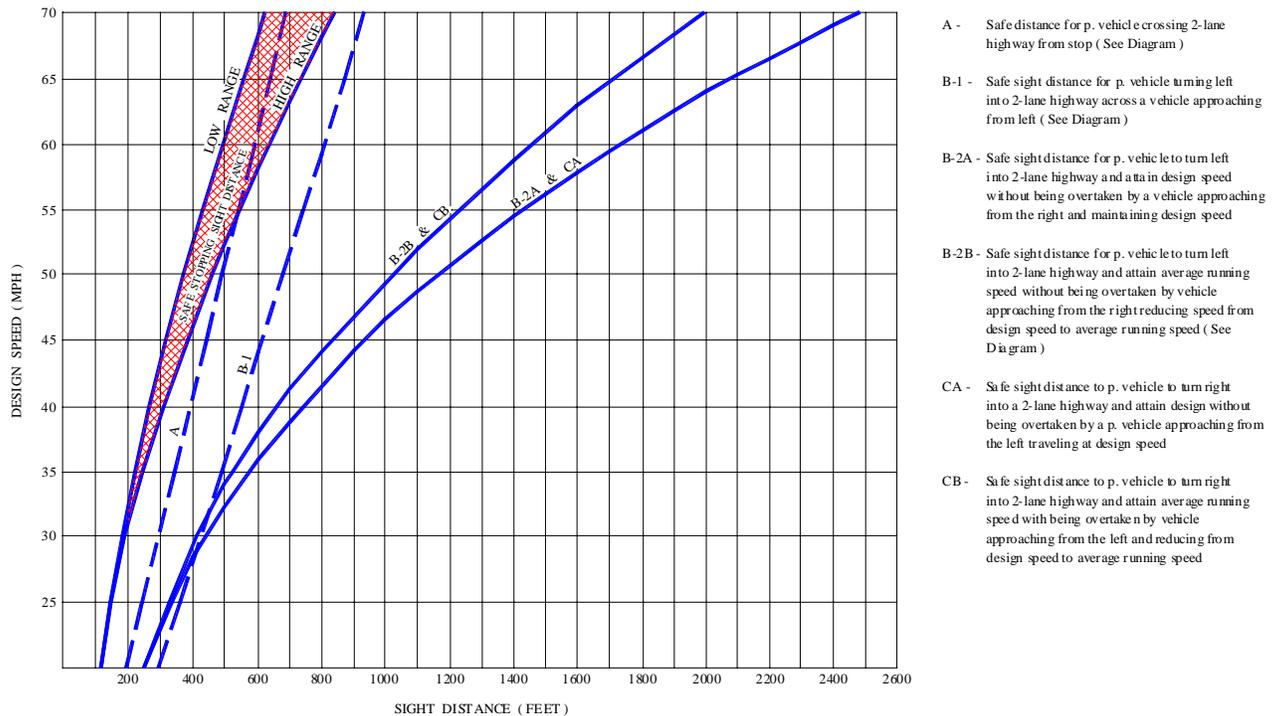
The City of Centennial Zoning Regulations identify a *sight triangle* where “no wall, fence, sign, structures, or any plant growth having a height in excess of three feet (3') above the elevation of the lowest point on the crown of the adjacent roadway shall be maintained.” Therefore, the *sight triangle* is that area around an intersection where no obstructions above three feet (3') in height are permitted (Refer to Fig.1). The *sight triangle* is defined by measuring thirty (30) feet, along the intersecting property lines. Site specific development plans may specify sight triangles having dimensions other than thirty (30) feet. Refer to appropriate development plans to verify requirements at specific locations.



~~(Figure 1)~~

~~C. Sight Lines~~

~~1. Further, the City's Engineering Division requires that adequate visibility is maintained to safely allow vehicles to cross a street, turn left or right onto it, or turn left from it. To do this, it is necessary to draw sight lines. These lines originate at the location of the driver's eyes for the specific movement. This sight line extends along the roadway in question a distance that depends upon conditions which are defined by Figure IX 27 of Geometric Design of Highways and Streets by AASHTO (Refer to Figure 2, below):~~



~~(Figure 2)~~

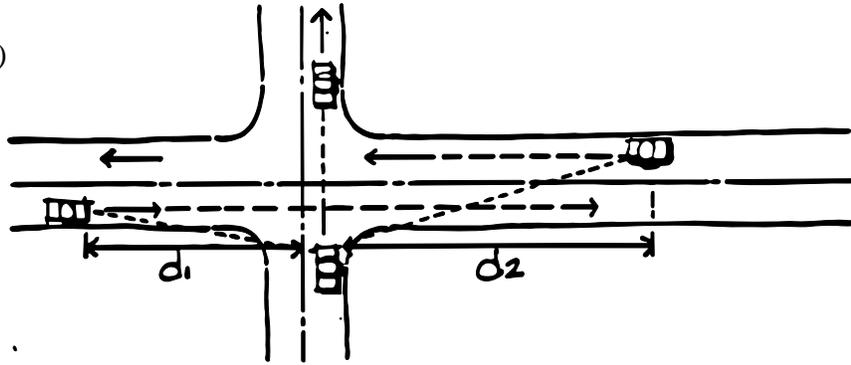
~~2. In no instance will any obstruction be permitted in front of the minimum sight line, defined as the high range of stopping sight distance. Thus, no trees, shrubs, planters, berms, etc. over 36" in height above gutter flowline will be allowed (Refer to Fig.3). The driver's eye location for sidestreet vehicles is 15 feet behind the curb line extended (desirable), with 10 feet being the absolute minimum.~~

- ~~3. Between the minimum *sight line* distance and the maximum requirement noted in Figure 2, obstructions may be permitted but they must be “transparent” in nature. Landscape massings shall be designed to promote at least 50% visibility through the mass and spaced far enough apart to maintain an acceptable view of traffic. In no instance shall a blind spot be created that would completely screen a vehicle for more than one half second. The length of this “allowable” blind spot can be calculated using roadway speed and a vehicle length of twenty (20) feet.~~
- ~~4. Opaque tree/shrub masses will be permitted in areas where no intersections exist, and where no conflicts occur within the *sight triangle* or *sight line* areas as outlined above.~~
- ~~5. The City of Centennial will require that all Landscape Plans submitted shall show the *sight lines*, *sight triangles* and the design speed on the plan at each intersection pertinent to the proposed project site.~~

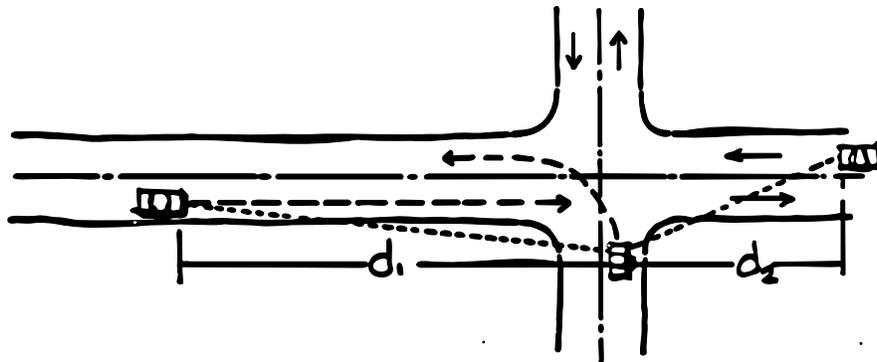
#### ~~D. Landscape Criteria~~

- ~~1. Landscape elements placed adjacent to existing and proposed roadways (in the right-of-way) shall be designed to minimize conflicts between vehicular and pedestrian traffic while providing an aesthetic landscape environment that is relatively easy to maintain. The following section will address trees and shrubs and their proposed placement in the City of Centennial rights-of-way.~~
- ~~2. Trees in the environment are an important design element. They provide oxygen, shade and reduce pollution, they also screen views and create a separation between vehicular and pedestrian environments. Their placement therefore is important.~~
- ~~3. As a general guideline, the following setbacks for trees should be applied when placing trees adjacent to roadways and walks.~~
- ~~4. Large Deciduous Trees: 4' minimum, however, 6' is preferred for the setback from edge of pavements, back of curbs and edges of sidewalks.~~
- ~~5. Small Deciduous/Ornamental Trees: 2' minimum, however, 4' is preferred for the setback from edge of pavements, back of curbs and edges of sidewalks.~~
- ~~6. These are general guidelines and may be altered in a particular design. These will be reviewed on a case-by-case basis by the City of Centennial.~~

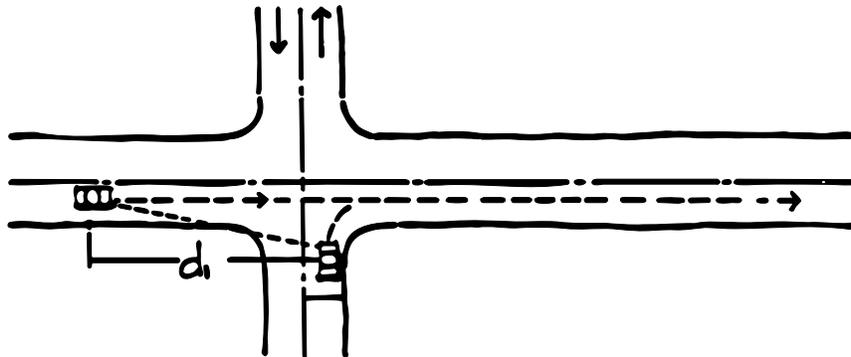
(Figure 3)



**STOPPED VEHICLE CROSSING A  
MAJOR HIGHWAY**



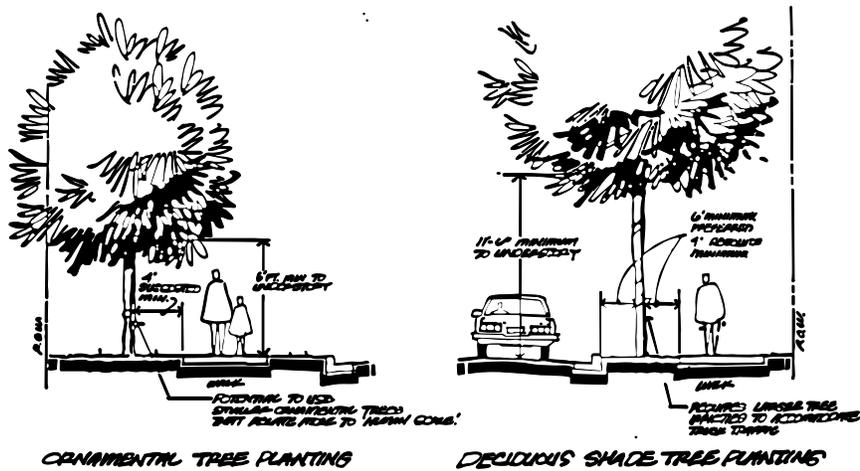
**STOPPED VEHICLE TURNING LEFT ONTO  
TWO LANE MAJOR HIGHWAY**



**STOPPED VEHICLE TURNING RIGHT ONTO  
TWO LANE MAJOR HIGHWAY OR RIGHT  
TURN ON A RED SIGNAL**

**$d$  = SIGHT DISTANCE**

- ~~7. Deciduous tree canopies should not conflict with the safe movement of pedestrians and vehicles. When locating deciduous trees, their canopies should be maintained to ensure a minimum of 6' of clearance on the pedestrian side and a minimum of 11' 6" on the vehicular side (See Suggested Plant Material List) (Refer to Figure 4). Because small deciduous trees and ornamental canopies often cannot meet these criteria, their use and placement must be carefully considered.~~
- ~~8. Evergreen trees, when incorporated into a landscape design, should not be planted along the immediate west and south edges of roadways. Evergreen trees promote shading of roadways in the winter months and permit ice build up during freeze thaw cycles.~~
- ~~9. Evergreen and deciduous shrubs shall be placed to minimize conflicts with visibility, while also maintaining sight distances/triangles. Generally speaking, shrubs should be placed at least 18" away from the face of curb or edges of pavement in sight line/sight triangle areas. Large shrubs placed adjacent to roadways and outside the sight line/triangle areas should be kept at least 4' away from back of curb or edge of pavement. As stated previously, all shrubs placed within sight triangles and sight line areas shall be kept below 36" in height from the existing roadway flowline or 30" from the top of existing curb.~~



(Figure 4)

- ~~10. As a general guideline for new roadways placed within a designated right of way, it is suggested that the proposed roadway be offset towards one side of the right of way to accommodate landscape plantings on the opposite side. This may be accomplished by deleting a parking lane in select areas or by moving the actual roadway to one side of the right of way centerline to promote landscaping on the opposite side. It is preferable that plantings be placed on north and east sides of the roadway to minimize shading. This will be reviewed in a case by case situation and must be approved by the City of Centennial prior to proceeding with the proposed construction documentation.~~
- ~~11. The above referenced landscape criteria are suggested for the City of Centennial rights of way only. Landscape criteria governed by other jurisdictions (i.e. CDOT, municipalities, etc.) will be governed by that agency.~~
- ~~12. Note: For all proposed landscape improvements and related appurtenances placed within the City of Centennial rights of way, the applicant needs to contact the City of Centennial Attorney's Office to develop a Maintenance Agreement with the City. The City of Centennial will not be responsible for maintaining landscape improvements and related appurtenances placed within the City of Centennial rights of way.~~

#### ~~E. Irrigation Criteria~~

- ~~1. All proposed irrigation systems that are placed within the City of Centennial rights-of-way shall have a manual gate valve installed within the right of way that controls the entire irrigation system. Irrigation controllers and backflow preventors shall be installed in a relatively non-visible area while also allowing for maintenance access. Landscape plantings are also encouraged to help screen views of these items when possible. Irrigation moisture sensors are also recommended in landscape areas adjacent to roadways. Sensors tend to decrease the overall demand for water and eliminate excessive amounts of water on roadway surfaces.~~
- ~~2. Irrigated medians as well as roadway edges should be designed to minimize conflicts with both vehicular and pedestrian traffic. When irrigated turf is proposed immediately adjacent to a roadway, it is preferred that 'pop-up' style irrigation heads be placed immediately along the back of the curb/road section. 'Rotor' type irrigation heads, if used, should be placed a minimum of 8' from the edge of the curb road section. The intent is to eliminate or minimize irrigation water from entering pedestrian/vehicular travel lanes. These conflicts may also be further minimized through the use of low trajectory spray heads and drip emitter systems.~~
- ~~3. All Landscape Plan submittals shall be accompanied by a Schematic Irrigation Plan that outlines:
  - ~~a. The proposed lap/backflow preventor and irrigation controller location;~~~~

- ~~b. The location of the manual gate valve that will control the entire irrigation system~~
- ~~c. The anticipated type of irrigation proposed for each area (turf, shrub beds, etc.)~~
- ~~d. The recommended setback distance of all proposed irrigation heads from back or curb or edge of pavement~~
- ~~e. All proposed sleeve locations~~
- ~~f. All Irrigation Plans submitted will be reviewed by the City of Centennial on a case by case basis.~~

