

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2016-O-11

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CENTENNIAL, COLORADO AMENDING CHAPTER 12 OF THE
MUNICIPAL CODE (LAND DEVELOPMENT CODE) RELATED TO
THE CENTRAL ARAPAHOE ROAD CORRIDOR**

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

WHEREAS, the City Council has adopted the 2011 Land Development Code (“LDC”) by enactment of Ordinance No. 2010-O-13 and Ordinance No. 2011-O-14; and

WHEREAS, the LDC is codified as Chapter 12 of the Centennial Municipal Code; and

WHEREAS, through the implementation of the LDC, the City staff has identified the need for additional changes to the Municipal Code and to the LDC in the nature of housekeeping or clean-up revisions and certain substantive changes related to design and development standards for properties within the Central Arapahoe Road Corridor, as defined, and changes to the limited use standards for select commercial uses.

WHEREAS, at a duly noticed public hearing, the City of Centennial Planning and Zoning Commission recommended the proposed changes to the LDC to the City Council for approval; and

WHEREAS, in conformance with the LDC, the public hearings before Planning and Zoning Commission and City Council were properly noticed, including publication in *The Villager*; and

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

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

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

Section 2. Table 12-2-303 *Commercial, Recreation, and Amusement Uses*, is amended to separate Vehicle Sales, Rental, and Service into three (3) separate land uses and to remove Light Automobile Service from the combined land use of Light Automobile Service/Gas Station in the Land Use table, as follows:

Table 12-2-303 Commercial, Recreation, and Amusement Uses														
P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only; L = Limited Use; C = Conditional Use; - = Prohibited Use														
Land Use	Zoning District													Additional Standards
	AG	RS	RA	RU	NC	NI	CG	AC	UC	BP	I	ED	OSR	
Commercial Uses														
Agricultural Support and Other Rural Services	P	-	-	-	-	-	-	-	-	-	-	-	-	NA
Alcoholic Beverage Sales	-	-	T	T	-	-	L	L	L	L	L	-	-	Sec. 12-2-408
Bed and Breakfast	P	-	T	T	-	-	P	P	-	-	-	-	-	NA
Commercial Lodging	-	-	-	-	-	-	P	P	P	P	-	-	-	NA
Commercial Retail	-	-	T	T	-	-	P ¹	P ¹	P ¹	L ¹	L ¹	-	-	Sec. 12-2-408, Appendix F: JPA Development Standards – as limited in Appendix F
24-Hour Commercial Retail	-	-	-	-	-	-	C	C	C	C	C	-	-	
Heavy Retail	-	-	-	-	-	-	L	-	-	-	L	-	-	
Kennel	P	-	-	-	-	-	L	-	-	-	P	-	-	NA
Gasoline Station/Convenience	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 12-4-203
Mixed-Use	-	-	T	T	-	-	L	P	P	-	-	-	-	Sec. 12-2-408, Appendix F: JPA Development Standards – as limited in Appendix F
Office	-	-	T	T	-	-	P	P	P	P	L	-	-	
Restaurant; No Drive-In or Drive-Through	-	-	T	T	-	-	P	P	P	P	L	-	-	
Restaurant; Drive-In	L	L	L	L	L	L	L	L	L	L	L	L	L	
Restaurant; Drive-Through	L	L	L	L	L	L	L	L	L	L	L	L	L	
24-Hour Restaurant, No Drive-In or Drive-Through	-	-	-	-	-	-	C	C	C	C	C	-	-	
24-Hour Restaurant, Drive-In or Drive-Through	-	-	-	-	-	-	C	-	-	C	C	-	-	
Services, Commercial and Personal	-	-	T	T	-	-	P	P	P	P	-	-	-	NA
Vehicle Rental	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 12-2-408
Vehicle Sales	L	L	L	L	L	L	C	L	L	L	L	L	L	
Vehicle Service/Repair	L	L	L	L	L	L	L	L	L	L	L	L	L	
Vehicle Wash	-	-	-	-	-	-	L	-	-	L	L	-	-	Sec. 12-4-204
Veterinarian (Dogs, Cats, Exotic Pets)	P	-	T	T	-	-	P	P	-	P	-	-	-	NA
Recreation and Amusement Uses														
Commercial Amusement, Indoor	-	-	T	T	-	-	P	P	P	P	L	-	-	Sec. 12-2-409
Commercial Amusement, Outdoor	-	-	-	-	-	-	L	-	-	C	-	-	L	
Recreation, Indoor	-	L	T/L	T/L	L	L	P	P	P	P	L	L	-	
Recreation, Outdoor	P	P	P	P	C	C	L	L	L	P	-	L	L	NA
Sexually Oriented Businesses	-	-	-	-	-	-	-	-	-	-	L	-	-	Sec. 12-2-410

TABLE NOTE:
¹ Convenience stores are a limited use ("L"). See Section 12-2-408, *Commercial Uses*, for standards.

Section 3. All references to Light Automobile Service/Gas Station shall be repealed and replaced with Gasoline Station/Convenience.

Section 4. Section 12-2-408, *Commercial Uses*, is amended to repeal the Section in its entirety, and replace as follows:

Sec. 12-2-408 Commercial Uses

A. **Generally.** The standards of this Section apply to commercial uses that are specified in Table 12-2-303, Commercial, Recreation, and Amusement Uses, as "L" or "C." These standards are applied in addition to the other applicable standards of this LDC.

B. Alcoholic Beverage Sales.

1. Alcoholic beverage sales uses are permitted in the AC, CG, and UC districts if it is demonstrated that:
 - a. The alcoholic beverage sales use provides adequate on-site parking. A commercial retail liquor store shall provide parking for a retail land use. A tasting room or beer garden shall provide parking for an alcoholic beverage sales (bar) land use. All other office, manufacturing or storage areas related to the alcoholic beverage sales use shall provide parking for the applicable office, light industry or wholesale area; and
 - b. For breweries, wineries and distilleries, on-site production is limited to:
 - i. Breweries: 3,200 barrels of beer per year;
 - ii. Wineries: 5,000 cases of wine per year; or
 - iii. Distilleries: 50,000 proof gallons of spirit per year.All other breweries, wineries or distilleries with annualized production in excess of the abovementioned levels shall be classified as a light-industry and wholesale land use, and subject to the standards set forth in Sec. 12-2-415; and
 - c. A minimum of 25 percent of production is sold on-site.
2. Alcoholic beverage sales uses are permitted in the BP and I districts if it is demonstrated that:
 - a. The alcoholic beverage sales use meets all of the criteria in subsection B.1 (above); and
 - b. The alcoholic beverage sales use does not propose a commercial retail store that sells liquor or fermented malt beverages (sales intended for off-site consumption), unless the store principally sells items manufactured on-site (*e.g.*, distillery selling spirits at the factory).

