

Chapter 1—Zoning Regulations

Part 2600

Current Zone District B-3 Community Business

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Section 11.1.2601 Intent

- A. To provide for the location of service establishments which primarily serve the residents of the City of Centennial.
- B. All uses conducted in this district shall be contained in a completely enclosed structure(s) except as otherwise provided herein.

Section 11.1.2602 Principal Permitted Use

- A. Any use permitted in the B-1 District.
- B. Appliance store.
- C. Auto sales and repair (provided that repair facilities are an accessory use of auto sales).
- D. Automobile parking lot.
- E. Auto service station (not including auto bodywork or vehicle rental).
- F. Billiard parlor and/or pool hall.
- G. Bowling alley, tennis club, skating rink, health club, etc.
- H. Convenience store with or without gas pumps.
- I. Department store.
- J. Beauty salon/barber shop.

- K. Dry goods store.
- L. Furniture store.
- M. Night club, tavern.
- N. Special trade contractors, including but not limited to plumbing, heating, and electrical.
- O. Restaurant (including drive-through “fast foods”).
- P. Hotel/motel.
- Q. Temporary seasonal “tent”/sidewalk sales not exceeding a total of thirty (30) days in any one calendar year, per shopping center.
- R. 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 11.1.2603 Accessory Use

- A. Building and use customarily appurtenant to the permitted use.
- B. Structure, roof, or building mounted CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).
- C. Camouflaged CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.2604 Special Exception Use

- A. Temporary use for a fair or carnival not to exceed thirty 30 days in one year.
- B. Helipad operations approved by the Federal Aviation Administration (F.A.A.) and not located closer than 1,000' to any existing or planned residential dwelling unit.

Section 11.1.2605 Use by Special Review

- A. 24-hour convenience retail operation.
- B. Massage parlor.
- C. Billboard and/or off-premise signage.
- D. Car wash and/or auto detailing.

E. Quasi-public use (church, etc.).

Section 11.1.2606 Maximum Building Height

Not to exceed fifty feet (50') including mechanical appurtenances.

Section 11.1.2607 Minimum Yard Requirements

- A. All uses and/or structures in this district shall 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 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 11.1.2608 Minimum Unobstructed Open Space

- A. Twenty percent (20%) for one or two story structures.
- B. Twenty-five percent (25%) for a three-story structure.

Section 11.1.2609 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 11.1.2610 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 11.1.2611 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.