#### ~~F. Drainage Concerns~~

- ~~1. At the present time, the City of Centennial does not have a standard drainage detail that will prevent lateral water movement into and under a proposed roadway section. There are many products and alternative solutions that address this issue, but none have been adopted as of this publication. The following section will briefly address what the City will require for future road construction submittals.~~
- ~~2. In all areas that are proposed for irrigation immediately adjacent to a roadway section (i.e. landscape medians, streetscape plantings, etc.) there will be a requirement that a drainage barrier or drainage "system" be incorporated into the design that will prevent lateral water movement into or under the proposed roadway section. This "system" may range from an impermeable barrier that extends below the roadway section to a subsurface drainage system that intercepts this water and diverts it away from the roadway section. The impermeable barrier "system" shall be encouraged in more rural/non-urban areas whereas the subsurface drainage "system" shall be encouraged in areas that possess a storm sewer system or enough grade change that will allow for the discharge of this water away from the roadway section in question.~~
- ~~3. Regardless of the proposed "system" that will be used to prevent this lateral movement of water under a roadway section, the City of Centennial will require that all proposed solutions be submitted to the City for review and comment. Each proposed solution will also be handled on a case by case basis.~~

#### ~~Section 11.2A.303 Streetscape Criteria~~

~~It is the intent of the City to promote landscape elements within the streetscape environment. The City of Centennial Roadway Design and Construction Standards, dated September 1986, classifies each roadway. The following text will address each classification with its potential for landscape design improvements.~~

#### ~~A. Streetscape Guidelines for Roadway Sections~~

~~1. Rural Local Road~~

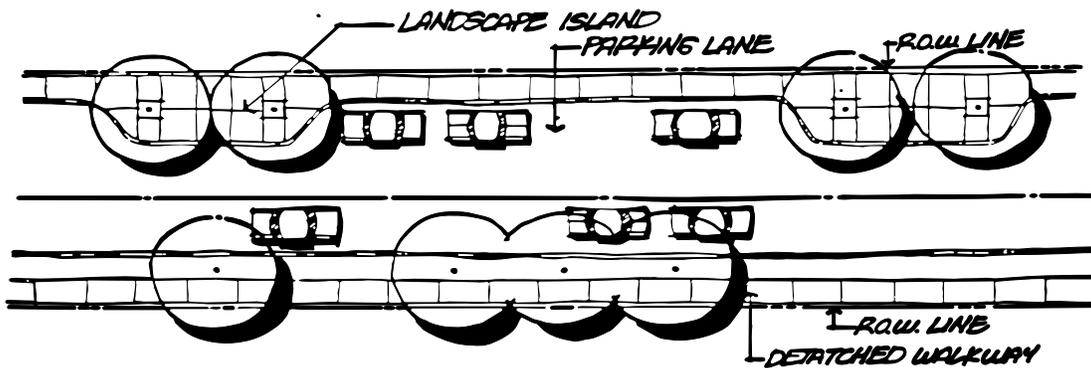
- ~~a. Medians not permitted.~~
- ~~b. Landscape improvements will be limited to the area between pavement edge and right of way Boundary.~~
- ~~c. Potential for moving the roadway to one side of right of way to allow for landscape improvements on the opposite side (limited applications).~~

~~2. Urban Local Road~~

- ~~a. Roadway may be offset to one side of right of way to allow for additional landscape/streetscape improvements.~~
- ~~b. Parking lane may be eliminated on one side of roadway section in select areas to allow for landscape/streetscape improvements.~~
- ~~c. Median is not permitted unless it is used as an entry feature and the right-of-way is wide enough to accommodate it.~~

~~3. 60' Minor Collector~~

- ~~a. Parking pavement lane could be deleted in select areas to accommodate landscape/streetscape improvements. Detached walks are encouraged in this situation.~~
- ~~b. "Parking islands" may be incorporated in parking pavement lane areas to break up the linearity of the street and provide an area for proposed landscape/streetscape improvements. See Figure 6, below.~~



~~(Figure 6)~~

- ~~c. Landscape area may be incorporated between detached walk and curb.~~

- ~~d. Roadway may be offset to one side of right of way to allow for additional landscape/streetscape improvements.~~
- ~~e. Median is not permitted, unless it is used as an entry feature and the right of way is wide enough to accommodate a median.~~

#### ~~4. 80' Major Collector~~

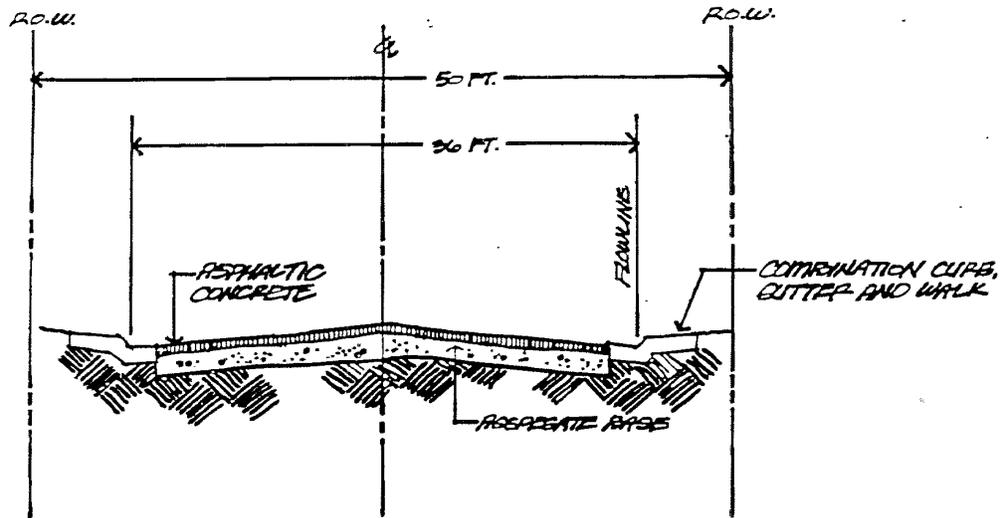
- ~~a. Paved area may be narrowed to accommodate landscape/streetscape improvements in areas where a center turn lane is not required, provided that proper transitions are constructed.~~
- ~~b. Medians will be permitted in areas where side street access is fairly limited and will be considered on a case by case basis. Intermittent use of medians will not be permitted.~~
- ~~c. Raised planter medians are discouraged.~~
- ~~d. Turf median solutions are possible but are discouraged. Turf medians will be reviewed on a case by case basis.~~
- ~~e. Roadway may be offset to one side of right of way to allow for additional landscape/streetscape improvements.~~
- ~~f. Landscape/streetscape improvements are suggested between the detached walk and curb line, detached walks are encouraged.~~

#### ~~5. 100' Minor Arterial~~

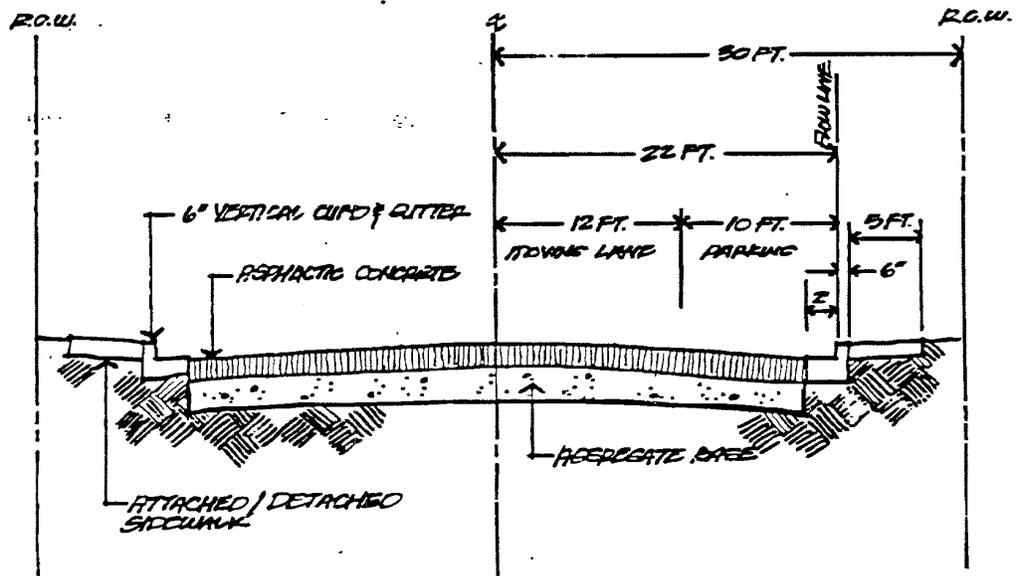
- ~~a. Paved area may be narrowed to accommodate landscape/streetscape improvements in areas where a center turn lane is not required, provided that proper transitions are constructed.~~
- ~~b. Medians will be permitted in areas where side street access is fairly limited and will be considered on a case by case situation. Intermittent use of medians will not be permitted.~~
- ~~c. Landscape/streetscape improvements are strongly recommended between the detached walk and curb to help reduce the scale of the street (i.e. street trees).~~
- ~~d. Turf median solutions are possible but are discouraged. Turf medians will be reviewed on a case by case basis.~~
- ~~e. Roadway may be offset to one side of the right of way to allow for additional landscape/streetscape improvements.~~

~~6. 120' (4 Lane) and 140' (6 Lane) Major Arterials~~

- ~~a. Standard section calls for a raised median up to 26' in width.~~
- ~~b. Turf medians are permitted in median sections greater than 12'.~~
- ~~c. When double left turn lanes are provided, landscape treatments will not be permitted on the adjacent raised median.~~
- ~~d. Landscape masses can be larger than previous median typicals and plant diversity should be minimized because of faster design speeds.~~
- ~~e. Landscape/streetscape improvements are strongly recommended between the detached walk and curb to help reduce the scale of the street (i.e. street trees).~~



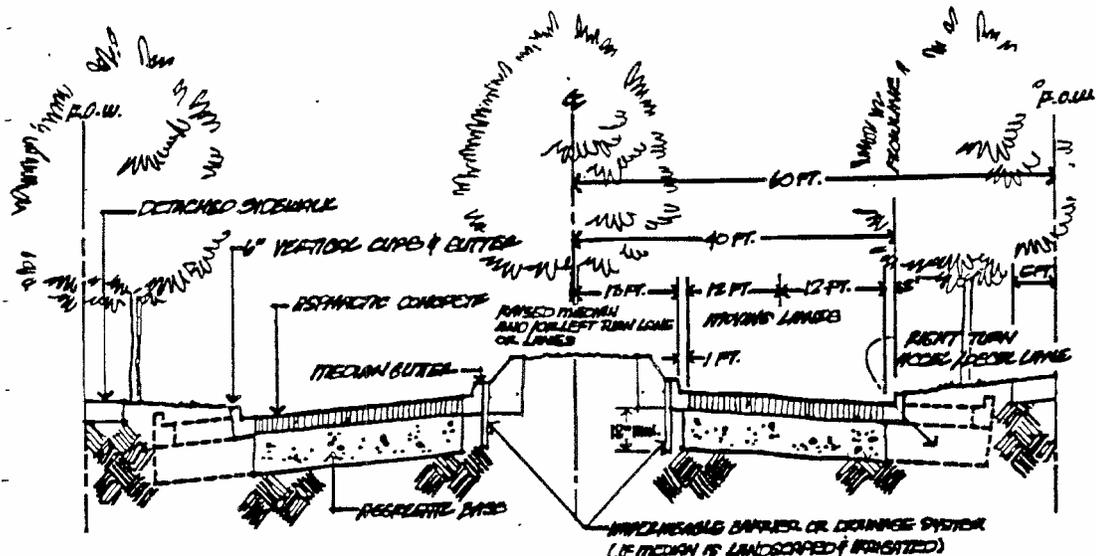
Urban Local Road



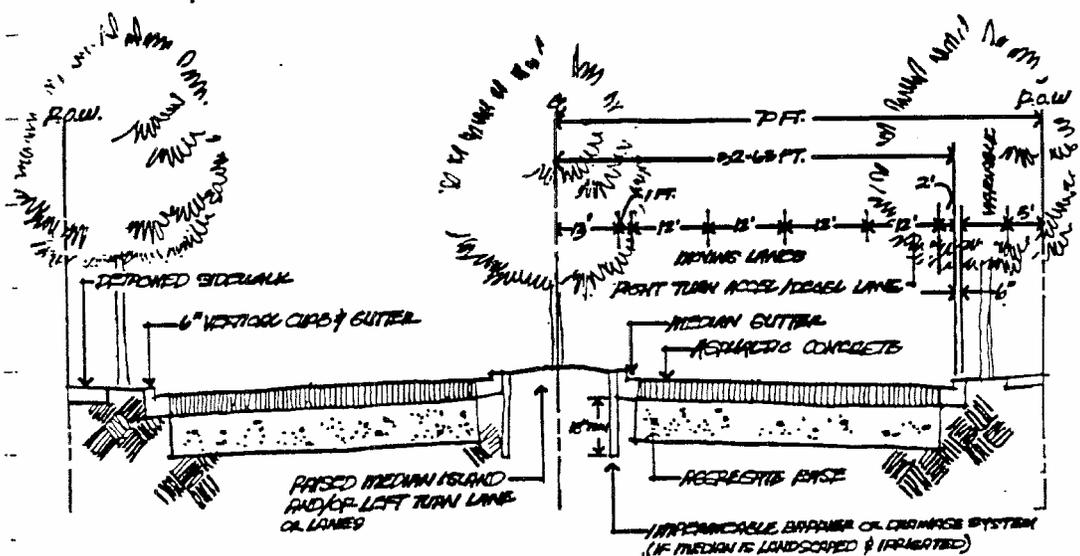
60' Minor Collector

Rev D.