C. Commercial Retail.

1. Commercial retail is permitted in the BP and I districts if it is demonstrated that:
 - a. The commercial retail use is subordinate to an institutional, office, light industrial, or industrial use in the same building, building complex, or campus, and is principally intended to serve the needs of the employees of the building, building complex, or campus (*e.g.*, hospital gift shop, professional plumbing or electrical supply store); or
 - b. The commercial retail use principally sells items that are manufactured on-site (*e.g.*, furniture maker selling furniture at the factory); or
 - c. The commercial retail use is incidental and accessory to another permitted use (*e.g.*, personal care products sold at a salon, hospital pharmacy).
2. 24-hour commercial retail is permitted where indicated in Table 12-2-303, *Commercial, Recreation, and Amusement Uses*, as a "C," if it is demonstrated

that, in addition to the other applicable standards of this Section, lights are dimmed at 11:00 PM and the standards of Section 12-14-601(C), *Conditional Use and Temporary Conditional Use Procedures*, are met. The evaluation of subsection C.9., of Section 12-14-601 shall include an evaluation of lighting, noise, and deliveries in addition to other potential disruptive impacts.

D. **Heavy Retail.** Heavy retail in the CG and I districts is subject to the requirements of Table 12-2-408, *Spacing and Area Requirements for Selected Commercial Uses*, and the following requirements:

1. *Industrial District.*

- a. Heavy retail is permitted in the Industrial district if it is demonstrated that the use involves the sale of a single category of merchandise and is characterized by one or more of the following:
 - i. Outdoor displays that are larger in area than the footprint of the principal building;
 - ii. The lease or sale of goods or equipment to businesses that are permitted in the Industrial district; or
 - iii. The sale of goods that are manufactured on-site.
- b. The following heavy retail uses are examples of the types of heavy retail that are permitted in the industrial district:
 - i. Permanent retail operations that are located outside of enclosed buildings;
 - ii. Lumber and other building materials;
 - iii. Lawn, garden equipment, and related supplies stores;
 - iv. Heavy truck or recreational vehicle leasing or sales;
 - v. Manufactured home sales; and
 - vi. Industrial or construction equipment leasing or sales.
- c. The following types of heavy retail are not allowed in the Industrial district: warehouse clubs, super stores, and home centers.

2. *General Commercial District.*

- a. Required Access: The premises shall abut and draw access from an arterial or collector street.
- b. The following types of heavy retail are not allowed in the General Commercial District: heavy truck or recreational vehicle leasing or sales; manufactured home sales; industrial equipment leasing or sales; and lumber and other building materials sales if the outdoor storage or display area is larger than 30 percent of the footprint of the principal building.

E. **Kennel.** Kennels are permitted in the CG district if it is demonstrated that:

1. For kennels that are more than 300 feet from property that is zoned or used for residential purposes:
 - a. There are no outdoor dog runs on parcels that are less than one acre in area.
 - b. Dog runs will be used only during daylight hours.
 - c. Fences that enclose dog runs are not less than six feet in height, nor higher than the maximum permitted fence height for the underlying zone district.
2. For kennels that are within 300 feet of property that is zoned or used for residential purposes:
 - a. There are no outdoor dog runs; and
 - b. The building is soundproofed such that no noise generated by the use is perceptible from the property line.

F. Gasoline Station/Convenience. Gasoline Station/Convenience uses in the CG, BP, and I districts are subject to the design standards set out in Section 12-4-203, *Convenience Stores and Gas Stations*. In addition, Gasoline Station/Convenience uses in the Central Arapahoe Road Corridor are subject to the requirements of Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.

G. Mixed Use. Mixed Use is permitted in the CG district if it is demonstrated that:

1. If the development includes residential uses:
 - a. The residential uses are located above nonresidential uses in the same building;
 - b. If there are more than five dwelling units in the development, shared recreational amenities and/or landscaped outdoor area is provided for the use of the residents, as follows:
 - i. 6 to 50 units: 100 sf. per unit.
 - ii. 51 to 100 units: 5,000 sf., plus 50 sf. per unit in excess of 50 units.
 - iii. More than 100 units: 7,500 sf., plus 25 sf. per unit in excess of 100 units, but not less than three percent of the residential floor area.
2. If the development includes uses that are indicated as "limited" or "conditional," the applicable limited or conditional use standards are met.

H. Office. Office is permitted in the I district if it is associated with the conduct or administration of another use that is permitted in the district.

I. Restaurant, No Drive-In or Drive-Through.

1. Restaurant, No Drive-In or Drive-Through is permitted in the I district if it is demonstrated that the restaurant is intended to serve employees within the I zoning district or an adjacent BP zoning district, and does not have signage that is visible from Arapahoe Road, Jordan Road, Yosemite Street, Broncos Parkway, Parker Road; or Peoria Street.

2. *24-Hour Restaurants without Drive-In or Drive-Through.* 24-hour restaurants without drive-in or drive-through facilities are permitted where indicated in Table 12-2-303, *Commercial, Recreation, and Amusement Uses*, as a "C," if it is demonstrated that, in addition to other applicable standards of this Section, the lights and illuminated signs are dimmed by 50 percent at 11:00 PM and the standards of Section 12-14-601(C), *Conditional Use and Temporary Conditional Use Procedures*, are met. The evaluation of subsection C.9., of Section 12-14-601 shall include an evaluation of lighting, noise, and deliveries in addition to other potential disruptive impacts.

