

## Chapter 1—Zoning Regulations

### Part 2500 Current Zone District B-1 Administrative and Professional Offices

Section 11.1.2501	Intent
Section 11.1.2502	Principal Permitted Use
Section 11.1.2503	Accessory Use
Section 11.1.2504	Special Exception Use
Section 11.1.2505	Use by Special Review
Section 11.1.2506	Maximum Building Height
Section 11.1.2507	Minimum Yard Requirements
Section 11.1.2508	Minimum Unobstructed Open Space
Section 11.1.2509	Airport Influence Area Regulations
Section 11.1.2510	Special Area and Activity Regulations
Section 11.1.2511	Voided/Deannexed/Disconnected Land Regulations

#### Section 11.1.2501 Intent

- A. To provide for areas which encourage office employment opportunities proximate to residential areas in the City of Centennial.
- B. All uses conducted in this district shall be contained within structures (no outdoor storage, display, or sale).

#### Section 11.1.2502 Principal Permitted Use

- A. General office, for example:
  - 1. Administrative and executive offices.
  - 2. Consulting service offices (business and professional).
  - 3. Design professions (architect, planner, etc.).
  - 4. Financial institutions (including drive-through facilities).
  - 5. Medical, dental, and veterinary offices.
  - 6. Insurance and investment offices, etc.
- B. Public or private meeting hall.
- C. Nursery school, day care center.

- D. Appurtenant retail uses.
- E. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this district, and are in conformance with the intent of this district.

**Section 11.1.2503 Accessory Use**

- A. Building and use customarily appurtenant to the permitted use.
- B. Restaurant - provided that the entrance to any such accessory use shall be from inside the principal building, and no sign advertising said restaurant shall be visible from outside the building and providing that no more than fifteen percent (15%) of said principal building shall be devoted to such use.
- C. Structure, roof, or building mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- D. Camouflaged CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

**Section 11.1.2504 Special Exception Use**

Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or planned residential dwelling unit.

**Section 11.1.2505 Use by Special Review**

Quasi-public use (church, etc.)

**Section 11.1.2506 Maximum Building Height**

Not to exceed thirty-five feet (35') including mechanical appurtenances.

**Section 11.1.2507 Minimum Yard Requirements**

- A. All uses and/or structures in this district shall be set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from adjacent public right-of-way lines.
- B. Interior lot line setback is 10'.
- C. Minimum distance between structures is 20'.

- D. Minimum designated parking area setback is 10' from each property line.
- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

**Section 11.1.2508 Minimum Unobstructed Open Space**

Twenty-five percent (25%).

**Section 11.1.2509 Airport Influence Area Regulations**

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

**Section 11.1.2510 Special Area and Activity Regulations**

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

**Section 11.1.2511 Voided/De-Annexed/Disconnected Land Regulations**

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.