100' Minor Arterial



120' (4 lane) Major Arterials



Re 140' (6 lane) Major Arterials

## ~~B. Paved Medians~~

### ~~1. In General~~

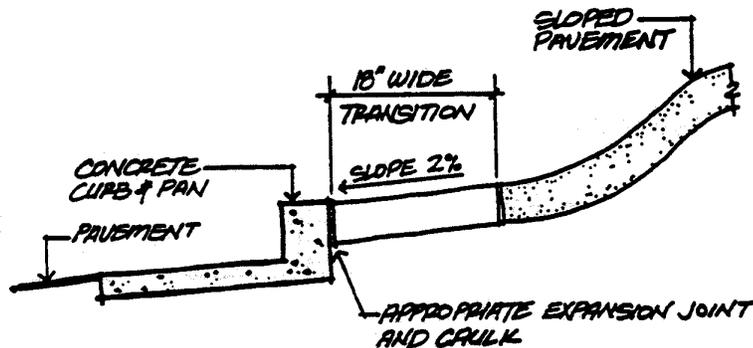
- ~~a. Paved medians should be designed to incorporate a common element throughout.~~
- ~~b. The entire design (i.e. materials, color, texture, etc.).~~
- ~~c. Medians should be designed to be relatively easy to maintain while also adding an aesthetic appeal to the street environment.~~
- ~~d. Positive drainage should be maintained at all times.~~
- ~~e. Appropriate expansion joint material and caulk should also be installed between median pavement and back of curb.~~
- ~~f. Below are suggested paved median design guidelines.~~

### ~~2. Paved Small Median (6' or Less In Width)~~

- ~~a. Medians should be crowned at a minimum of 2" per foot.~~
- ~~b. Textured paving materials that trap dirt and debris should be used in limited areas.~~
- ~~c. Accepted materials for small median treatments:~~
  - ~~(i) Broom finished concrete (colored preferred)~~
  - ~~(ii) Stamped/ textured concrete,~~
  - ~~(iii) Exposed aggregate concrete~~
  - ~~(iv) Interlocking pavers~~
  - ~~(v) Mortared brick~~
  - ~~(vi) Grouted cobble~~
- ~~d. Asphalt pavements will not be accepted for small paved medians.~~

### ~~3. Paved Large Medians (Greater than 6' in Width)~~

- ~~a. Medians shall be crowned at a minimum of 1" per foot.~~
- ~~b. An 18" wide "grade transition strip" is required from back of curb face to the beginning of crowned pavement. Slope of "transition strip" will be a minimum of 2% towards the street flowline. See Figure 7.~~



(Figure 7)

- ~~e. Paved medians shall be designed so that no visible vertex exists. Median crowns should be smooth. Tangents and abrupt grade breaks should be avoided.~~
- ~~d. Large expanses of paved medians should be avoided.~~
- ~~e. Acceptable materials for large medians treatments:~~
  - ~~(i) Broom finished concrete (color preferred)~~
  - ~~(ii) Stamped concrete (color preferred)~~
  - ~~(iii) Interlocking pavers~~
  - ~~(iv) Mortared brick~~
  - ~~(v) Exposed aggregate concrete~~
  - ~~(vi) Grouted cobble~~
- ~~f. Asphalt pavements will not be accepted for large paved medians.~~

### ~~C. Non-Paved Medians~~

~~The addition of medians to the streetscape environment is an important design element. Medians tend to reduce the overall scale of a roadway and make it possible to add landscape elements in the center of the right of way. This section pertains to landscape medians as well as raised planter medians. Medians of this nature tend to be more maintenance intensive and require design solutions that address this issue.~~

~~1. Landscape Medians: (4' or Less in Width)~~

~~Landscape improvements are discouraged and will be reviewed on a case-by-case basis.~~

~~2. Landscape Medians: (Greater than 4' in Width)~~

~~a. Landscape improvements are encouraged.~~

~~b. Medians shall not exceed 4:1 slopes~~

~~c. Ensure plant materials do not encroach into vehicular or pedestrian circulation areas.~~

~~d. Provide drainage barrier/drainage system to prevent lateral water movement into the roadway section.~~

~~e. Turf medians are discouraged for median widths less than 12' in width. Proposals for turfed medians under 12' in width will be reviewed on a case-by-case basis.~~

~~f. Irrigation systems should be designed to prevent overspray into vehicular travel lanes.~~

~~g. Deciduous trees will be allowed in raised medians within sight line and sight triangle areas, however, there must be no obstruction from 36" above roadway flowline to 7'-6" above roadway flowline. A 4'-6" clear zone is required in sight line and sight triangle areas.~~

~~3. Plant Materials~~

~~a. All plant materials shall be placed to ensure that no conflict occurs with traffic flow (at time of planting and in the future). See Landscape Criteria.~~

~~b. As a general rule, plant materials, particularly shrubs, should be kept away from the median edge to ensure that an 18" clear zone exists. Plant materials selected should be placed to ensure that no encroachment occurs into traffic flow areas. These 18" clear zones need to be either paved or mulched with appropriate mulch.~~

~~c. Irrigation should be designed to avoid overspray into traffic lanes. All irrigated areas adjacent to roadways should incorporate a drainage barrier/drainage "system" to prevent lateral water movement under the roadway section.~~

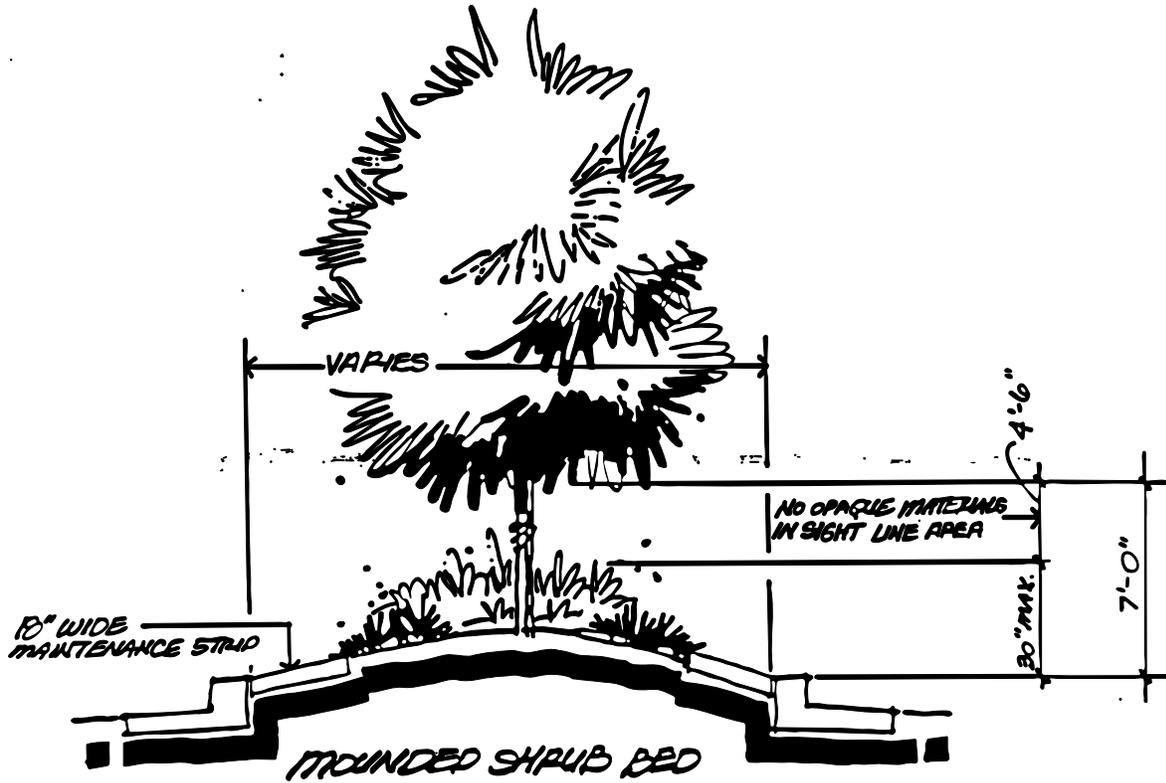
~~d. All plant materials placed in medians shall not obstruct design sight lines or sight triangles. (See Section 11.2A.302.)~~

- ~~e. Opaque plant masses will be permitted outside design sight lines and sight triangles but will be reviewed on an individual case basis.~~
- ~~f. Recommended plant setbacks shall be maintained and all local landscape codes shall be adhered to.~~
- ~~g. Landscape medians shall not exceed 4:1 slopes and landscape crowns shall be wide enough to ensure no "vertex" exists.~~
- ~~h. Landscape medians shall also incorporate a general diversity of plant massings and turf areas to promote visual interest.~~

#### ~~4. Raised Medians/Planter Boxes~~

- ~~a. All landscape material in raised medians shall not exceed 36" in height from adjacent flowline in design sight lines and sight triangle areas. Sloped pavement/planter walls with slopes greater than 2:1 shall have an 18" paved "transition zone" from curb face to bottom of pavement/wall.~~
- ~~b. Transitions for raised medians from left turn lanes to raised median planters shall be smooth and continuous. Abrupt changes from a flat median section to a raised median section should be avoided.~~
- ~~c. Accepted raised medians/planter treatments:~~
  - ~~(i) Cast in place concrete, broom finish (color preferred), or pre-cast construction~~
  - ~~(ii) Exposed aggregate concrete~~
  - ~~(iii) Stamped concrete (color preferred)~~
  - ~~(iv) Interlocking pavers~~
  - ~~(v) Mortared Brick~~
  - ~~(vi) Grouted cobble~~
- ~~d. As with landscape medians, all proposed irrigated raised medians shall be designed to minimize conflicts with vehicular and pedestrian circulation areas. Irrigated raised medians/planters should also incorporate a drainage barrier/drainage "system" that will prevent lateral water movement under roadway sections.~~

- ~~e. Deciduous trees will be allowed in raised medians within sight line; however, there must be no obstruction from 36" above roadway flowline to 7' 6" above roadway flowline. A 4' 6" clear zone is required in sight line areas.~~



(Figure 8)

~~Section 11.2A.304 Recommended Plant Materials List~~

- ~~A. Plant materials and their use within the streetscape environment serve both functional and aesthetic requirements. Plants provide shade, reduce glare, serve as windbreaks and help to reduce and direct noise. Plant Material also satisfies the aesthetic needs with colors, textures and scents. It is for these reasons that their selection and placement are extremely important.~~
- ~~B. The below referenced list of plant materials and mulches is not to be considered all-inclusive. The spectrum of plant materials that may be used in the urban environment is vast. The plants and mulches referenced here were selected because of their viability and practicality in the Colorado environment. Most of the plant materials selected are drought tolerant (xeriscape plants denoted with an asterisk\*).~~

~~1. Large Deciduous Trees~~

<del>Greenspire Linden</del>	<del>Marshall Seedless Ash</del>	<del>Northern Red Oak</del>
<del>Western Catalpa*</del>	<del>Redmond Linden</del>	<del>Green Ash*</del>
<del>Schwedler Maple</del>	<del>Thornless Honeylocust*</del>	<del>Autumn Purple Ash</del>
<del>Summit Ash*</del>	<del>Red Sunset Maple</del>	<del>Golden Rain Tree*</del>
<del>Rosehill Ash*</del>	<del>English Oak*</del>	<del>Norway Maple</del>

~~2. Evergreen Trees~~

<del>Austrian Pine*</del>	<del>Western Juniper*</del>	<del>Ponderosa Pine*</del>
<del>Bristlecone Pine*</del>	<del>Colorado Blue Spruce</del>	<del>Pinyon Pine*</del>

~~3. Small Deciduous Trees~~

<del>Littleleaf Linden</del>	<del>Crabapple spp.*</del>	<del>Newport Plum*</del>
<del>Golden Rain Tree*</del>	<del>Thornless Hawthorn</del>	<del>Bradford Pear</del>

~~4. Deciduous Shrubs~~

<del>Japanese Barberry*</del>	<del>Alpine Currant*</del>	<del>Redtwig Dogwood*</del>
<del>Crimson Pygmy Barberry*</del>	<del>Fremont Barberry*</del>	<del>Yellowtwig Dogwood</del>
<del>Staghorn Sumac*</del>	<del>Cranberry Cotoneaster*</del>	<del>Cistena Plum</del>
<del>Firethorn</del>	<del>Smooth Sumac*</del>	<del>Littleleaf Mockorange*</del>
<del>Coralberry*</del>	<del>Snowmound Spirea Yucca*</del>	<del>Mountain Mahogany*</del>

~~5. Evergreen Shrubs~~

<del>Blue Rug Juniper*</del>	<del>Buffalo Juniper*</del>	<del>Arcadia Juniper</del>
<del>Calgary Carpet Juniper*</del>	<del>Blue Chip Juniper</del>	<del>Tammy Juniper</del>
<del>Mugho Pine</del>	<del>Wilton Carpet Juniper</del>	

~~6. Perennials/Groundcover/Ornamental Grasses~~

<del>Daylily spp.*</del>	<del>Snow in Summer*</del>	<del>Virginia Creeper</del>
<del>Miscanthus Grass*</del>	<del>Dianthus spp.*</del>	<del>Wild Strawberry*</del>
<del>Aster spp.*</del>	<del>Oriental Poppy*</del>	<del>Iris spp.*</del>
<del>Dwarf Yarrow*</del>	<del>Campanula spp.*</del>	<del>Creeping Phlox*</del>
<del>Mahonia Repens*</del>	<del>Salvia spp.*</del>	<del>Correopsis spp.*</del>
<del>Himalayan Border Jewel*</del>	<del>Periwinkle Common Yarrow*</del>	<del>Pampas Grass*</del>
<del>Buttercup*</del>	<del>Sedums*</del>	<del>Kinninnick*</del>

~~7. Turf Grasses~~

<del>Perennial Rye Grass spp.*</del>	<del>Smooth Brome*</del>	<del>Wheatgrass spp.*</del>
<del>Fescue spp.*</del>	<del>Buffalo Grass*</del>	<del>Blue Grama Grass*</del>
<del>Kentucky Bluegrass</del>	<del>Tall Fescue*</del>	

~~8. Accepted Mulches for Shrub Beds~~

<del>Red Cedar (3/4" to 3")</del>	<del>Pine Bark (3/4" to 3")</del>	<del>Pole Peelings (2" +)</del>
<del>Fibre Mulch (registered trademark)</del>	<del>Aspen Mulch (3/4" +)</del>	

~~9. Discouraged Mulches for Shrub Beds~~

<del>River rock</del>	<del>Crushed Gravel</del>	<del>Loose Cobbles</del>
<del>Lava Rock</del>	<del>Wood Shavings</del>	<del>Ground Shavings</del>

~~10. Maintenance Regime~~

~~a. Anticipated Hours of Labor~~

~~(i) The following is provided as a general guideline for anticipated labor hour tasks to maintain the below referenced items. The maintenance tasks are based on maintaining one (1) acre of median/streetscape area.~~

~~(ii) Low Maintenance Median~~

<b>NON-TURF MEDIANS</b>		
<b>Activity</b>	<b>Performance Standard</b>	<b>Anticipated Hours Per Acre Per Year</b>
<del>1. Litter Pick Up</del>	<del>Weekly trash removal</del>	<del>23</del>
<del>2. Irrigation Maintenance repair as necessary</del>	<del>Valve repair, mainline</del>	<del>40</del>
<del>3. Irrigation System Winterization and spring activation</del>	<del>Freeze damage protection and Spring Start Up</del>	<del>9</del>
<del>4. Plant Maintenance</del>	<del>Yearly tree pruning</del>	<del>6</del>
<del>5. Shrub Bed Weeding</del>	<del>Hand removal of weeds 3 times per growing season</del>	<del>24</del>
<del>6. Pest Control</del>	<del>Yearly control of tree pests</del>	<del>4</del>
<del>7. Concrete Cleaning</del>	<del>Concrete cleaned twice yearly</del>	<del>12</del>
<del>8. Support Activity</del>	<del>Equipment maintenance, supervision, travel and transportation (1/2 aver.)</del>	<del>39</del>
<b>TOTAL HOURS</b>		<b>157</b>