J. Restaurant, Drive-In or Restaurant, Drive-Through.

1. *General Commercial and Business Park Districts.* Restaurant, Drive-In or Drive-Through uses are permitted in the CG and BP districts, subject to the requirements of Section 12-4-208, *Central Arapahoe Road Corridor Design Standards* and the design standards set out in Section 12-4-202, *Drive-In or Drive-Through Restaurants*. All other Restaurant, Drive-In or Restaurant, Drive-Through uses are subject to the requirements of Section 12-4-202, *Restaurant, Drive-In or Restaurant Drive-Through*.
2. *Industrial Districts.* Restaurant, Drive-In or Restaurant, Drive-Through is permitted in the I district subject to the requirements of Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*, provided that the restaurant is intended to serve employees within the I zoning district or an adjacent BP zoning district, and does not have signage that is visible from East Arapahoe Road, East Broncos Parkway, South Parker Road, South Peoria Street, or South Jordan Road. In addition, Restaurant, Drive-Through uses within the Central Arapahoe Road Corridor are subject to the requirements of Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.
3. *24-Hour Restaurants with Drive-In or Drive-Through.* 24-hour restaurants with drive-in or drive-through facilities are permitted where indicated in Table 12-2-303, *Commercial, Recreation, and Amusement Uses*, as a "C," if it is demonstrated that, in addition to other applicable standards of this Section, all lights and illuminated signs are dimmed by 50 percent at 11:00 PM and the standards of Section 12-14-601(C), *Conditional Use and Temporary Conditional Use Procedures*, are met. The evaluation of 12-14-601(C)(9) shall include an evaluation of lighting, noise, and deliveries in addition to other potential disruptive impacts.
4. New Restaurant, Drive-In uses are prohibited within the Central Arapahoe Road Corridor.

K. Vehicle Sales, Vehicle Rental, and Vehicle Service/Repair Uses.

1. *Existing Vehicle Sales Uses.* The following shall apply to a lawfully established and existing automobile or vehicle sales operations located as of December 18, 2016:
 - a. Section 12-2-408(J) shall not apply to an increase in the size of the existing operation provided that *either*:

- i. Such increase in the size of the operation is clearly described or identified within an approved Development Order approved prior to December 18, 2016; or
 - ii. Such increase in the size of the operation would not enlarge the overall land area of such existing operation by more than 10 percent and such expansion is approved by amendment of the Development Order, as may be required by the LDC.
 - b. Section 12-2-408(J) shall not apply to any Existing Vehicle Sales Uses in a manner that would:
 - i. Prevent, prohibit, or impair the ability of such existing operation to lawfully expand, enlarge, add, remove, relocate, reconstruct, renovate, or perform any other permitted modification of any existing or any new structure(s) or improvement(s) within the lot of the Existing Vehicle Sales Use as such lot existing on December 18, 2016, or as such lot may be subsequently expanded in accordance with the requirements above.
2. *Newly Established Vehicle Rental Uses.* The following shall apply to Vehicle Rental Uses established after December 18, 2016 within the applicable zoning district (“New Vehicle Rental Uses”):
 - a. *General Commercial (CG).* New Vehicle Rental Uses are permitted as follows:
 - i. Vehicles available for rent are limited to Passenger Vehicles only.
 - b. *Business Park (BP).* New Vehicle Rental Uses are permitted if all of the following are demonstrated:
 - i. Vehicles available for rent are limited to Passenger Vehicles only unless they are kept within a parking structure or enclosed building.
 - ii. If a parking structure is used, it is screened from abutting property and public rights-of-way by a 40 percent opacity bufferyard installed next to the parking structure, except at points of access and along areas that are screened by the principal building. The buffer opacity requirement may be combined with the required opacity of a district boundary bufferyard where the parking structure is located within 15 feet of the boundary of the required bufferyard (*i.e.*, if a 30 percent district boundary bufferyard is required and a side of the parking structure is located within 15 feet of the bufferyard, the bufferyard opacity may be increased to 50 percent along the side of the parking structure instead of providing two separate bufferyards).
 - iii. Associated vehicle wash facilities comply with Section 12-4-204, *Vehicle Wash Facilities.*

- iv. Parking spaces that are used for storage of rental vehicles are not counted toward the number of required parking spaces.
 - c. New Vehicle Rental Uses located within the Central Arapahoe Road Corridor are prohibited on parcels directly adjacent to Arapahoe Road and are subject to Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.
3. *Newly Established Vehicle Sales Uses*. The following shall apply to Vehicle Sales Uses established after December 18, 2016 within the General Commercial (CG) zoning district (“New Vehicle Sales Uses”):
 - a. New Vehicle Sales Uses in the CG zone district are considered a Conditional Use and subject to the criteria of Section 12-14-601, *Conditional Use and Temporary Conditional Use Procedures*.
 - b. New Vehicle Sales Uses are subject to Section 12-4-207, *Non-Residential Design Standards* and Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.
 4. *New Vehicle Service/Repair Uses*. The following shall apply to all new Vehicle Service/Repair uses established after December 18, 2016 located within the Central Arapahoe Road Corridor (“New Vehicle Service/Repair Uses”):
 - a. New Vehicle Service/Repair Uses are prohibited on parcels directly adjacent to Arapahoe Road and are subject to Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.
- L. **Vehicle Wash**. The following shall apply to new Vehicle Wash Uses established after December 18, 2016 in the CG, BP, and I zoning districts (“New Vehicle Wash Uses”):
1. New Vehicle Wash Uses (Principal Use) are prohibited within the Central Arapahoe Road Corridor. All other New Vehicle Wash Uses (Principal Use) are subject to the standards in Section 12-4-204, *Vehicle Wash Facilities*.
 2. New Vehicle Wash Uses (Accessory Use) are subject to the standards in Section 12-4-204, *Vehicle Wash Facilities* and Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*.

Section 5. Section 12-4-202, *Drive-In or Drive-Through Restaurants* is amended to repeal the Section in its entirety, and replace as follows:

Sec. 12-4-202 Restaurant, Drive-In or Restaurant, Drive-Through

- A. Design Requirements. The following requirements shall be met for all new or redeveloped drive-in restaurants or drive-through restaurants. Parcels located within the Central Arapahoe Road Corridor shall be governed by Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*. To the extent of conflict between this Section and Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*, Section 12-4-208 shall apply.
- B. Access, Circulation and On-Site Parking.

1. Access points and driveways shall be planned and shared among abutting properties to the greatest extent possible, and appropriate access easements shall be recorded.
2. Sidewalks to accommodate pedestrian activity shall be provided. Pedestrian access shall be provided from the perimeter of the parcel proposed for development to the principal buildings. Sidewalks along the front façade and the sides of all principal buildings with public entrances shall be no less than seven feet in width.
3. Customer / employee parking shall be separated from driving activities and customer parking shall be located in the area with the highest accessibility to dining or sales areas.