<b>SODDED MEDIAN</b>		
<b>Activity</b>	<b>Performance Standard</b>	<b>Anticipate Hours Per Acre Per Year</b>
<del>1. Litter Pickup</del>	<del>Weekly trash removal</del>	<del>23</del>
<del>2. Irrigation Maintenance</del>	<del>Head adjustment, valve repair, mainline repair as necessary</del>	<del>80</del>
<del>3. Irrigation System</del>	<del>Freeze damage protection and spring activation</del>	<del>9</del>
<del>4. Plant Material</del>	<del>Trees pruned once a year</del>	<del>6</del>
<del>5. Shrub Bed Weeding</del>	<del>Hand removal of weeds 3 times per growing season</del>	<del>12</del>
<del>6. Turf Grass Weeding</del>	<del>Three times per growing season chemical weeding</del>	<del>14</del>
<del>7. Pest Control</del>	<del>Yearly control of tree pests</del>	<del>4</del>
<del>8. Mowing</del>	<del>Grass mowed weekly</del>	<del>80</del>
<del>9. Turf Trimming &amp; Edging</del>	<del>Curb, sidewalks and shrub beds edged weekly</del>	<del>21</del>
<del>10. Turf Fertilization</del>	<del>Grass fertilized once a year</del>	<del>8</del>
<del>11. Concrete Cleaning</del>	<del>Concrete cleaned twice per year</del>	<del>12</del>
<del>12. Support Activity</del>	<del>Equipment maintenance, supervision, travel and transport</del>	<del>77</del>
<b>TOTAL HOURS</b>		<b>346</b>

**~~Section 11.2A.305 Bibliography~~**

- ~~A. Roadway Design and Construction Standards, September 1986, Centennial, Colorado Burke and Associates, Inc.~~
- ~~B. Roadway Design Manual, March 1984 Colorado Division of Highways~~

~~C. Colorado Standard Plans, January 1982  
Division of Highway M&S Standards~~

~~D. Standard Specifications for Road and Bridge Construction (1986)  
State Department of Highway  
Division of Highways - State of Colorado~~

**Chapter 2A—Appendices**  
**Part 400 Definitions**

Section 11.2A.401 Rules of Construction  
Section 11.2A.402 Definitions

**Section 11.2A.401 Rules of Construction**

- A. The particular controls the general.
- B. The word "building" shall mean the word "structure."
- C. The word "used" shall include "arranged", "designed", "constructed", "altered", "converted", "rented", "leased", or "intended to be used."
- D. Additional definitions are found in this document within subsections of the Zoning Resolution.

**Section 11.2A.402 Definitions**

**Abutting.** Having a common property line or district line with an adjacent property.

**Access Drive.** A street or right-of-way providing ingress and egress to properties adjacent to a regional thoroughfare, arterial street, or major collector street.

**Accessory Use or Structure.** A use or structure (exceeding 120 sq. ft.) subordinate to the principal structure or use which serves a purpose customarily incidental to the principal use.

**Accessory Buildings.** Accessory uses and structures are not permitted unless and until the principal permitted use has been established on the property.

- A. Accessory buildings greater than 120 sq. ft. in size and/or 10' in height shall observe all yard and height requirements.
- B. Structures constructed for accessory uses shall not be used for dwelling purposes.
- C. Except for agricultural usage only, accessory structures shall not exceed 10% of the lot area or a maximum of 1,000 square feet, and a maximum building height of fifteen (15) feet.

**Accident Potential Zone (APZ) I.** An area beginning at the outer edge of the Buckley Air National Guard Base Clear Zone, 3,000 feet wide by 5,000 feet long, in which the potential for aircraft accidents, while being less than the accident potential on the Base environs, is

considered measurable enough for the purposes of these Regulations to warrant certain land use restrictions to be placed on lands lying within this Zone.

**Accident Potential Zone (APZ) II.** An area beginning at the outer edge of the Buckley Air National Guard Base Accident Potential Zone I, 3,000 feet wide by approximately 7,000 feet long together with a triangular-shaped area at the westerly edge of the 7,000 foot measurement which is 5,500 feet wide at the base by 7,300 feet long, all as depicted in Figure 3-1 of the June 1998 AICUZ, in which the potential for aircraft accidents, while being less than the accident potential of APZ I, is considered measurable enough for the purposes of these Regulations to warrant certain land use restrictions to be placed on lands lying within this Zone

**Acre, Gross.** An area in any shape containing 43,560 square feet.

**Adjacent Land.** See Adjoining Lot or Land.

**Adjoining Lot or Land.** A lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land.

**Administration.** Of or pertaining to the performance of executive or managerial functions of an organization complying with the definition of a public facility

**Administrative Site Plan (ASP).** The Administrative Site Plan (“ASP”) is the final step in the Master Development Plan process. The ASP has three related but independent components: (1) Site Development and Grading Plan; (2) Foundation and Preliminary Architecture approval; and (3) Full Shell Building and Core approval. Each ASP approved pursuant to the procedures set forth in these Regulations shall be incorporated within the approved MDP.

**Adult Arcade.** Any commercial establishment or private club where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, for viewing by five (5) or fewer persons per machine at any one time, are used to regularly show films, motion pictures, video cassettes, slides, or other photographic reproductions or mechanically, electronically, chemically, or digitally reproduced visual materials characterized by an emphasis upon the depiction, display or exhibition of specified sexual activities or specified anatomical areas. (Ord. 2005-O-28)

**Adult Bookstore, Adult Novelty Store, Adult Video Store.** A commercial establishment that devotes a significant or substantial portion of its business to any one (1) or more of the following:

- A. The sale, rental or viewing, for any form of consideration, of books, magazines, periodicals or other printed matter or photographs, films, motion pictures, video cassettes, slides or other photographic reproductions or mechanically, electronically, chemically, or

digitally reproduced visual materials which are characterized by an emphasis upon the depiction, display or exhibition of specified sexual activities or specified anatomical areas;

- B. The sale or rental of instruments, devices, or paraphernalia which are designed for use or marketed primarily for engaging in specified sexual activities; or
- C. A significant or substantial portion of its business is shown by characteristics including, but not limited to, some or all of the following:
  - 1. A significant or substantial portion of its stock in trade consists of the items listed in Subsections A and/or B above; or
  - 2. A significant or substantial portion of its revenues is derived from the rental or sale of items listed in Subsections A and/or B above; or
  - 3. A significant or substantial portion of its floor space, shelf space or storage space is devoted to the items listed in Subsections A and/or B above; or
  - 4. A significant or substantial portion of its advertising is devoted to the items listed in Subsections A and/or B above. (Ord. 2005-O-28)

**Adult Cabaret.** A nightclub, bar, restaurant, concert hall, auditorium, or other commercial establishment or private club which regularly features or presents live adult entertainment. (Ord. 2005-O-28)

**Adult Entertainment.** Any exhibition, display, activity or dance that involves the appearance or exposure to view of specified anatomical areas. (Ord. 2005-O-28)

**Adult Motel.** A hotel, motel or similar commercial establishment which:

- A. Offers accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions or mechanically, electronically, chemically, or digitally reproduced visual materials which are characterized by an emphasis upon the depiction, display or exhibition of specified sexual activities or specified anatomical areas; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproduction; or
- B. Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or
- C. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours. (Ord. 2005-O-28)

**Adult Motion Picture Theater.** A commercial establishment or private club, where for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions or mechanically, electronically, chemically, or digitally reproduced visual materials are regularly shown characterized by an emphasis upon the depiction, display or exhibition of specified sexual activities or specified anatomical areas. An establishment meeting the definition of an adult arcade is not an adult motion picture theater. (Ord. 2005-O-28)

**Adult Theater.** A theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of

nudity or live performances which are characterized by exposure of “specified anatomical area” or by “specified sexual activities”.

**Agriculture.** The art or science of cultivating the ground for the production of crops and livestock.

**Agriculture, Non-Commercial.** The production of crops and livestock for consumption entirely on the premises.

**Aircraft-Related Recreational Facility.** A public or private facility, including structures and/or takeoff and landing areas designed and intended to provide flight training, ground school, sales, maintenance and/or repair for such uses as hot air balloons, ultralight aircraft, hang gliders, and similar uses as determined by the Zoning Administrator.

**Airport Influence Area.** An area in which a public or private airport or private landing strip or heliport is located or may be located and which has been officially identified by the City of Centennial Planning and Zoning Commission in accordance with approved guidelines.

**Airport Influence Area.** An area within the City of Centennial, proximate to an airport, which is recognized by the City Council as containing lands which are expected to be significantly affected by noise and/or safety hazards associated with aircraft operations associated with said airport. For purposes of these Regulations, the airport influence area of Denver International Airport shall be the outside boundary of the 55 Ldn contour for that airport.

**Alley.** A minor right-of-way, dedicated to public uses, which gives a secondary means of vehicular access to the rear or side of properties otherwise abutting a street, and which may be used for public utility access.

**Alter.** To change any of the supporting elements of a building such as bearing walls, columns, beams or girders.

**Animal Feed Yards, Commercial Animal Sales Yards, Commercial Riding Academies and Public Stables** shall not be located closer than two hundred feet (200') from any property line, shall provide automobile and truck ingress and egress and shall provide parking and loading spaces so designed as to minimize traffic congestion. Odor, dust, noise or drainage shall not constitute a nuisance or hazard to adjoining properties.

**Animal Hospital.** Structure for the care and recuperation of ill or injured animals. Animal hospitals shall not be located closer than one hundred feet (100') from any residential district or restaurant, hotel or motel in any district. Adequate measures and controls will be required to prevent offensive odor and noise.

**Animated Sign.** Any sign, or any part thereof which changes physical position by means of movement or rotation.

**Antenna.** A metallic apparatus used for sending and/or receiving electromagnetic signals.

**Apartment Unit.** One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit in a building containing three or more dwelling units.

**Approach Zone.** An area beginning at the outer edge of the Clear Zone defined by FAA approved Airport Layout Plans; the main purpose being to facilitate the arrival and departure of aircraft utilizing the aviation facility.

**Appurtenant Retail Uses.** Retail uses located within office buildings which are intended to provide a service primarily for the occupants of said office building, and which are not allowed exterior advertising. Such uses may include a sandwich shop, barber/beauty shop, snack shop/restaurant, day care, etc.

**Architectural Treatment, 360-Degree.** The use of similar and compatible building materials, color schemes, relief and details, windows, openings, rooftop screening, landscaping, and other architectural and design features on all sides of a building or site such that all sides of a building or site present a similar appearance as the front or primary entrance of the building. (Ord. 2005-022)

**Areas and Activities of Special Interest.** Any area or activity which has been identified in the City Comprehensive Plan as being of special interest because it involves development activities or development areas, or both, which might create a condition incongruent with the planned and orderly use of land and/or the protection of the environment and natural resources in a manner consistent with the constitutional rights or protection of the public health, safety and well-being.

**Area of Special Flood Hazard, Area of Flood Hazard, Flood Hazard Area.** The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

**Area of State Interest.** Pursuant to Article 65.1 of Title 24 C.R.S. as amended (House Bill 1041-1974), an area identified by the City Council as warranting State review of land use decisions.

**Automobile Or Vehicle Sales.** A facility or land use, regardless of name or title, at which the predominate or primary use is the sale, lease, rental, or display for sale, lease, or rental, for a commercial purpose, of any form of automobile or motor vehicle, including trailers, recreational vehicles, campers, motor homes, mobile homes, and motorcycles. (Ord. 2005-O-04)

**Auto Repair, Minor.** Vehicle repair and/or servicing consisting of a minor nature, such as tune up, oil change, chassis lubrication, tire change or repair, wheel alignment, muffler repair or installation.

**Auto Repair, Major.** Vehicle repair consisting of assembly or disassembly of engine parts, body parts, transmission, chassis, axles, etc. and/or the process of painting.

**Auto Wrecking Yard.** Any place where two or more motor vehicles not in running condition, or parts thereof, are stored in the open and are not being restored to operation, or any land, building or structure used for wrecking or storing of such motor vehicles or farm machinery, or parts thereof, stored in the open and not being restored to operating condition; and including the commercial salvaging of any other goods, articles or merchandise.

**Bank, Drive-Through.** A commercial building where all or a significant portion of the financial transaction takes place or is designed to take place outside the confines of the primary structure where deposits or withdrawals take place.

**Banner.** A temporary advertising sign which is not attached to a permanently mounted backing and/or which is allowed to wave, flap or rotate with the wind.

**Base Flood.** The flood having a one percent chance of being equaled or exceeded in any given year.

**Berm.** Mound of earth used for screening, definition of space, noise attenuation and decoration in landscaping.

**Billboard.** A sign advertising a land use, business, product or service, not located or available upon the premises whereon the sign is located. These signs are distinguished from other off-premise signs by their larger than otherwise permitted size and typical location along State Highways and major arterial roadways. Additionally, billboards are often erected to attract attention to land uses, businesses, products, and/or services that may be utilized by motorists unfamiliar with area-wide land uses, businesses, products and/or services, such as tourists and out-of-state visitors.

**Block.** A parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, railroad right-of-way, public walks, parks or green strips, rural or vacant land or drainage channels or a combination thereof.

**Boarding House.** A building or portion thereof which is used to accommodate, for compensation, three or more boarders, not including members of the occupant's immediate family who might be occupying such building. The word "compensation" is money, services or other things of value.

**Building Code.** The Uniform Building Code of the City of Centennial.

**Building Front.** One exterior wall of the building typically facing a front line of a lot; or in the event that the primary entrance is located on an exterior wall which is not the front line of

the lot, the building front shall be the exterior wall containing the primary entrance to the building.

**Buffer.** A strip of land established to separate and protect one type of land use from another, to screen from objectionable noise, smoke or visual impact, or to provide for future public improvements or additional open space.

**Buffer Zone.** An area that experiences high volumes of aircraft overflights. Residential and other noise sensitive uses are discouraged. However, on a case by case basis, the City Council may consider such uses appropriate, but only when noise mitigation construction standards are applied. Building height must comply with FAR 77 surface criteria, existing or future, whichever is more restrictive. (*Ord. 2002-28*)

**Building.** Any structure built for the shelter or enclosure of persons, animals, chattels, property or substances of any kind (not including fences), having one or more floors and a roof, and permanently affixed to the ground.

**Building Envelope.** The portion of a lot within applicable setback requirements where building construction will be permitted.

**Building, Height of.** The vertical distance from the average finished grade immediately adjacent to the structure to the highest point of the structure, including rooftop appurtenances.

**Building Line, Front.** A line parallel to the front lot line at the rear of the front yard.

**Building, Main.** A building in which is conducted the principal permitted use of the lot on which it is situated.

**Candela.** A unit of measure defining the intensity of a ray of light at a given angle.

**Canopy.** An accessory roof-type structure which is permanently affixed to the ground and typically not enclosed. As accessory structures, these structures would be exempt from the minimum distance requirements between structures. These structures must meet all other minimum yard requirements within the zoning district.

**Caretaker's Residence.** A dwelling unit or mobile home accessory to a principal use in any one zone district designed and intended for occupancy by a person(s) owning, employed in, or dealing with and responsible for the security and maintenance of the principal use.

**Child Care Center.** A facility, by whatever name known, which is maintained for the whole or part of a day for the care of five or more children under the age of sixteen years and not related to the owner, operator, or manager thereof, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, day nurseries, nursery schools, kindergartens, preschools, play groups, day camps, summer camps, centers for mentally

retarded children and those facilities which give twenty-four (24) hour care for dependent and neglected children, and includes those facilities for children under the age of six (6) years with stated educational purposes operated in conjunction with a public, private, or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six (6) grades.

**Church.** A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

**City Council.** The City of Centennial's governing body known as the City of Centennial City Council.

**Cluster Development.** A type of land use design concentrating development in one or more areas of the project and allowing for a reduction in lot size below minimum requirements when compensating amounts of open space are provided within the proposed project.

**Commercial Mineral Deposit.** A natural mineral deposit for which extraction by an extractor is or will be commercially feasible and which it can be demonstrated by geologic, mineralogical, or other scientific data that such deposit has significant economic or strategic value to the area, state or nation.

**Compatible Architectural Treatment.** The use of colors, materials and general architecture in the exterior design of structures to ensure that said structures are suitable, harmonious and in keeping with the general appearance and/or style of existing adjacent development.

**Comprehensive Plan.** The Comprehensive Plan and amendments thereto for the City of Centennial which has been officially adopted to provide development policies for current and long range development within the City and which may include, but not be limited to, the plan for land use, land subdivision, circulation, and community facilities

**Concrete, Mortar and Asphalt Batching Operations.** A site, together with its accessory facilities, where sand, gravel, cement and various petroleum derivatives are compounded to manufacture concrete, mortar and asphalt.

**Condominium.** A legal form of ownership whereby an owner gains title to an interior air space dwelling unit, together with interest in the common areas and facilities appurtenant to such units.

**Consent Agenda.** This term signifies that the applications will be scheduled for consideration by the City Council at a Public Meeting without discussion by the City Council unless removed from the Consent Agenda to allow for discussion of the item, as directed by the City Council. Applications that may be scheduled for the Consent Agenda are not subject

to Public Hearing requirements, even if removed from the Consent Agenda, but, if removed from the Consent Agenda for discussion by City Council, may be afforded public comment at the discretion of the City Council. (*Ord. 2003-13*)

**Contiguous.** Lots are contiguous when at least one boundary line of one lot touches a boundary line or lines of another lot.

**Convenience Store.** A retail sales business that specializes in providing household products, newspapers and magazines, candy, beverages and food items and is characterized by a limited selection of prepared food items in comparison to supermarkets or specialty food stores, extended hours of operation, a rapid turnover of customers and high vehicle traffic generation. A convenience store may include the sale of gasoline and/or a single bay fully-automated vehicle wash facility as an accessory and clearly secondary or subservient use to the convenience store subject to compliance with Section 1-4805A and other applicable sections of the Land Development Code. (*Ord. 2005-21*)

**Country Clubs, Golf Courses.**

- A. Buildings shall be set back a minimum of one hundred feet (100') from any property line.
- B. Facilities such as restaurants and bars may be permitted when occupying an integral part of a main structure and there is no exterior display or advertising.
- C. Swimming pools, tennis courts, etc., shall be located not less than twenty-five feet (25') from any property line.
- D. Access to golf "driving ranges" shall be located on arterial or collector streets.

Floodlights used to illuminate the premises shall be so directed and shielded so as to not be an annoyance to any developed residential property or constitute a traffic hazard-

**Day Care Center.** An establishment used for the purposes of providing care for eight (8) or more children under the age of sixteen (16) years who are not related to the owner, operator or manager thereof, for less than a twenty-four (24) hour consecutive period.

A day care center shall maintain a minimum six foot (6') high solid fence, wall, or chain link fence which encloses outdoor play areas.

**Day Care Home.** A dwelling unit used for the purposes of providing care, for compensation, of children under the age of sixteen (16) years who are not related to the owner, operator or manager thereof for less than a twenty-four (24) hour consecutive period.

A day care home shall maintain a minimum six foot (6') high solid fence, wall, or chain link fence which encloses outdoor play areas.

**Deannexed Land.** A land area which had been located within a municipality pursuant to a void annexation ordinance as determined by Final Judgment pursuant to Section 31-12-117, C.R.S., as amended.

**Density.** The average number of families, persons or dwelling units per unit of land. In these Regulations, density is normally expressed as the number of dwelling units per gross acre.

**Development Services and Infrastructure Management.** Herein referred to as DSIM.

**Development.** When used in the Floodplain Regulations means any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

**Directory Sign.** A sign utilized on a parcel containing more than one (1) legal use which lists the names and/or other information of the individual businesses located on the parcel.

**Directional Sign.** Any sign on a lot that directs the movement or placement of pedestrian or vehicular traffic with or without reference to, or inclusion of, the name of a product sold or service performed on the lot or in a building, structure or business enterprise occupying the same.

**Disconnected Land.** A land area which was located within the boundaries of a municipality and has been disconnected from said municipality by Final Court Decree pursuant to Sections 31-12-119, or 31-12-603, or 31-12-704, C.R.S., as amended, or by any other legal theory.

**Dish-Shaped Antennas.** Considered accessory structures in all zoning districts, used for the reception of television, microwave and/or cable TV, shall meet accessory structure setback and maximum height requirements within each zoning district.

**Display Surface.** The display surface is the area made available by the sign structure for the purpose of displaying the advertising message.

**Disposition.** A contract of sale resulting in the transfer of equitable title to an interest in subdivided land; an option to purchase an interest in subdivided land; a lease or an assignment of an interest in subdivided land; or any other conveyance of an interest in subdivided land which is not made pursuant to one of the foregoing.

**District Zoning.** A portion of the City within which the use of land and structure(s) and the location, height and bulk of structure(s) are governed, i.e., the A-1 classification is a district as is the R-1 classification.

**DNL.** An A- weighted, day/night 24-hour average sound level, in decibels, obtained after the addition of 10 decibels to sound levels occurring during the night time period from 10 p.m. to 7 a.m., which can be used to assess the amount of exposure to aircraft noise which can be expected at certain locations proximate to an airport. The DNL rating is computed pursuant to FAA standards and procedures and arranged in contours on maps maintained for each airport by the Mapping Division.

- A. 65 DNL Noise Zone. Refers to property located within the outside boundary of the 65 DNL noise contour in effect at the time of submittal of an application for land use or subdivision approval.
- B. 60 DNL Noise Zone. Refers to property located between the boundary of the 65 DNL noise contour and the 60 DNL noise contour.
- C. 55 DNL Noise Zone. Refers to property located between the boundary of the 60 DNL noise contour and the boundary of the 55 DNL noise contour.

**Drive-In Theaters.** Shall be located on an arterial street, and shall provide ingress and egress designed to minimize traffic congestion. In addition, the viewing screen shall not be visible from arterial roadways.

**Drive-In Or Drive Through Facility.** An establishment that by design, physical facilities, service, or packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles. (Ord. 2005-022)

**Dwelling Unit, Duplex.** A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof.

**Dwelling Unit, Efficiency.** A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

**Dwelling Unit, Single-Family.** Kitchen, dining, living, sleeping and bath accommodations necessary for service to a family.

**Dwelling Unit, Multifamily.** A structure housing more than two dwelling units with each dwelling unit containing the necessary kitchen, dining, living, sleeping and bath accommodations necessary for one family unit, each unit having a separate entrance, i.e.: triplex, four-plex, or multifamily complex.

**Easement.** The right of a person, government agency, or public utility company to use public or private land owned by another for a specific purpose.

**Effectuated Land.** The area of land from which any amount of overburden has been removed, or upon which any amount of overburden has been deposited, or both. This term also includes the disturbed surface of an area where a mining operation is being or will be

conducted, including but not limited to: on-site private ways, roads and railroad lines; land excavations; development drill sites or workings; refuse banks or spoil piles; evaporation or settling ponds; leaching dumps; placer areas; tailings ponds or dumps; work, parking, storage or waste discharge areas; areas in which structures, facilities, equipment, machines, tools or other materials or property which result from or are used in such operations are situated.

**Electronic Message Signs.** A sign which exhibits changing and/or illuminated messages.

**Entertainer.** A person who performs, dances, or otherwise entertains while nude or semi-nude in a sexually oriented business regardless of whether or not said person is paid a salary, wage, or other compensation for said performance. (Ord. 2005-O-28)

**Evidence.** Any map, table, chart, contract, or any other document or testimony prepared or certified by a qualified person to attest to a specific claim or condition, which evidence must be relevant and competent and must support the position maintained by the subdivider.

**Existing Manufactured Home Park or Subdivision.** When used in the Floodplain Regulations, means a manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date of these Regulations.

**Expansion to Existing Manufactured Home Park or Subdivision.** When used in the Floodplain Regulations, means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**Expansive Soils (shrink/swell soils).** Soil conditions exhibiting a high potential for changes in volume due to varying amounts of moisture and clay content which could severely damage building foundations, roads and other

**Explosive and Highly Flammable or Hazardous Materials.** Materials or liquids which, when ignited, exhibit large scale, rapid and spectacular expansion, outbreak or other upheaval. Hazardous materials are as defined by State Statute.

**Facade/Fascia.** Any face of a building given special architectural treatment, i.e., a false, superficial or artificial appearance or effect.

**Family.** One or more persons who are related by blood, marriage, or legal adoption living together as a single household unit; a group of not more than five (5) persons not related by blood, marriage, or adoption, living together as a single household unit; or a family foster home, licensed by the State of Colorado having no more than four (4) foster children shall be considered a “family.” (Ord. 2005-17)

**Family Foster Home.** A private residence in which children are provided 24-hour care by adult residents of the home in a family setting. Family foster home does not include care of foster children by professional staff or individuals who do not reside in the home but provide care to foster children on a shift or other scheduled basis. (Ord. 2005-17)

**F.A.R. Part 77.** Federal Aviation Administration regulations pertaining to height and obstruction criteria within prescribed distances from an airport as these Regulations currently exist and as may be amended from time to time. Part 77 Regulations may also affect lands located outside the boundaries of a defined Airport Influence Area.

**Fast Food Restaurant.** A restaurant operation located either within a retail center, or situated on its own freestanding pad, which (1) contains a drive-in or drive-through facility; and (2) primarily serves food that is prepared and packaged within 5 minutes and is customarily served in disposable containers. A Fast Food Restaurant does not include a restaurant offering curbside delivery as a secondary and clearly subordinate use. (Ord. 2005-022)

**Final Acceptance.** The acknowledgment by the City that the guaranty period has expired and there are no outstanding items to be corrected under the provisions of the guaranty.

**Final Development Plan (FDP).** The Final Development Plan is the second step in establishing approval of land uses and siting restrictions for a development. This document provides specific information on the uses to be permitted and the manner in which they may be situated on the property.

**Flashing Signs.** Any directly or indirectly illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color effects by any means whatsoever.

**Flood Plain.** The flood of 100 year frequency referred to by the Urban Storm Drainage Criteria Manual adopted by The Urban Drainage & Flood Control District or the Federal Emergency Management Agency.

**Flood Insurance Rate Map (FIRM).** The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones.

**Flood Insurance Study.** The official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

**Flood or Flooding.** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

**Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one-half foot.

**Floor Area, Gross.** All areas located within the outside walls of a building, exclusive of basement area, garage space and porches.

**Floor Area Ratio (F.A.R.).** The ratio of building gross square footage to the gross square footage of a parcel. For example, 43,560 square feet of building on one acre of land (43,560 sq. ft.) would equal a 1:1 floor area ratio.

**Fuel Dispenser.** A mechanical device used to convey, or pump, automotive fuel or other petroleum products from a storage tank, regardless of whether said storage tank is above or below grade, into a vehicle or other appropriate container. (Ord. 2005-21)

**Fuel Pump Island.** A concrete platform measuring a minimum of six (6) inches in height from the paved surface on which fuel dispensers are located. (Ord. 2005-21)

**Garage, Private.** An accessory building or a part of a main building used for storage of the private vehicles or boats of the family(ies) occupying the dwelling unit(s) to which the garage is accessory.

**Garage, Public.** Any garage other than a private garage available to the public for the storage of vehicles and boats when such vehicles are parked or stored for remuneration, hire or sale.

**Gasoline Station.** A facility in which the sale or storage of automotive fuel or other petroleum products is the primary and principal activity and constitutes a substantial or significant portion of the goods offered and or services rendered. Minor automobile repair may be performed on premises. A gasoline station may include accessory uses that are clearly secondary and subservient use to the gasoline station such as a convenience store, a single bay fully-automated vehicle wash, and/or fast food restaurant subject to compliance with Section 1-4805A and other applicable provisions of the Land Development Code. (Ord. 2005-21)

**Geologic Hazard.** A geologic phenomenon which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health, safety or property. This term includes, but is not limited to, landslide, rockfall, seismic effect, mud flow, ground subsidence, shrink/swell soils and unstable or potentially unstable slopes.

**Geologic Hazard Area.** An area which contains or is directly affected by geologic hazard.

**Grade.** The average elevation of the area immediately adjacent to the sign, excluding berming.

**Gross Land Area.** The land area proposed to be subdivided, including land to be dedicated for streets and other public purposes.

**Ground Sign.** A sign structure supported by poles, uprights, or braces extending from or anchored into the ground but not attached to any part of the building.

**Group Home.** A structure which provides residential, non-institutional housing for a group of six or more unrelated individuals or related and unrelated individuals, where physical assistance and/or other supportive services are provided by professional support persons at least one of whom lives in the residence. A group home shall have no more than twelve residents, inclusive of supervisory personnel, except as otherwise provided in this Code. A group home is further defined as Type A or Type B according to its client population as listed below.

**Group Home – Type A.** A group home serving no more than eight (8) handicapped individuals. A Type A group home may be further defined as follows:

*Group Home for Developmentally Disabled Persons.* A state-licensed group home exclusively for the care of persons with developmental disabilities, as defined and regulated by the Colorado Department of Human Services, Division for Developmental Services, and the Colorado Department of Public Health and Environment.

*Group Home for Elderly Persons.* A group home of persons sixty (60) years of age or older who do not require medical attention associated with a residential health care facility. Group homes for elderly persons shall be licensed as an assisted living residence or alternative care facility by the Colorado Department of Public Health and Environment.

*Group Home for Mentally Ill Persons.* A state-licensed group home exclusively for the care of persons with mental illness, as defined and regulated by the Colorado Department of Public Health and Environment.

**Group Home – Type B.** A group home that does not meet the definition of a Type A group home whose residents are not handicapped or protected under federal or state fair housing legislation. A Type B Group Home shall also include a Type A Group Home which exceeds eight handicapped residents subject to the provision for reasonable accommodation set forth in Section 1-4303.02. (Ord. 2005-17)

**Guest Ranch.** Any building or buildings for dwelling purposes where the primary purpose is to rent such unit for limited periods of time in connection with recreation or vacation facilities available on the premises. Such units shall not be rented or leased for permanent occupancy.