C. Architectural Design.

1. Drive-in and drive-through restaurants shall maintain a consistent style and architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design.
2. 360-degree architectural treatment is required. Building design shall incorporate variation in building height, building mass, roof forms and changes in wall planes so as to avoid large expanses of flat, uninterrupted building walls.
3. Building elements shall not function as signage. Incorporation of franchise or business design elements unique or symbolic of a particular business shall be secondary to the overall architectural design.
4. Drive-in displays, ordering areas and parking canopies are permitted, but shall not serve as the singularly dominant feature on the site or as a sign or an attention-getting device.
5. Site furnishings shall be provided, including: bicycle racks, outdoor eating areas, trash receptacles, and benches. The style of the site furniture shall complement the overall design of the principal building and be of high quality.

D. Lighting Requirements. In addition to general lighting requirements specified in Division 6-7, *Exterior Lighting Standards*, the following specific lighting requirements apply:

1. Lighting for drive-in and drive-through restaurants shall be adequate only to facilitate the activities taking place in such locations and shall not be used to attract attention to the business.
2. The maximum level of illumination shall not exceed 20 foot candles anywhere on the site;
3. Where a drive-in or drive-through restaurant abuts property zoned or used for residential purposes, lights illuminating drive-in lanes, vehicle stacking areas, or the order / pick-up windows shall be shielded from residences and extinguished at the close of business.

E. Landscaping / Hardscaping.

1. *Landscaping*. All landscaping shall comply with Article 8, *Development Landscaping and Tree Protection*, which shall be minimum requirements. Additional landscaping may be required by the City to achieve the following purposes:
 - a. To buffer or enhance views;
 - b. To create or enhance entryways and public street appearance; and / or
 - c. To enhance the overall appearance of the drive-in or drive-through restaurant.
2. *Hardscaping*. Large expanses of concrete or asphalt are not permitted. The amount of unrelieved uninterrupted asphalt or pavement area shall be limited through the use of landscaping, contrasting colors and banding or pathways of alternative paving material. Points of vehicle and pedestrian conflict shall be clearly defined with textured and colored pavement or brick pavers or in another appropriate manner as determined by the City.

F. Operational Requirements.

1. *Trash Receptacles*. Trash receptacles shall be emptied on a regular basis so as to maintain a clean and orderly appearance.
2. *Ordering Systems / Speakers*. Drive-through ordering systems / speakers shall only be utilized for the purpose of communications between employees and customers and shall not negatively impact adjacent residential uses. Such systems shall be designed to direct the sound away from adjacent residential properties. No speaker shall be operated within 100 feet from an adjacent residentially zoned or used property.

Section 6. Section 12-4-203, *Convenience Stores and Gasoline Stations* is amended to repeal the Section in its entirety, and replace as follows:

Sec. 12-4-203 Convenience Stores and Gasoline Stations

- A. **Generally.** The standards of this Section apply to all convenience stores and light automobile service / gasoline stations in the City of Centennial. Limited or conditional use standards may also apply. See Section 12-2-303, *Commercial, Recreation, and Amusement Uses*, and Division 2-4, *Limited and Conditional Use Standards*.
- B. **Outdoor Displays.** Outdoor display, storage, or sale of merchandise, vehicles, trailers or other equipment on a permanent, temporary or seasonal basis shall not be permitted, except that items such as propane tanks and other merchandise not permitted to be stored inside may be located outside of the convenience stores or principal building of the light automobile service / gasoline station, if it does not include a convenience store. Soda, water and other vending machines shall be placed within a building.
- C. **Pump Islands and Fuel Dispensers.** Fuel pump islands associated with gasoline stations shall contain no more than two fuel dispensers per island.
 1. A gasoline station or convenience store with fuel sales may have a maximum of two fuel pump islands (four fuel dispensers) on a minimum one-half acre lot.

2. One fuel pump island, or two fuel dispensers, may be added for each additional 2,000 square feet of lot area, provided that the total number of fuel pump islands shall not exceed four per lot, and the total number of fuel dispensers shall not exceed 8 per lot.

D. Access, Circulation and On-Site Parking.

1. A convenience store or light automobile service / gasoline station shall be designed with sufficient drive aisles and parking areas to avoid potential conflicts between loading and unloading, trash collection and other facility operations, use of emergency access easements and fire lanes, and pedestrian access. On-site circulation shall be adequate to allow vehicles to stack in a line for fuel dispensing services without using or obstructing any portion of an adjacent sidewalk or right-of-way.
2. To the greatest extent possible, access points and driveways must be planned and shared between adjacent properties and access easements must be noted on the site plan. Convenience store and light automobile service / gasoline station designs that fail to provide or accommodate cross access to adjacent commercial or industrial parcels are discouraged.
3. Sidewalks to accommodate pedestrian activity shall be provided. Pedestrian access must be provided from the perimeter of the property to the convenience store or light automobile service / gasoline station. Sidewalks in front of, or directly adjacent to the principal building must be no less than seven feet in width.

E. Building and Equipment Setbacks and Spacing. The following setbacks and spacing requirements shall supersede the corresponding setbacks of the applicable zoning district.

1. *Setbacks.*
 - a. Principal building, front and street side setbacks: 40 feet
 - b. Fuel dispensers, fuel pump islands, detached canopies, compressed air connections, and similar equipment, front and street side setbacks: 20 feet
2. *Spacing.* Fuel dispensers shall be set back a minimum of 20 feet from any other fuel dispenser located on a parallel pump island, as well as from the primary building and any building containing an accessory or secondary use. Such distance shall be measured from pump island to parallel pump island and from pump island to the curb surrounding the building or to the building itself, whichever is closer.
3. *Application to approved PDP or FDP.* In the event the requirements of this subsection conflict with the requirements contained in any approved preliminary development plan or final development plan or other requirement adopted by the City of Centennial, the most restrictive setback requirements shall apply.

F. Architectural Design.

1. A convenience store or gasoline station must maintain a consistent style and architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and

consistent design. This requirement includes fuel pump canopies, cashier booths, car wash and other accessory structures.