**Handicap.** A physical or mental impairment that substantially limits one or more of a person's major life activities. A person with a handicap includes the following:

- a. A physical or mental impairment that substantially limits one or more of such person's major life activities;
- b. A record of having such an impairment; or
- c. An individual who can be regarded as having such impairment. (Ord. 2005-17)

**Health Establishment, Including Nursing Home.** Facilities which make medical services and nursing care available for a continuous period of twenty-four (24) hours or more to three (3) or more persons not related to the operator.

**Home Occupation.** Any occupation or activity which is clearly incidental to and conducted wholly within a dwelling unit and not in any accessory building or space on the premises by residents of the dwelling unit.

**Hospital.** A facility which makes available one or more of the following: medical, surgical, psychiatric, chiropractic, maternity and/or nursing services.

**Hotel.** See Motel.

**Identification Sign.** A sign on any lot containing more than one (1) legal use which may be either ground sign or wall mounted, the contents of which is limited to the name, telephone number, location of the use upon the lot, hours of operation, service and/or products offered.

**Illuminated Sign.** A sign lighted by or exposed to artificial lighting either by lights on or within the sign or directed towards the sign.

**Initial Acceptance.** Acknowledgment by the City, that to the best of the City's knowledge, all work has been completed in accordance with the construction plans and specifications.

**Inoperable Vehicle.** Any vehicle lacking a current valid registration that is displayed on the vehicle or trailer and/or whose operation is not currently possible due to the disassembly of vehicle parts preventing vehicle operation.

Inoperable vehicles shall not be permitted on residential properties and/or on the public right-of-way immediately adjacent to said residential property.

**Institutional Housing.** Includes persons under formally authorized, supervised care or custody in institutions at the time of enumeration. Such persons are classified as "patients" or "inmates" of an institution regardless of the availability of nursing or medical care, the length of stay, or the number of persons in the institution. Generally, institutionalized persons are restricted to the institutional buildings and grounds (or must have passes or escorts to leave) and thus have limited interaction with the surrounding community. Also, they are under the care of trained staff who have responsibility for their safety and supervision.

**Junk Yard.** A building, structure or parcel of land, or portion thereof, used for the collecting, storage or sale of wastepaper, rags, scrap metal or discarded material; or, for the collecting, dismantling, storage, salvaging, or demolition of vehicles (whether operable or inoperable) machinery or other materials.

**Kennel.** Any premises where any combination of dogs, cats or other household pets, totaling four (4) or more animals, six (6) months of age or older, are kept, boarded or bred for the intention of profit.

**Land Improvements.** Physical changes made to land and/or structures placed on or under the land surface in order to change the natural or preexisting conditions of the land in preparation for the construction of improvements related to the use of land for a specific purpose. Typical land improvements would include grading, street pavement, curbs and gutters, sidewalks, drainage facilities, storm and sanitary sewers, and utility facilities.

**Landing Strips for Aircraft and Heliports.** Shall not be located closer than one thousand feet (1000') from any existing dwelling and shall be approved by the Federal Aviation Administration (FAA). All proposals for landing strips for aircraft, ultralights and/or helicopter shall obtain approval as required by these Regulations.

**Legal Building Site.** A lot that can be developed with the provisions of these Regulations and within other rules and regulations adopted by the City.

**Light Bulb Strings and Exposed Tubing.** External displays, other than temporary decorative holiday lighting, which consist of light bulbs, festoons, or strings, and neon or gaseous light tubing, whether open or enclosed within transparent or translucent cabinets, are prohibited.

**Light Industrial.** A place of business for light industrial and/or high technology development, including but not limited to any of the following: laboratories (basic and applied research, manufacturing, experimental, testing) manufacturing, fabrication, processing or assembling of products, indoor storage, accessory office, office/showroom/warehouse, bakery, dry cleaning or laundry, wholesale greenhouses or nursery, minor auto repair excluding outdoor storage, quasi-public use, and wholesale sale or indoor storage of any commodity listed herein.

**Light Industrial Park Development.** A light industrial park is a planned-unit development consisting of non-residential, non-retail commercial uses designed to accommodate a mix of similar and compatible light industrial uses and associated services. Light industrial park development shall consist of high quality architectural and landscaping standards, be designed in a campus setting, and have minimal aesthetic or environmental impacts on surrounding adjacent properties. The development may also contain buildings that have non-light industrial uses when deemed necessary and appropriate by the City Council, (such as office/showroom, hotel and conference facilities health clubs, restaurants or other similar uses) when such uses satisfy the standards of these Regulations. All buildings contained within a Light Industrial Park shall be integrated into the overall development scheme through architecture, site layout, and other development standards.

**Logo.** A sign exhibiting a distinctive symbol which identifies a business.

**Lot.** A designated area of land established by a plat or other means conforming to City Regulations and to be used, developed or built upon as a unit.

**Lot Area.** The total square footage or acreage contained within lot lines of any single lot of record.

**Lot, Corner.** A site bounded by two or more adjacent street lines which have an angle of intersection of not more than 135 degrees.

On any corner lot on which a front and side yard is required, no wall, fence, sign, structure or any obstructive plant growth having a height in excess of three feet (3') above the elevation of the lowest point on the crown of the adjacent roadway shall be maintained in a triangle formed by measuring from the point of intersection of the front and exterior lot lines a distance of thirty feet (30') along said front and side lot lines, connecting the points so established to form a single triangle on the area of the lot adjacent to the street intersection. However, all structures shall set back no less than twenty-five feet (25') from each lot line abutting a street unless an approved P.U.D. Plan permits a lesser setback.

**Lot Coverage.** That portion of the lot area covered by a building(s), including all overhanging roofs and parking areas (see definition of unobstructed open space).

**Lot, Double Frontage.** A lot having a frontage on two (2) non-intersecting streets as distinguished from a corner lot.

**Lot, Interior.** A lot other than a corner lot.

**Lot Line.** A property line bounding a lot, excluding any dedicated street or alley.

**Lot Line, Front.** The line separating a lot from a street or road upon which the principal building faces.

**Lot Line, Rear.** The lot line opposite and most distant from the front line, except for corner lots. The rear lot line may be any lot line not fronting on a street. Triangular lots shall maintain a rear yard of not less than twenty-five feet (25') from the point of intersection of the side lot lines.

**Lot Line, Side.** Any lot line which is neither front nor rear.

**Lot Width.** The distance between side lot lines measured along the front setback line.

**Lowest Floor.** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of these Regulations.

**Maintained Illuminance.** The light level that occurs immediately before lamp burnout. This light level is approximately 50-60% of the initial illuminance.

**Manufactured Home.** A single-family dwelling which is partially or entirely manufactured in a factory; is not less than twenty-four feet (24') in width and thirty-six feet (36') in length, is installed on an engineered foundation, has brick, wood or cosmetically equivalent exterior siding and a pitched roof, and is certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq., as amended. The term "manufactured home" does not include a "recreational vehicle."

**Marquee.** A permanent roof structure attached to and entirely supported by a wall of a building, having no connection or relationship with the roof of the building to which it is attached.

**Master Development Plan (MDP).** The Master Development Plan ("MDP") is an alternative Planned Unit Development process available for all or any part of an Office Park Development and other eligible developments. The City Council may, by resolution, adopt standards which allow this process to be used in other development scenarios. The process is intended for developments that are able to contain within the development the impacts of final site design and architecture, due to the size of the development, perimeter screening and landscaping features, topography, or well-defined architectural and site design standards. The MDP sets forth one or more proposed development scenarios for the project. It establishes development parameters that are more refined and more precise than those set forth in Preliminary Development Plans, thereby enabling an expedited staff-level review of final site plans as established in the MDP.

**Massage Parlor.** All persons and entities which are subject to regulation under C.R.S. 12-48.5-101, et seq., as amended, and regulations adopted pursuant thereto by the City Council.

**Median.** An area in the appropriate center of a City street or state highway which is used to separate the directional flow of traffic, may contain left-turn lanes, and is demarcated by curb and gutter, having painted or thermally applied stripes or other means of distinguishing it from the portion of the roadway utilized for through traffic.

**Menu Board Sign.** A sign placed adjacent to a “drive-through” lane which advertises products and prices of products intended to be purchased and/or picked up by purchasers while remaining in their vehicle, and which is located adjacent to the use or business selling said products.

**Microwave Dish.** A receiver for ultra high frequency electromagnetic waves.

**Mineral.** An inanimate constituent of the earth including, but not limited to, coal, oil and natural gas, oil shale, sand, gravel, quarry, aggregate, limestone, in either solid, liquid or gaseous state, which when extracted from the earth is usable in its natural form or is capable of conversion into usable form as a metal, a metallic compound, a chemical, an energy source, a raw material for manufacturing, or construction material. This definition does not include surface or ground water subject to appropriation for domestic, agricultural or industrial purposes.

**Mineral Resource Area.** An area in which minerals are located in sufficient concentration in veins, deposits, bodies, beds, seams, fields, pools or otherwise, as to be capable of economic recovery. The term includes but is not limited to any area in which there has been significant mining activity in the past, there is significant mining activity in the present, mining development is planned or in progress, or mineral rights are held by mineral patent or valid mining claim with the intention of mining. The term also includes an area of oil, gas or geothermal resource development if such area has been identified by the State Oil and Gas Conservation Commission or the Colorado Geological Survey for designation.

**Mining.** The process of removing or extracting minerals and building stone from naturally occurring veins, deposits, bodies, beds, seams, fields, pools or other concentrations in the earth’s crust. This term also includes the preliminary treatment of such ore or building stone.

**Minor Development.** A subdivision of land that does not involve any of the following: 1) the creating of more than 4 lots; 2) the extension of municipal facilities; and 3) the creation of any new streets.

**Minor Modification to an Approved Location and Extent Plan.** For the purposes of this Section, a modification to an approved Location and Extent Plan shall be considered minor if there are no land use changes proposed and if the changes to approved development standards comply with the limitations and specifications of the Administrative Amendment Regulations found in these Regulations.

**Mobile Home.** Any structure transportable on its own wheels, on flatbed or other trailers, or on detachable wheels, which is designed and generally and commonly used for occupancy by persons for residential purposes in either temporary or permanent locations.

**Mobile Home Park.** Any lot or part thereof, or any parcel of land which is used or offered as a location for one or more mobile homes used for any purpose.

**Motel.** A structure, or portion thereof, or a group of attached or detached structures containing completely furnished individual guest rooms or suites occupied on a transient basis for when compensation is paid.

**Mother-In-Law Apartment/Dwelling Unit.** A portion of an existing or proposed principle dwelling unit maintained and used as a separate dwelling unit in which members of the immediate family, not to exceed three persons, reside. A mother-in-law apartment or dwelling unit shall be attached to the principle dwelling unit and be constructed of a similar architectural style as the principle dwelling unit. Such dwelling may include separate kitchen facilities and separate entrances from the principle dwelling unit. The lot containing the principle dwelling unit and mother-in-law apartment or dwelling unit shall not be further subdivided in order to create a separate lot for the mother-in-law apartment or dwelling unit. A mother-in-law apartment or dwelling unit shall not be rented, leased, or sold separately from the principle dwelling unit. For purposes of this definition, the term “immediate family” shall include relatives, by blood or marriage, to include children, parents, grandparents, brothers, sisters of the occupants.

**National Cooperative Soil Survey.** The soil survey conducted by the U.S. Department of Agriculture in cooperation with the State Agricultural Experiment Stations and other federal and state agencies.

**New Construction.** Structures for which the "start of construction" commenced on or after the effective date of the original floodplain regulations, and includes any subsequent improvements to such structures.

**New Manufactured Home Park or Subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of Floodplain Management Regulations.

**Noise Contour.** The line linking together a series of points of equal cumulative noise exposure. Noise contours are developed based upon actual and projected data, including aircraft flight patterns, the number of daily aircraft operations by type of aircraft, noise characteristics of each aircraft, and typical runway usage patterns.

**Noise Sensitive Uses.** The following uses are considered by the City to be noise sensitive uses:

- A. Residential uses intended for permanent occupancy by owners or renters, but not including transient lodging or institutional uses such as hospitals and detention facilities.
- B. Type B Group homes.
- C. Educational uses, including schools, public and private, and non-aviation related training centers, churches, auditoriums, concert halls, day care uses.

**Nonconforming Structure.** A structure legally existing and/or used at the time of adoption of these Regulations, or any amendment thereto, which does not conform with the regulations of the zoning district in which it is located.

**Nonconforming Use.** A use legally existing and/or used at the time of adoption of these Regulations, or any amendment thereto, which does not conform with the use regulations of the zoning district in which it is located.

**Nursery School.** An establishment providing specialized curriculum and group care on a planned, regular basis for more than four (4) children, unrelated by blood or adoption, for less than twenty-four (24) hours.

A nursery school shall maintain a minimum six foot (6') high solid fence, wall, or chain link fence which encloses outdoor play areas.

**Nude Model Studio.** Any place where a person who appears semi-nude, in a state of nudity, or who displays specified anatomical areas, is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. Nude Model Studio shall not include a proprietary school licensed by the State of Colorado or a college, junior college or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or a business in a structure:

- A. That has no sign visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing; and
- B. Where in order to participate in a class a student must enroll at least three (3) days in advance of the class; and
- C. Where no more than one (1) nude or semi-nude model is on the premises at any one time. (Ord. 2005-O-28)

**Nudity Or State Of Nudity.** The appearance or display of specified anatomical areas. (Ord. 2005-O-28)

**Nursing Home.** An establishment, other than a hospital, licensed by the State, which operates and maintains continuous day and night facilities providing room and board, personal service and skilled nursing care.

**Office Park Development.** An office park development is a planned-unit development zone category consisting of an integrated commercial development existing or planned for Professional Office uses and uses that are accessory or appurtenant to Professional Office uses, in a campus setting with mostly internal access points and high quality architectural and landscaping standards. The development may also contain buildings which have non-Professional Office principal uses when deemed necessary and appropriate by the City Council and when such uses satisfy the standards of Section 11.1.4901 of these Regulations. All buildings shall be integrated into the overall development scheme through architecture, site layout and other development standards.

**Off-Street Parking.** A site or portion of a site devoted to the off-street parking of motor vehicles including parking spaces, aisles, access drives and landscaped areas.

**Off-Premise Sign.** A sign advertising a land use, business, product or service not located or available upon the premises whereon the sign is located.

**Open Mining.** The mining of natural mineral deposits by removing any amount of overburden lying above such deposits and mining directly from the deposits thereby exposed. The term includes, but is not limited to, such practices as open cut mining, open pit mining, strip mining, quarrying and dredging.

**Open Space / Unobstructed.** An area intended to provide light and air and is any parcel of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use. Open space may include active recreation with limited pervious surfaces, such as swimming pools, play equipment for youngsters, ball fields, court games and picnic tables. Passive open space may include areas not occupied by any structures and limited pervious surfaces such as parks, and landscape tracts (except parking lot islands). Credit will be considered for courtyards and plazas based upon the Land Use Services Department Director's review. Open space shall not include driveways, parking lots, parking islands, drive aisles or other surfaces designed or intended for vehicular travel.

**Operator.** The person, business, or municipal entity responsible for the operation of the vehicle wash facility whether as owner or lessee of said vehicle wash facility as indicated in the State of Colorado sales tax records or the Arapahoe County property ownership records. (Ord 2005-23)

**Operator.** Any person, firm or corporation engaged in or controlling a mining operation.

**Outdoor Storage.** The storage of any material outside of the principal permitted structure on any parcel, which material is either wholly or partially visible.

**Overburden.** All of the earth and other materials which lie above natural mineral deposits and which are disturbed from their natural state in the process of mining.

**Overnight Campground.** An area specifically designed to accommodate the parking or placement of truck campers, camping trailers and tents used for human occupancy on a transient basis. No truck camper, camping trailer or tent shall be maintained continuously on an overnight campground for more than thirty (30) days during a calendar year.

**Parapet Wall.** A low wall or protective railing along the edge of a roof, balcony or terrace.

**Park.** Any public or private land available for active or passive recreational, educational, cultural or scenic purposes of a size, location and configuration useable as a park and approved by the Land Use Services Department.

**Performance.** A play, motion picture, dance, or other exhibition performed before an audience of one (1) or more persons. (Ord. 2005-O-28)

**Permanent Sign.** A sign constructed of durable material and affixed, lettered, attached to or placed upon a fixed, nonmovable, nonportable supporting structure.

**Person.** An individual, proprietorship, partnership, corporation, limited liability company, association, or other legal entity.

**Pets.** Dogs, cats, small animals, reptiles, and fowl which are customarily kept in the home or on the premises, such as those that may be purchased at local pet stores, for the sole pleasure and enjoyment of the occupants. There shall be a maximum combination of three dogs, cats, small animals, reptiles, and fowl, over the age of six (6) months per household, except as otherwise set forth herein.

**Pharmacy.** A place where medicines are compounded or dispensed and other medical accessory merchandise is displayed or sold.

**Planned Unit Development (PUD).** An area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, education, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

**Planning and Zoning Commission.** The City of Centennial Planning and Zoning Commission, Centennial, Colorado.

**Plat.** A map or plan of property, recorded with the Arapahoe County Clerk and Recorder.

**Plat Application.** The application form and all accompanying documents required by these Regulations for review of a subdivision plat.

**Plat, Final.** A map and supporting materials of certain described land prepared in accordance with the City's requirements as an instrument for recording of real estate interests with the County Clerk and Recorder.

**Plat, Preliminary.** The map or maps of a proposed subdivision and specified supporting materials, drawn and submitted in accordance with the City's requirements to permit the evaluation of the proposal prior to detailed engineering and design.

**Preliminary Development Plan (PDP).** The Preliminary Development Plan ("PDP") is the first step in establishing land uses and siting restrictions for a parcel of land. The uses and siting restrictions permitted by the PDP establish the general requirements with which the development must comply. The uses, minimums and maximums established in the PDP will be reviewed at the Final Development Plan stage to further determine appropriateness for the particular site and neighborhood.

**Principal Permitted Use.** The primary use to be established on a parcel of land provided said use conforms to the provisions of the governing zone district, is architecturally consistent and compatible with surrounding development and complies with any and all applicable City, state or federal rules, regulations and requirements pertaining to the specific use.

**Private Improvement.** Any improvement required by these Regulations or as a part of the conditional approval of a subdivision which is provided by the developer and not maintained by the City or a quasi-public entity.

**Private Room.** A room in a motel, hotel or other similar establishment that has a bed and a bath in the room or an adjacent room, and is used primarily for lodging.

**Professional Office.** Office space for predominately administrative, professional or clerical operations that functions as a place of business for any of the following: accountants, architects, attorneys, bookkeeping services, brokers (of stocks, bonds, real estate), building designers, medical and dental professions, corporate offices, drafting services, financial institutions, development companies, engineers, surveyors and planners, insurance agencies, interior decorators and designers (no retail sales allowed on premises), laboratories, landscape architects, pharmacies, notaries, typing and secretarial services, and other similar businesses and professions.

**Political Sign.** A sign advertising or promoting a candidate, political party, ballot issue or political issue to be voted upon at any public election.

**Project Identification Sign.** A sign whose only message consists of the name and/or address of the development which is located on the parcel of land containing the project (i.e. Smith's Shopping Center, Smith's Office Park, The Smith Hotel, etc.)

**Projecting Sign.** A sign which projects from a wall or roof and is supported by a wall or roof of a building.

**Property Line Adjustment.** The relocation of a property line which does not create additional lots, nonconforming lots or structures, changes of use, effects an easement and does not result in any non-buildable lots.

**Public Facility.** Any activity that is primarily funded by, and/or has the capability to levy taxes, and is of significant benefit to the public and the surrounding area, not conducted for profit, and provides a commodity or service that could not be provided within a reasonable distance of the surrounding area. Examples include, but are not limited to public airports and related facilities, public hospitals and other emergency medical facilities, Public Meeting halls, public recreation facilities, schools and major facilities of a public utility.

**Public Hearing.** A proceeding before an elected or appointed board, commission or council wherein the governing body takes testimony from the public on an issue to be decided by the governing body. Notice requirements for a Public Hearing shall include posting of the Agenda at the official posting location established by the governing body, posting a sign on the property and notifying adjacent property owners pursuant to Section 11.2A.200, herein, and any publication requirements set forth in this Code or by state law. (*Ord. 2003-13*)

**Public Improvement.** Any improvement required by these Regulations for which the City or a quasi-public agency, conditionally agrees to assume responsibility for maintenance and operation, or which may affect an improvement for which the City, or a quasi-public agency, is already responsible. Such facilities include but are not limited to streets, parks, trails, drainage facilities, water and sewer facilities, gas, electricity, telephone, cable television, and other utility facilities.

**Public Meeting.** A meeting or study session conducted by an elected or appointed board, commission, or council wherein the governing body administers to the business of such board, commission or council without a requirement of allowing public input, but has the discretion of permitting public comment.

The only notice requirement for a Public Meeting shall be posting an agenda of the time, place, and anticipated items to be discussed at the meeting in the board's, commission's or council's official location for posting notice. (*Ord. 2003-13*)

**Public Utility.** Every firm, partnership, association, cooperative, company, corporation and governmental agency, and the directors, trustees or receivers thereof, whether elected or appointed, which is engaged in providing railroad, airline, bus, electric, rural electric, telephone, telegraph, communications, gas, gas pipeline carrier, water, sewerage, pipeline, street transportation, sleeping car, express, or private car line facilities and services.

**Quasi-Public Agency.** An institution constituted with a governing Council and obtaining more than 51 percent of its funds from tax revenue.

**Quasi-Public Use.** Charitable, educational, cultural and/or religious organizations or use which, as a primary function of their operation, provide significant benefits to the health, safety and welfare of the citizens of the City of Centennial, as may be determined by the City Council. Examples of such uses include but are not limited to religious organizations, private meeting halls and private schools.

**Reclamation.** The rehabilitation of affected land by means of replanting, soil stabilization, water resource restoration and other measures appropriate to the subsequent beneficial use of such mined and reclaimed lands.

**Recorded Mineral Rights.** Those mineral rights which have been officially recorded or registered with the Colorado Secretary of State or the Clerk and Recorder of Arapahoe County.

**Recreation, Private/Commercial.** Uses, structures and/or land utilized for the provision of recreational activities and/or open space which may be developed, operated and/or maintained for profit by an entity other than a public entity, such as a swimming pool, tennis court/club, recreation center, etc.

**Recreation, Public.** Uses, structures and/or land utilized for the provision of recreational activities and/or open space which may be developed, operated and/or maintained by a public entity.

**Recreational Vehicle.** A vehicle which is built on a single chassis; 400 square feet or less when measured at the largest horizontal projections; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Recycling Center.** A facility or land use, regardless of name or title, at which recoverable resources, such as newspapers, magazines, glass, metal, plastic materials, tires, grass and leaves, and similar items, except hazardous waste and medical waste are collected, cleaned, sorted, stored, flattened, shredded, dismantled, crushed, bundled, or separated by size, grade, quality, or type, and compacted, baled, or packaged for shipment or delivery for the eventual manufacture of new products.

**Refuse.** All waste material directly connected with the cleaning, classification, milling, smelting, refining, preparation and otherwise of substances mined.

**Regional Facility.** An improvement or a part of a network or system of improvements that serve a larger area than a single subdivision and have value to a subdivision based on the nature and use of the improvement for roads, drainage, utilities, bridges, trails and open

space, or floodplain requirements that insure the fullest use and development of an individual subdivision.

**Residence-Free Zone.** All lands within one mile of the Adams County Front Range Airport and in that airport's final approach area where residential construction will not be permitted.

**Resource Recovery Operation.** An industrial processing operation which primarily is conducted for the purpose of recycling and/or reuse of a product or products.

**Resubdivision/Replat.** The changing of any existing lot or lots of any subdivision plat previously recorded with the County Clerk and Recorder.

**Restaurant.** An establishment where food and drink are prepared, served and consumed primarily within the principal building.

**Restaurant, Take-Out.** An establishment where food and/or beverages are sold in a form ready for consumption, where all or a significant portion of the consumption takes place or is designed to take place outside the confines of the restaurant, and where ordering and pickup of food may take place from an automobile.

**Restricted Development Area.** A racetrack or rectangular-shaped pattern beginning at the departure end of a Centennial Airport runway and terminating at the arrival end of the same runway, which provides an average flight path for arriving and departing aircraft.

**Retaining Wall.** A wall designed to resist the lateral displacement of soil or other materials.

**Rezoning.** For the purpose of these Regulations, a revision to the City Zoning Map.

**Riding Stable and/or Academy.** Any establishment which rents, boards or leases riding animals and gives lessons to develop horsemanship.

**Right-of-Way.** A land area, either public or private, on which an irrevocable right of passage has been recorded for the use of pedestrian, equestrian or vehicular movement; railroads; public utilities; and water and sewer facilities.

**Roof Line.** The highest point on any building where an exterior wall encloses usable floor area, excluding roof area provided for housing or screening of mechanical equipment.

**Roof Sign.** A sign upon or above the roofline or parapet of the building or structure.

**Runway Protection Zone.** An area immediately adjacent to all runway thresholds in which no non-aeronautical structures are normally permitted due to the obstacle clearance requirements of immediately arriving and departing aircraft.

**Sanitary Landfill.** An area where waste materials are dumped, compacted and covered with a layer of soil in compliance with applicable state and/or local requirements.

**School.** An institution or facility that provides a curriculum of elementary, secondary, or post-secondary academic instruction, including:

- A. College/University: A school providing higher education beyond grade 12, which offers either a two-year or four-year degree in specific disciplines;
- B. K-12: A school, public or private, which meets State of Colorado standards for providing instruction for students between five (5) and twenty-one (21) years of age, including, but not limited to, vocational schools and special education schools. (Ord. 2005-O-28)

**Self-Storage Facility.** An establishment that offers for rental, lease, or ownership individual units intended for the storage, warehousing, or safe keeping of goods or possessions regardless of the duration of such storage, warehousing, or safe keeping. (Ord. 2005-24)

**Semi-Nude.** The showing of the female breast below a horizontal line across the top of the areola at its highest point or the showing of the male or female buttocks. This definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast, exhibited by a dress, blouse, skirt, leotard, bathing suit or other wearing apparel, provided the areola is not exposed in whole or in part. (Ord. 2005-O-28)

**Setback.** The required minimum horizontal distance between the location of structures or uses and the related front, side, or rear lot line measured perpendicular to such lot line.

- A. Front setback - a setback extending across the full width of the lot measured perpendicular to the front lot line.
- B. Rear setback - a setback extending across the full width of the lot measured perpendicular to the rear lot line.
- C. Side setback - a setback extending the full length of the side lot line measured perpendicular to the side lot line. The side setback typically overlaps with the front or rear setback.

**Sexually Oriented Business.** An adult arcade, adult bookstore, adult cabaret, adult novelty store, adult video store, nude model studio, adult motel, adult motion picture theater, or sexual encounter center. (Ord. 2005-O-28)

**Sexual Encounter Center** A business or commercial establishment or private club that offers, for the purpose of sexual arousal, pleasure, gratification, or abuse, for any form of consideration, a place where two (2) or more persons may congregate, associate, or consort

and observe, view, participate, or engage in specified sexual activities or expose specified anatomical areas. (Ord. 2005-O-28)

**Sight Triangle.** An area of land located at intersections of streets, drives, and other public and/or private ways situated to protect lines of sight for motorists, within which, the height of materials and/or structures is limited. With any parcel containing a sight distance triangle, no obstruction shall be permitted to be erected or grown above three feet (3') in height within such sight triangle area.

**Significant Impact.** Any material effect on the surrounding area that potentially endangers health, safety, economy or resources. It includes, but is not limited to, the imposition of any obstacle to the extraction of a strategic, commercial mineral deposit, a significant increase in the cost of providing any governmental services, an increase in air and water pollution in excess of federal or state standards, a measurable increase in noise or obnoxious odor around residential or potential residential areas and contribution to or initiation of hazardous traffic patterns.

**Signs.** Any object or device containing letters, figures and/or other means of communication or part thereof, situated outdoors or indoors, of which the effect produced is to advertise, announce, communicate, identify, declare, demonstrate, direct, display, and/or instruct potential users of a use, product and/or service.

**Sign Height.** The vertical distance from the average finished grade below the sign (excluding berming) to the highest point on the sign structure.

**Sign Message.** The thought or idea conveyed or expressed by the words, letters, insignia, figures, designs, fixtures, colors, motion, illumination, sound or projecting images or any combination thereof.

**Sign Permit.** A permit issued for the erection, construction, enlargement, alteration, moving, improvement, removal, conversion, or demolition of any sign, issued pursuant to these Regulations.

**Sign Without Backing.** Any word, letter, emblem, insignia, figure, or similar character or group thereof that is neither backed by, incorporated in, or otherwise made a part of any larger display area.

**Site-Specific Development Plan.** Pursuant to the Colorado Revised Statutes, as may be amended, a Plan approved by the City Council which grants a vested property right.

**Sign Structure.** A sign structure shall include, but not be limited to, the supports, uprights, braces, backing, sign board, and framework designed to contain a sign message. Sign structure is not meant to include the message conveyed by the sign.

**Small Wind Energy Conversion System (SWECS).** Any mechanism, including blades, rotors, or other moving surfaces, designed for the purpose of converting wind energy into mechanical or electrical power. For the purpose of these Regulations, towers, tower bases, guy wires and any other structures necessary for the installation of a small wind energy conversion system are also included.