2. 360-degree architectural treatment is required. Building design must incorporate variation in building height, building mass, roof, entrance forms, and changes in wall planes so as to avoid large expanses of flat, uninterrupted building walls.
3. Building elements shall not function as signage. Incorporation of franchise or business design elements unique or symbolic of a particular business shall be secondary to the overall architectural design. Bold, brush, intense, fluorescent or metallic accent colors shall be used in limited application such as in signage.
4. Fuel pump canopies shall not serve as the dominant feature on the site or as a sign or an attention-getting device. Signs installed on canopies are wall signs for the purposes of Article 6, *Signs and Lighting*.
5. A canopy over fuel pumps may be erected subject to the following standards:
 - a. The canopy may be either attached or detached from the principal building.
 - b. The clearance of the canopy (from the surface of the ground to the underside of the canopy at its lowest point) shall not exceed 18 feet.
 - c. The canopy structure shall comply with all minimum building setback standards applicable to the principal structure.
 - d. The canopy structure shall not be enclosed.
 - e. The canopy shall utilize the same architectural and design treatment, including materials and colors, as the principal building.
 - f. A maximum of 25 percent of each canopy façade area visible from a public street may be internally illuminated. No portion of any canopy façade area may be externally illuminated. Each side of a fuel pump canopy shall be considered a separate façade area.
 - g. Intercom or speaker systems shall only be utilized for the purpose of communications between employees and customers and shall not negatively impact adjacent residential uses. Such systems shall be designed to direct the sound away from adjacent residential properties.

G. Lighting Requirements. In addition to general lighting requirements specified in Division 6-7, *Exterior Lighting Standards*, the following specific lighting requirements shall apply to convenience stores and gasoline stations:

1. Lighting levels for canopies shall be adequate only to facilitate the activities taking place in such locations and shall not be used to attract attention to the business. Under canopy lighting shall be designed to provide an average level of illumination not to exceed 20 foot candles with a maximum foot-candle reading beneath the canopy not exceeding 30 foot-candles.
2. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and are shielded

by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical.

3. Lights shall not be mounted on the top or sides of a canopy; however, the sides (banding) of a canopy may be internally illuminated.

4. Lights and illuminated signs must be dimmed by 50 percent at 11:00 PM.

H. Landscaping / Hardscaping and Site Furnishings.

1. *Landscaping*. All landscaping shall comply with Article 8, *Development Landscaping and Tree Protection*, which shall be minimum requirements. Additional landscaping may be required by the City to achieve the following purposes:
 - a. To buffer or enhance views;
 - b. To create or enhance entryways and public street appearance; and / or
 - c. To enhance the overall appearance of the convenience store or light automobile service / gas station.
2. *Hardscaping*. Large expanses of concrete or asphalt shall not be permitted. The amount of unrelieved uninterrupted asphalt or pavement area must be limited through the use of landscaping, contrasting colors and banding or pathways of alternative paving material. Points of vehicle and pedestrian conflict must be clearly defined with textured and colored pavement or brick pavers or in an appropriate manner as determined by the City.
3. *Site Furnishings*. Site furniture is required to be incorporated in the design of the convenience store or light automobile service / gasoline station. This includes bicycle racks (as required by Article 5, *Parking and Loading*), and trash receptacles and benches (at least one of each per frontage). The style of the site furniture must complement the overall design of the principal building, and the site furniture shall be made of high quality, low-maintenance durable materials.

I. Vehicle Wash Facility as Accessory Use.

1. *Generally*. A single-bay vehicle wash facility is allowed as an accessory use to a permitted convenience store or light automobile service / gasoline station, subject to any use restrictions imposed by a governing preliminary development plan or applicable zone district, and subject to the design standards contained in Section 12-4-204, *Vehicle Wash Facilities*, and any applicable limited or conditional use standard
2. *Water Recycling and Wastewater*.
 - a. All vehicle wash facilities accessory to a convenience store or gasoline station that obtained a certificate of occupancy or a temporary certificate of occupancy after June 6, 2005 shall be required to be equipped with, and shall maintain in operation, a water recycling system that will recycle not less than 50 percent of the water being used by such vehicle wash installation.

- b. An applicant for a convenience store or light automobile service / gasoline station with an accessory vehicle wash facility proposed for construction after June 6, 2005, shall submit its site plan or final development plan (as applicable) for review to the applicable water and wastewater providers to ensure appropriate and safe provision, use and discharge of water into the wastewater system and shall provide the City with evidence of its submittal to and response by the applicable water and wastewater providers.
3. *Existing Facilities.* Any operator of a vehicle wash facility that has obtained a certificate of occupancy or a temporary certificate of occupancy prior to June 6, 2005 shall be required to install, and maintain in operation, a water recycling system that will recycle not less than 50 percent of the water as a condition of any permit granted by the City of Centennial or any water service district within the City of Centennial to:
 - a. Enlarge the water tap, meter, or service line in any such vehicle wash facility; or
 - b. Demolish, destroy or remove and then replace more than 50 percent of the gross square footage of the floor area of the vehicle wash facility building as it exists on June 6, 2005, except for the purpose of repairing or replacing under floor heating equipment or water recycling equipment; or
 - c. Expand the gross square footage of the floor area of the vehicle wash facility building by more than 50 percent of the square footage of the vehicle wash facility building as it existed on June 5, 2005.

J. Operational Requirements.

1. Trash receptacles shall be emptied on a regular basis so as to maintain a clean and orderly appearance.
2. The performance of all minor automotive repair work associated with a light automobile service / gasoline station shall be wholly performed within an enclosed building or structure.
3. No exterior parking or storage of vehicles prior to, during, or following repair work shall be permitted on the site unless spaces for parking or storage of such vehicles are clearly illustrated on an approved site plan or final development plan (as applicable), and are limited to no more than three (3) spaces.
4. All vehicle parts, dismantled vehicles, and similar materials and all discarded materials such as tires, cans, and drums shall be stored within an enclosed building or totally screened from public view by a solid, opaque fence or wall.
5. Where a convenience store or light automobile service / gasoline station abuts property zoned or used for residential purposes, lights illuminating the fuel pumps, canopies or other areas of the site shall be extinguished at the close of business.

Section 7. Article 4, *Form and Design Standards*, is amended to include a new Section 12-4-208, *Central Arapahoe Road Corridor Design Standards*, for enhanced design standards for development along the Central Arapahoe Road Corridor, to read in full as follows:

Sec. 12-4-208 Central Arapahoe Road Corridor Design Standards

A. Generally. The standards of this Section apply to all development and redevelopment within the Central Arapahoe Road Corridor, as depicted in the Central Arapahoe Road Corridor Map (**Appendix G**), unless exempted by subsection B below.

1. For properties zoned Activity Center (AC), the Enhanced Design Standards of Division 4-4, *Form Standards for the AC District*, shall be used as a supplement to this Section and in the event of a conflict, the standards of this Section shall apply.
2. For properties zoned Urban Center (UC), the standards of this Section shall apply unless expressly addressed by an approved Regulating Plan.