**Snow Shadowing.** All buildings, structures and coniferous landscaping located on the south sides of public rights-of-way will be required to provide a 1:1 ratio of height to setback as a minimum distance from the right-of-way.

**Special Area/Theme Sign.** A sign which identifies a unique, planned area of the City such as a Metro District, residential community, conglomeration of office parks, etc.

**Specialty Food Store.** A commercial business establishment with a gross floor area of less than 30,000 square feet specializing in a specific type or class of foods, such as an appetizer store, organic foods, bakery, butcher, delicatessen, fish market, or gourmet shop. A specialty food store may include as a secondary and clearly ancillary use the retail sale of non-food items such as house goods, services, and pharmaceutical products.

**Specified Anatomical Areas.** Means and includes any of the following:

- A. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
- B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered. (Ord. 2005-O-28)

**Specified Criminal Act.** Any offense which is included in the definition of "unlawful sexual behavior" under Section 16-22-102, C.R.S., Sex Offender-Definitions, or any offense committed in another state that, if committed in the State of Colorado, would constitute an offense involving unlawful sexual behavior, or any offense that has a factual basis of one (1) of the offenses specified in the definition of "unlawful sexual behavior." Specified criminal act also includes any offense involving soliciting for prostitution, prostitution, patronizing a prostitute, pandering, pimping, public indecency, or the distribution or possession of obscene materials. (Ord. 2005-O-28)

**Specified Sexual Activities.** Means and includes any of the following:

- A. The fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts;
- B. Sex acts, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy;
- C. Flagellation, mutilation or torture for purposes of sexual arousal, gratification, pleasure, or abuse;
- D. Human genitals in a state of sexual stimulation, arousal, or tumescence; or
- E. Excretory functions as part of or in connection with any of the activities set forth in Subsections A through D of this definition. (Ord. 2005-O-28)

**Stable, Private.** A structure to house riding animals, which shall be limited to the capacity of not more than one riding animal per acre.

**Stable, Commercial.** A building or shelter to house riding animals on a rent, lease or fee basis.

**Stable, Community.** A structure or shelter owned and maintained jointly by several property owners to shelter riding animals; provided, however, that no space shall be occupied by animals owned by other than the joint owners of such structure or shelter.

**Stables (Private or Community).** Shall be located on the rear half of a lot, not closer than twenty- five feet (25') from any property line, and not closer than fifty feet (50') from any dwelling.

**Start of Construction.** Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home or a foundation. Permanent construction does not include land preparation such as clearing, grading and filling; nor does it include excavation for a basement, footings, piers, or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**Storage Capacity, Floodplain.** The volume of space above an area of floodplain that can be occupied by floodwater of a given stage at a given time, regardless of whether the water is moving. Storage capacity tends to reduce downstream flood peaks.

**Street.** A public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles. Streets are further classified by the functions they perform.

**Street, Arterial.** A street designed to carry high volumes of traffic across and through the City and which interconnects with and augments the regional thoroughfare systems to provide service for trips of moderate length and to distribute travel areas smaller than those of regional thoroughfares.

**Street, Collector.** A street connecting a series of local streets to each other in such a manner that local traffic is collected and distributed to other collector or to arterial streets. Collector streets provide both land access services and local traffic movement within and between residential neighborhoods, commercial areas and industrial areas.

**Street Cul-De-Sac.** A local street of relatively short length with one open end and the other end terminating in a vehicular turnaround.

**Street, Dead-End.** A street that is connected to another street at one end, but which is intended to ultimately connect with another street at the closed end.

**Street Frontage.** The distance along any boundary line of a lot which is also the boundary line of a public street, road or highway right-of-way; a local or collector street parallel and adjacent to a regional thoroughfare or arterial street providing access to adjacent properties at specified points.

**Street, Local.** A street primarily intended to serve and provide access to properties abutting the street and not connecting with other streets in such a way as to encourage through traffic.

**Street, Private.** The pavement design and construction of private streets shall be in accordance with criteria contained in the City of Centennial Roadway Design and Construction Standards. A note so indicating shall be placed on the Final Plat, Replat, Final Development Plan, Subdivision Development Plan, or other official document prior to execution by the City Council.

**Street, Regional Thoroughfares.** Streets and highways primarily designed to serve major centers of activity within a metropolitan area, having high existing or projected traffic volumes and carrying a high proportion of the total urban travel within a minimum of mileage.

**Structure.** When used in Floodplain Regulations means a walled and roofed building or a manufactured home that is principally above ground.

**Structure, Temporary.** A structure which is not a permanent structure, or one which is constructed for a special purpose in contemplation of eventual removal. For the purpose of these Regulations, the term "temporary" shall mean a period up to six (6) months.

**Subdivider or Developer.** Any person, firm, partnership, joint venture, association, or corporation who shall participate as owner, promoter, developer, or sales agent in the planning, platting, development, promotion, sales, or lease of a subdivision.

**Subdivision Improvements Agreement.** One or more security arrangements which the City shall accept to secure the actual cost of construction of such public improvements as may be required by the City Council.

**Subdivision and Subdivided Land.** Any parcel of land in the State which is divided into two (2) or more parcels, separate interests, or interests in common, unless exempted under the following subsections.

- A. The terms "subdivision" and "subdivided land" as defined above shall not apply to any division of land which creates parcels of land each of which comprise thirty-five (35) or more acres of land, none of which is intended for use by multiple owners.
- B. Unless the method of disposition is adopted for the purpose of evading this article, the terms "subdivision" and "subdivided land" as defined above, shall not apply to any division of land which:
1. Creates parcels of land, such that the land area of each of the parcels, when divided by the number of interests in any such parcel, results in 35 or more acres per interests;
  2. Is created by a lien, mortgage, deed of trust or any other security instrument;
  3. Could be created by any court in this state pursuant to the law of eminent domain, or by operation of law, or by order of any court in this state if the City Council of the City of Centennial in which the property is situated is given timely notice of any such pending action by the court and given opportunity to join as a party in interest in such proceeding for the purpose of raising the issue of evasion of provisions of these Regulations prior to entry of the court order; and, if the Council does not file an appropriate pleading within twenty days after receipt of such notice by the court, then such action may proceed before the court;
  4. Is created by a security or unit of interest in any investment trust regulated under the laws of this state or any other interest in any investment entity;
  5. Creates cemetery lots;
  6. Creates an interest or interests in oil, gas, minerals, or water which are now or hereafter severed from the surface ownership of real property; or,
  7. Is created by the acquisition of an interest in land in the name of a husband and wife or other persons in joint tenancy, or as tenants in common and any such interest shall be deemed for the purposes of this section as only one interest.
  8. Is created by a contract concerning the sale of land which is contingent upon the purchaser's obtaining approval to subdivide, pursuant to this article and any applicable City regulations, the land which he is to acquire pursuant to the contract.
  9. Is created by the combination of contiguous parcels of land into one larger parcel. If the resulting parcel is less than thirty-five acres in land area, only one interest in said land shall be allowed. If the resulting parcel is greater than thirty-five acres in land area, such land area, divided by the number of interests in the resulting parcel, must result in thirty-five or more acres per interest. Easements and rights-of-way shall not be considered interests for purposes of this subparagraph 9.

- C. The Council may exempt from this definition of the terms "subdivision" and "subdivided land", any division of land if the Council determines that such division is not within the purposes of this definition.

**Substantial Damage.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

**Substantial Improvement.** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- B. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

**Subdivision Regulations.** The Subdivision Regulations duly adopted by the City Council.

**Supermarket.** A commercial business establishment with a gross floor area of 30,000 square feet or more, the primary and predominate purpose and use of which is the offering of food items for retail sale to the general public. A supermarket may include as a secondary and clearly ancillary use the retail sale of non-food items such as house goods, services, and pharmaceutical products.

**Swimming Pools (Private).** Includes hot tubs, spas, artificial ponds or other structures capable of containing more than a 24-inch depth of water.

- A. Pools shall not be located closer than ten feet (10') from any property line.
- B. Swimming pools shall comply with the City of Centennial Building Code.

**360 Degree Architectural Treatment.** Building materials, color schemes and rooftop screening which is identical on all sides of a structure, and which encloses loading docks and other service areas.

**Technical Review Committee.** The committee established to review design and engineering issues and minimum requirements related to the development and subdivision standards used by the City and comprised of representatives of the City's Engineering Division that have review responsibilities established by City Rules and Regulations.

**Temporary Sign.** Temporary signs shall include, but not be limited to, any exterior sign, banner, pennant, valance or advertising display:

- A. Which is constructed of cardboard, paper, cloth, canvas, fabric, plywood, light weight plastic or other light weight material, with or without frame; or
- B. Which is designed for short-term use, or to be moved about from place to place, or not permanently affixed to a nonmovable, non-portable supporting structure.
- C. “Temporary signs” shall not include signs placed in the open bed of a vehicle or printed, affixed, lettered, placed upon or attached to a vehicle.

**Time and/or Temperature Devices.** Signs consisting of devices which provide time and/or temperature information.

**Tires, Batteries and Accessories.** Retail establishments which perform minor auto repair, as defined in this section.

**Top of Building Sign.** A sign located above the top row of windows and below the parapet edge or leading edge of the building roofline.

**Topsoil.** The layer at the surface of the earth which has been so modified and acted upon by physical, chemical and biological agents that it will support rooted plants necessary to achieve reclamation goals.

**Townhome.** An individual dwelling unit situated on one (1) lot but attached to one (1) or more similar dwelling units by a common wall or party wall. Where such a unit is attached to another, the property line shall be the center of the common wall or party wall. The owner of a townhome unit may have an undivided interest in common areas and elements appurtenant to such units.

**Tract.** A parcel platted in a subdivision which is set aside as a restricted tract unsuitable for development, or for a public or community-wide purpose which shall be shown on the face of the plat. A public or community-wide purpose may include a drainage area, stormwater detention or retention areas, areas for signs, parks, open space, utilities, or land areas reserved for other public facilities. Except for restricted tracts, a tract is further defined as having been dedicated to the City or a quasi-public agency, or as being owned by a homeowners association for the subdivision in which the tract is located.

**Traffic Pattern Area.** A racetrack or rectangular-shaped pattern beginning at the departure end of a runway and terminating at the arrival end of the same runway, which provides an average flight path for arriving and departing aircraft. For Centennial Airport, the Traffic Pattern Area is designated as the “Restricted Development Area”.

**Trail.** A public pathway for the use of pedestrian, non-motorized bicycle, or equestrian uses officially designated on a subdivision plat of record, or the City's Comprehensive Plan.

**Transmission Lines.** Any electric transmission line and appurtenant facilities which emanate from a power plant or a substation and terminate at a substation, which are designed for or capable of, the transmission of electricity at greater than 115 kilovolts.

**Turnaround.** The circular or T-shaped terminating end of a cul-de-sac which provides sufficient area for the turning of emergency vehicles, sanitation trucks, or other service vehicles and automobiles.

**Twenty-Four (24) Hour Use.** A land use whose hours of operation exceed eighteen (18) consecutive hours in any 24 hour day. A land use seeking hours of operation in excess of eighteen hours in any 24 hour period. May be considered at the FDP or ASP stage of development only if 24 hour use is specifically allowed by the terms of an approved PDP or MDP.

**Underground Mining.** Mining activity which occurs primarily beneath the surface of the ground.

**Unincorporated.** Situated outside of cities and towns, so that, when used in connection with "territory", "areas", or the like, it covers, includes, and relates to territory or areas which are not within the boundaries of any city or town.

**Use.** The purpose for which land or premises or a building thereon is designed, arranged or intended, or for which it is or may be occupied.

**Use By Special Review.** Use which must have approval of the City Council before being allowed in a specific District.

**Use, Principal.** The primary use located on a parcel.

**Use, Special Exception.** Use which must have approval of the City of Centennial Board of Adjustment before being allowed in a specific District.

**Utility Lines.** All utility lines, except major transmission lines, shall be placed underground in all zoning districts, unless the City Council grants an exception.

**Vehicle Wash Facility.** Any area or business using, self-service, in-bay automatic or conveyor equipment for cleaning and washing motor vehicles, whether as a part of another business operation or as a stand alone operation, of any type, on a commercial basis and shall include fleet and municipal in-bay automatic and conveyor vehicle wash facilities. (Ord. 2005-23)

**Vehicle Wash Facility—Self Service.** A vehicle wash facility where the customer washes the vehicle using a wand that dispenses water and cleanser. (Ord. 2005-23)

**Vehicle Wash Facility—Conveyor.** A system where the vehicle moves through the facility by use of a conveyor belt or other mechanical means while being cleaned. (Ord. 2005-23)

**Vehicle Wash Facility—In Bay.** A system where the vehicle remains stationary while a machine moves back and forth to clean it. (Ord. 2005-23)

**Vested Property Right.** Pursuant to the Colorado Revised Statutes, as may be amended, a property right granted for three years after approval of a "site specific development plan," as approved by the City Council.

**Voided Annexation.** The result of a court action which has the effect of making the land use regulations created upon an annexing parcel of land voidable; a parcel of land which has had its annexation voided and is required to rezone under these Regulations prior to development of the parcel.

**Wall Sign.** A sign attached to, painted on, or erected against a wall or parapet wall of a building, structure or fence whose display surface is parallel to the face of the building, structure or fence and whose height does not exceed the height of the wall, structure or fence to which said sign is attached, painted upon, or against which said sign is erected.

**Waste Transfer Station.** A facility or land use, regardless of name or title, at which waste of any kind or type is unloaded from vehicles and, with or without intermediate processing such as compaction, sorting, or shredding, subsequently re-loaded onto other vehicles for delivery to another transfer site, storage site, or disposal site. Waste Transfer Station includes a Recycling Center. Waste Transfer Station does not include a wastewater treatment facility.

**Watercourse.** A channel, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir, or lake which carries or contains storm runoff and flood water.

**Window Sign.** A sign which is applied or attached to, or located within one foot (1') of the interior of a window, which sign can be seen through the window from the exterior of the structure.

**Yard, Front.** Required unobstructed open space extending from the front lot line into a lot over the full lot width, excepting driveways and walks.

**Yard, Rear.** Required unobstructed open space extending from the rear lot line into a lot over the full lot width; provided, however, that exterior chimneys, soffits and bay windows may extend into the rear yard a distance of up to 24". Said rear yard shall be measured from the property line to the foundation or the nearest point of projection of the structure.

**Yard, Separation.** Minimum distance between structures measured from the foundation of one structure to the foundation of an adjoining structure; provided, however, that exterior chimneys, soffits and bay windows may extend into this open area a distance of up to 24" for each of the structures.

**Yard, Side.** Required unobstructed open space extending from the side lot line into a lot over the full lot depth; provided, however, that exterior chimneys, soffits and bay windows may extend into the side yard a distance of up to 24". Said side yard shall be measured from the property line to the foundation or to the nearest point of projection of the structure.

**Zero Lot Line.** A situation in which either two adjoining structures on adjacent but separate properties share a common wall or a structure is built up to its property line with no easement or setback requirement.