B. Exemptions. The following are exempt from the requirements of this Section:

1. Routine maintenance and repair;
2. Interior remodeling of existing buildings;
3. Projects within an area covered by an approved Development Order provided that no amendment (other than an administrative amendment) to the Development Order is necessary; and
4. Projects for which a development application deemed complete by the City has been submitted prior to December 18, 2016.

C. Building Design.

1. *Building Placement.* Buildings shall be located as follows.
 - a. All principal buildings (excluding those within the AC and UC zone districts):
 - i. Shall be built to the Build-to Zone along East Arapahoe Road as listed in Table 12-4-208(C). This requirement may be varied by the Director for buildings over 50 feet in height on the south side of East Arapahoe Road to reduce shading on East Arapahoe Road.

Table 12-4-208(C) Build-To Zone Frontage Requirements				
Primary Street Frontage (Arapahoe Road)				
Lot Width (Primary Street Frontage)	0'-200'	201-400'	401'-600'	601'-+
Linear Portion of the Build-To Zone That Must Contain Building Façade (Minimum)	40 percent	35 percent	30 percent	25 percent
Linear Portion of the Build-To Zone That Must Contain Building Façade (Maximum)	80 percent	70 percent	60 percent	50 percent

For a development site with more than one (1) building, Build-To Zone requirements may be met by a future phase. In such case, a conceptual rendering for the future condition may be required as part of the site plan for the first building.

For a development site with more than one (1) parcel, Build-To Zone requirements may be met by using an aggregate of all parcels facing the Primary Street, subject to approval by the Director.

- ii. For corner lots, principal buildings shall comply with the Build-to Zone requirement in subsection (1)(a)(i) and Table 12-4-208(C) (above), and in addition a portion the principal building shall be built to the setback line along the secondary street forming the corner of the lot.
 - iii. Accessory Buildings and Structures shall not be located between the principal building and East Arapahoe Road.
 - b. For properties zoned UC and AC, the setback requirements of Division 4-3, *Form Standards for the UC District* and Division 4-4, *Form Standards for the AC District*, shall govern building placement.
- 2. **Building Materials.** Within the Central Arapahoe Road Corridor the following design standards shall apply:
 - a. All buildings in the Central Arapahoe Road Corridor must incorporate three (3) substantially different building materials.
 - b. Materials shall appear authentic in their application.
 - c. Materials traditionally considered massive shall not float above light materials. Light materials shall be used only above heavier, darker and larger materials. Building massing and form shall be modulated to reduce bulk and create interest.
 - d. Masonry shall be wrapped around corners adequately to give the material depth and the appearance of a structural function.
 - e. Apply four-sided building design (see 12-4-207(C)(1), *Four-sided Design*).
 - f. Apply base, body and top compositional strategy (see 12-4-207(C)(3), *Vertical Articulation*).
 - g. A building material classification system will be implemented to require a specified minimum amount of quality materials.
 - i. **Class I.** A minimum of 50 percent (average) of all building facades must contain Class I materials (75 percent for facades facing Arapahoe Road), including:
 - 1. Fired clay brick;
 - 2. Natural stone;
 - 3. Natural wood; and/or
 - 4. Glass (transparent).
 - ii. **Class II.** A maximum of 50 percent (average) of all building facades may contain Class II materials (25 percent for facades facing Arapahoe Road) to serve as an architectural accent, including:

1. Split-face or ground-face block;
 2. Manufactured stone or tile;
 3. Cementitious stucco;
 4. Architectural metal; and/or
 5. Other similar materials, as approved by the Director.
- iii. **Class III.** A maximum of 10 percent (average) of all building facades may contain Class III materials (not permitted on facades facing Arapahoe Road) to serve as an architectural accent, including:
1. Exterior Insulation Finishing System (EIFS);
 2. Fiber cement board;
 3. Reflective glass;
 4. Textured architectural concrete; and/or
 5. Other similar materials, as approved by the Director.
- iv. **Class IV.** Materials prohibited on commercial buildings, including:
1. Untextured tilt-up or poured-in-place concrete
 2. Vinyl siding or other plastic material
 3. Materials not otherwise a Class I, II, or III, as determined by the Director.
3. *Design Elements.* Sites must provide mitigation for unappealing design elements to protect and enhance the aesthetics of the Central Arapahoe Road Corridor.
- a. Drive-through lanes. Drive-through lanes associated with a commercial use must be screened from East Arapahoe Road as follows:
 - i. Placed on the interior side of the principal building (opposite of East Arapahoe Road); or
 - ii. Screened with a 40 percent opacity landscape bufferyard, a minimum of three (3) feet in height at the time of planting (above the height of the drive-through lane), to adequately screen the lane from public view from East Arapahoe Road. Vegetation used as a landscape bufferyard shall provide year-round screening.
 - ~~b. Drive-In canopies. In addition to the standards contained in Section 12-4-202, Drive-On and Drive-Through Restaurants, all canopies associated with a Drive-In use in the Central Arapahoe Road Corridor shall be placed on the interior side of the principal building (opposite of East Arapahoe Road).~~
 - b. Trash containers. Trash containers shall not be visible from East Arapahoe Road. In addition:

- i. All trash containers shall be fully enclosed by an opaque wall constructed to match or complement the building, to a height of at least one foot above the top of the dumpster;
 - ii. All trash enclosures shall contain gates that are not visible from East Arapahoe Road, or gates that face away from East Arapahoe Road, which shall remain closed at all times except when the dumpster or garbage bins are being serviced; and
 - iii. All trash enclosures not located behind the principal building shall be screened with a 40 percent opacity landscape bufferyard, a minimum of three (3) feet in height at the time of planting.
- c. Mechanical Equipment Screening. All rooftop and grade-level mechanical equipment shall be screened from grade-level view. Soft water tanks, gas meters, venting, heating and air conditioning units, and electrical meters shall also be screened from public view. Screening shall be part of the articulation of the building and integrated into the building design. All vents greater than eight (8) inches in diameter shall also be screened. Screens shall be at least as high as the equipment they hide, and shall be constructed to match or complement the building.
- d. Vehicle Sales and Vehicle Rental inventory. Along the East Arapahoe Road frontage, vehicles cannot be located between the street and the principal building. Vehicle inventory must be displayed or stored beside or behind the principal building in relation to East Arapahoe Road and screened with a 40 percent opacity landscape bufferyard a minimum of three (3) feet in height at the time of planting.
- e. Gasoline canopies. In addition to the standards contained in Section 12-4-203, *Convenience Stores and Gasoline Stations*, all canopies associated with a Gasoline Station/Convenience use in the Central Arapahoe Road Corridor shall be placed on the interior side of the principal building (opposite of East Arapahoe Road).
- f. Vehicle Wash and Vehicle Service/Repair bays. Vehicle access bays associated with a Vehicle Wash or Vehicle Service/Repair use must be screened from East Arapahoe Road as follows:
 - i. Placed on the interior side of the principal building (opposite of East Arapahoe Road); or
 - ii. Screened with a continuous plant row, a minimum of three (3) feet in height at the time of planting (above the height of the drive-through lane), to adequately screen the bay(s) from public view from East Arapahoe Road. Vegetation used as a landscape bufferyard shall provide year-round screening.
- g. Parking lots. Surface parking lots, both stand alone or associated with a commercial use, must be screened from East Arapahoe Road as follows:

- i. Placed on the interior side of the principal building (opposite of East Arapahoe Road); or
 - ii. Screened with a 40 percent opacity landscape bufferyard, a minimum of three (3) feet in height at the time of planting, to adequately screen parked vehicles from public view from Arapahoe Road. Vegetation used as a landscape bufferyard shall provide year-round screening.
 - h. Parking structures. Parking structures, both standalone or associated with a commercial use, must be screened from East Arapahoe Road as follows:
 - i. Placed on the interior side of the principal building (opposite of East Arapahoe Road);
 - ii. Placed beside the principal building and screened from abutting property and public rights-of-way by a 40 percent opacity bufferyard installed next to the parking structure, except at points of access and along areas that are screened by the principal building. The buffer opacity requirement may be combined with the required opacity of a district boundary bufferyard where the parking structure is located within 15 feet of the boundary of the required bufferyard (*i.e.*, if a 30 percent district boundary bufferyard is required and a side of the parking structure is located within 15 feet of the bufferyard, the bufferyard opacity may be increased to 50 percent along the side of the parking structure instead of providing two separate bufferyards).
 - iii. If a standalone parking structure is the principal building, said structure shall be screened from abutting property and public rights-of-way by a 40 percent opacity bufferyard installed next to the parking structure, except at points of access and along areas that are screened by the principal building. The buffer opacity requirement may be combined with the required opacity of a district boundary bufferyard where the parking structure is located within 15 feet of the boundary of the required bufferyard (*i.e.*, if a 30 percent district boundary bufferyard is required and a side of the parking structure is located within 15 feet of the bufferyard, the bufferyard opacity may be increased to 50 percent along the side of the parking structure instead of providing two separate bufferyards).
 - i. Monument signage. In addition to the standards contained in Section 12-6-402, *Detached Signs*, all permanent monument signs associated with a property or use in the Central Arapahoe Road Corridor shall be designed to mimic or complement the principal building. If no principal building exists, all monument signs shall be comprised solely of Class I or Class II materials. See 12-4-208(C)(2) for acceptable building materials.
4. *Enhanced Design Standards for Newly Established Vehicle Sales Uses.* The following shall apply to Vehicle Sales Uses established after

December 18, 2016 (“New Vehicle Sales Uses”), and to all redeveloped Vehicle Sales Uses in the Central Arapahoe Road Corridor:

- a. New Vehicle Sales Uses cannot be located on any parcels less than five (5) acres in size, unless the parcel proposed for development/redevelopment contained a lawfully established Vehicle Sales Use prior to December 18, 2016.
- b. New Vehicle Sales Uses shall contain principal buildings designed as follows:
 - i. All primary building facades (facades adjacent to a public street) shall be a minimum 30 feet in height;
 - ii. All primary building facades (facades adjacent to a public street) shall contain only Class I materials, with a minimum of 75 percent glass (fully transparent); and
 - iii. All secondary building facades (facades not adjacent to a public street) shall contain only Class I and Class II materials, with a minimum of 75 percent of each secondary facade containing Class I materials (no more than 25 percent of each secondary facade shall contain Class II materials). Class III and Class IV materials are prohibited.
- c. New Vehicle Sales Uses may only contain accessory buildings designed as follows:
 - i. All primary building facades (facades adjacent to a public street) shall be a minimum 20 feet in height, except where restricted so as not to exceed the height of the principal building;
 - ii. All primary building facades (facades adjacent to a public street) shall contain only Class I materials, with a minimum of 75 percent glass (fully transparent);
 - iii. All secondary building facades (facades not adjacent to a public street) shall contain only Class I and Class II materials, with a minimum of 75 percent of each secondary facade containing Class I materials (no more than 25 percent of each secondary facade shall contain Class II materials); and
 - iv. Class III and Class IV materials are prohibited.

Section 8. Article 16, *Definitions*, shall be amended to include in alphabetical order the following definitions inserted in the existing definitions section:

Build-to Zone is applicable to those properties within the Central Arapahoe Road Corridor. The Build-to Zone means the area within 25 feet of the front building setback (e.g. for CG and BP zone districts the Build-to Zone would be between 25 feet and 50 feet from the front property line).

Central Arapahoe Road Corridor is defined by properties along East Arapahoe Road from South Quebec Street to South Parker Road, as depicted in the Central Arapahoe Road Corridor Map (**Appendix G**).

Passenger Vehicle means a motor vehicle designed to carry ten (10) persons or less including the driver. Passenger Vehicle also includes motor vehicles designed to carry ten (10) persons or less that are constructed either on a truck chassis or with special features for occasional off-road use. Passenger Vehicle is intended to include the vehicles defined as passenger cars and multipurpose passenger vehicles by the National Highway Traffic Safety Administration, but not to include Commercial Vehicles (e.g. moving trucks).

Section 9. Article 16, *Definitions*, shall be amended to repeal and replace in alphabetical order the following definitions to read in full as follows:

Auto Repair means the repair and/or servicing of automobile or motor vehicle, including trailers, recreational vehicles, campers, motor homes, mobile homes, and motorcycles:

1. **Minor.** Repairs consisting of a minor nature, such as: tune up, oil change, chassis lubrication, tire change or repair, wheel alignment, muffler repair or installation that meet the following:
 - a. Repairs are made in fully enclosed bays;
 - b. Repairs are of a type that is typically completed in less than two hours (e.g., oil changes, brake service, tire rotation and balancing, glass repair, tire replacement, fluid checks and replacement, muffler service, spark plug replacement, and comparable services); and
 - c. Vehicles are generally not stored on-site, and on the occasion when overnight storage is necessary, vehicles are stored indoors.
2. **Major.** Vehicle repair consisting of assembly or disassembly of engine parts, body parts, transmission, chassis, axles, and/or the process of painting or upholstering and shall be considered a Heavy Industry use.

Gasoline Station/Convenience means:

1. Gasoline service stations (including gasoline service stations that are associated with grocery stores and warehouse clubs);
2. Gasoline convenience marts (a gasoline service station with a convenience store);
or
3. Any combination of 1-or 2 above.

Heavy Industry means:

1. Primary processing or manufacturing or repair operations not specifically defined elsewhere in this Section, which involve:
 - a. An outside storage area that is larger than the area of the first floor of buildings on the same lot;
 - b. A material risk of environmental contamination, explosion, or fire;
 - c. Perceptible ground vibration;

- d. Excessive noise or dust;
 - e. Emission of objectionable odors; or
 - f. More than 12 trips by semi-trailer trucks per day; or
2. Processing of minerals (except precious and semi-precious stone cutting for jewelry or precision instruments such as lasers or watches), ores, or fossil fuels; or
 3. Industries that are required to undergo New Source Review under the Federal Clean Air Act, or are subject to construction or operation permits pursuant to the Colorado Stationary Sources Program or Title V of the Federal Clean Air Act.
 4. For illustrative purposes, heavy industrial uses include, but are not limited to:
 - a. Coal cleaning plants with thermal dryers; coke oven batteries; carbon black plants (furnace process); petroleum refineries; petroleum storage and transfer units (except retail gasoline stations); and bulk fuel dealers;
 - b. Facilities used in the primary or secondary production of metals (e.g., primary zinc, copper, or lead smelters; primary aluminum ore reduction plants; iron and steel mills; sintering plants; secondary metal production plants; and blacksmith shops);
 - c. Portland cement plants;
 - d. Sawmills and pulp mills;
 - e. Incinerators with the capacity to charge more than 250 tons of refuse per day;
 - f. Lime plants; phosphate rock processing plants; sulfur recovery plants; and hydrofluoric, sulfuric, or nitric acid plants;
 - g. Fossil fuel combustion (boilers or electricity generation) totaling more than 250 million BTUs per hour of heat input;
 - h. Fabrication of building materials such as countertops, drywall, and cut stone;
 - i. Fabrication of vehicles, manufacturing equipment, durable goods, or pre-fabricated homes or home components;
 - j. Auto Repair, Major;
 - k. Drycleaner processing plants that use PERC or comparable petrochemical solvents;
 - l. Meat or seafood processing plants;
 - m. Manufacture of glass products (e.g., window panes, bottles and jars), except hand-blown products;
 - n. Manufacture of plastic products (except assembly of parts that are manufactured elsewhere);
 - o. Plasma arc welding, cutting, gouging, surfacing, or spraying; gas welding (but not brazing); arc welding with equipment that is rated at more than 200 amps; TIG welding; and other heavy welding procedures (e.g., for structural steel, automotive body, or heavy equipment manufacture or repair);
 - p. Hot mix asphalt plants;
 - q. Regional wastewater utilities;
 - r. Fossil fuel power plants, waste-to-energy plants, and biomass plants that produce more than 100 megawatts of electricity; and
 - s. Fossil fuel peaker power plants.

Vehicle Wash means 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 (e.g., as an accessory use to a Gasoline Station/Convenience Use, a Vehicle Sales Use, a Vehicle Rental Use or a Vehicle Service/Repair Use), or as a standalone operation, of any type, on a commercial basis. The definition includes fleet and municipal in-bay automatic and conveyor vehicle wash facilities.

Section 10. Article 16, *Definitions*, the existing definition for Restaurant, Drive-In Or Drive-Through shall be repealed and replaced with two (2) separate definitions to read in full as follows:

Restaurant, Drive-In means a building or structure and adjoining parking area used for the purpose of providing food and/or beverages to the public for consumption while remaining in vehicles parked upon the premises, regardless of whether or not, in addition thereto, seats or other accommodations are provided inside or outside the building or structure for the patrons.

Restaurant, Drive-Through means a building or structure used for the purpose of providing food and/or beverages to the public for delivery or pick-up from a counter or window designed and intended to be used to deliver food and/or beverages to patrons while within vehicles, regardless of whether or not, in addition thereto, seats or other accommodations are provided inside for the patrons. Restaurant, Drive-Through shall not include delivery of food and/or beverages for consumption while remaining in vehicles parked upon the premises (see Restaurant, Drive-In).

Section 11. Article 16, *Definitions*, the existing definition for Vehicles Sales, Rental and Service shall be repealed and replaced with three (3) separate definitions to read in full as follows:

Vehicle Rental means uses that rent automobiles, light trucks, boats, and motorcycles, where the inventory is stored for any length of time on-site.

Vehicle Sales means uses that sell, purchase or lease automobiles, light trucks, boats, and motorcycles, where the inventory is stored for any length of time on-site.

Vehicle Service/Repair means uses that perform service on automobiles, light trucks, boats, motorcycles, or other similar vehicles, where the inventory is stored for any length of time on-site. The phrase includes Auto Repair, Minor, as defined, but does not include Auto Repair, Major, which is defined as Heavy Industry.

Section 12. Article 16, *Definitions*, the existing definition for Auto Broker shall be repealed in its entirety.

Section 13. Minor Edits, Corrections and Additions. The Community Development Director shall be authorized to make minor typographical, immaterial or grammatical corrections

or additions to the Land Development Code, including but not limited to correcting spelling errors and adding, removing or supplementing materials that do not materially change the meaning or intent of the Land Development Code, without City Council approval, provided that the Community Development Department shall maintain full and complete records of all such edits, additions and corrections made to the Land Development Code.

Section 14. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 15. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 16. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE ___ DAY OF _____, 2016.

CITY OF CENTENNIAL

By: _____
Cathy A. Noon, Mayor

Approved as to Form:

For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of _____, 2016 and ordered published one time by title only in *The Villager* newspaper on _____, 2016, and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: _____
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN *THE VILLAGER* NEWSPAPER AND IN FULL ON THE CITY WEB SITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE ____ DAY OF _____, 2016, BY A VOTE OF ____ IN FAVOR AND ____ AGAINST.

CITY OF CENTENNIAL

By: _____
Cathy A. Noon, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of _____, 2016, and ordered published by title only, one time by *The Villager* newspaper on _____, 2016 and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: _____
City Clerk or Deputy City Clerk