

**SECTION 10-200 CENTENNIAL AIRPORT ENVIRONS
PLANNING AREA**

10-201 GENERAL PROVISIONS

10-201.01 TITLE

These Regulations, as amended from time to time, shall be known as "The Arapahoe County Centennial Airport Environs Planning Area Overlay District Regulations," and are referred to in this document as "these Regulations."

10-201.02 AUTHORITY

This Section is adopted pursuant to the powers and authority conferred by the laws of the State of Colorado, including but not limited to the following sections of the Colorado Revised Statutes: Article 28 of Title 30 (County Planning, Zoning, Subdivision); and Article 68 of Title 24 (Vested Rights); and all other powers authorized by the Constitution of the State of Colorado, state statutes, and common law including those for the regulation of land uses, land use planning and development, subdivision, environmental protection, police powers, and the power to abate nuisances.

10-201.03 PURPOSE

The purpose of these Regulations is to establish development standards that foster high-quality, attractive, and sustainable development that is consistent with the comprehensive plan of Arapahoe County, Colorado. The standards are intended to:

- A. Enhance the human and pedestrian scale of nonresidential developments and ensure compatibility between any residential neighborhoods and adjacent nonresidential uses;
- B. Insure that the on-going vitality of the Centennial Airport is considered and enhanced in the development of properties within the environs of the airport;
- C. Provide for the strengthening of the industrial and commercial base in the vicinity of the airport and opportunities for enhancing the employment base in the western portion of the County;
- D. Mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial and industrial buildings and centers; and
- E. Minimize negative impacts of on-site activities of industrial and commercial uses to adjacent uses.

10-201.04 APPLICABILITY

10-201.04.01 GENERAL APPLICABILITY

These Regulations apply to the following types of projects within the Centennial Airport Environs Planning Area (CAEPA). All Centennial Airport property is excluded from the CAEPA and is not subject to these standards. The area included in the CAEPA is as shown on Exhibit A

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(“CAEPA Vicinity Map”) attached to and incorporated within these Regulations, unless exempted under Subsection 10-202.04.02 below.

- A. All new construction that requires a building permit; and
- B. Expansions or enlargements equal to 50 percent or more of existing floor area in a single building, or addition of new floors, including any cumulative expansions or enlargements that meet this threshold based on the floor area in place at the time of adoption of these Regulations.
- C. The specific applicability of each provision of these Regulations varies and is dependent on the type of land use proposed, as detailed in subsequent sections of these Regulations. Generally, Section 10-202 applies to development of nonresidential land uses only, and the remaining sections apply to development of all types of land uses.

10-201.04.02 EXEMPTIONS

The following are exempt from the requirements of these Regulations:

- A. Routine maintenance and repair;
- B. Interior remodeling of existing building;
- C. Projects within an area covered by an approved final development plan or master development plan, so long as no amendment (other than an administrative amendment) to that plan is necessary; and
- D. Projects that submit a complete development application prior to adoption of these Regulations.

10-201.04.03 RELATIONSHIP TO EXISTING CODE

These Regulations contains supplemental standards that shall apply in addition to, and not in lieu of, all applicable requirements in the Arapahoe County Land Development Code, as may be amended from time to time, and any regulations promulgated pursuant to the code. The areas within the CAEPA are subject to Section 10-100 Overlay District Airport Influence Area.

10-201.04.04 CONFLICTING REQUIREMENTS

If the provisions of this Section are inconsistent with provisions found in other adopted codes, resolutions, or regulations of the County, this Section shall supersede unless otherwise expressly provided. In the event of conflict, the most restrictive requirement, as determined by the Planning Division Manager or his/her designee, shall control unless otherwise expressly provided, subject to any vested rights then in effect.

10-201.04.05 GRAPHICS AND PICTURES

Graphics and pictures contained in these Regulations are by way of example only and are not substantive requirements. Such graphics and pictures demonstrate one method of compliance with the standards set forth in these Regulations but do not preclude other methods for achieving compliance, subject to approval by the County.

10-201.05 PROCEDURE

Compliance with the applicable provisions of this Resolution shall be reviewed as part of the development plan or site plan review procedures of the County.

10-202 DEVELOPMENT AND DESIGN STANDARDS FOR NONRESIDENTIAL USES

10-202.01 APPLICABILITY

This Section applies to the development of any nonresidential use in the Centennial Airport Environs Planning Area. These standards are in addition to, and not in lieu of, the applicable requirements in the Arapahoe County Land Development Code, as may be amended from time to time, and any regulations promulgated pursuant to such code.

10-202.02 GENERAL STANDARDS FOR ALL NONRESIDENTIAL USES

10-202.02.01 BUILDING DESIGN

A. Four-sided Design Required

Each building subject to these Regulations shall incorporate a similar level of architectural detailing on all sides subject to public view or adjacent properties, not including properties across alleys (See Figure 1). Blank walls void of architectural details or other variation are prohibited. Four-sided design shall be achieved by meeting the Horizontal Articulation and Vertical Articulation requirements below.



Figure 1: Example of articulation along rear façade of a building

B. Horizontal Articulation

A single, large, dominant building mass shall be avoided. Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. No individual component shall have a horizontal length of more than 60 feet (See Figure 2).

1. Components shall be distinguished from one another through two or more of the following (except along the rear façade, where one of the following shall be required):
 - a. Variations in roof form or variations in roof height of two feet or more;
 - b. Changes in wall plane of one foot or more;
 - c. Variations in the arrangement of windows;
 - d. Recognizable changes in texture, material, or surface colors; or
 - e. On the façade facing the principal street at least 40 percent of the ground floor wall area between two and ten feet above grade shall consist of glazing (See Figure 3), and at least 25 percent of each upper floor wall area between

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three and eight feet above that story's finished floor elevation, as measured from that story's finished floor level, shall consist of glazing when that space is a habitable floor (See Figure 3).

2. If a single-story building has a façade taller than 20 feet, the façade area above 15 feet is subject to the same window requirement as the second-floor requirement in paragraph (5) above if a habitable mezzanine is part of the interior space.
3. Glazing installed under this Section must be maintained without interior or exterior obstructions that limit visibility, including, but not limited to, window signs, interior shelving, or window coverings (excluding window shades or blinds) during hours of business operation.



Figure 2: Examples of Horizontal Articulation



Figure 3: Example of Glazing

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C. Vertical Articulation

Buildings shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components. The component described as the body must constitute a minimum of 50 percent of the total building height.

D. Entrances

Buildings shall feature visually prominent entrances on the façade facing the principal street. A combination of at least two or more of the following techniques shall be used:

1. Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;
2. Prominent tower, dome, or spire;
3. Peaked roof;
4. Projecting or recessed entry;
5. Outdoor features, such as seat walls, landscaping with seasonal color, or permanent landscape planters with integrated benches; or
6. Other comparable techniques.

E. Exterior Building Wall Materials

The following materials are prohibited for use on exterior building walls:

1. Un-textured tilt-up concrete panels;
2. Corrugated metal; and
3. Mirrored or reflective glass, except in limited decorative ways comprising no more than 25 percent of the exterior building walls.

10-202.02.02 PEDESTRIAN AMENITIES

Ground-floor facades that face public streets or other public areas (e.g., outdoor gathering spaces, parks or open space, parking areas) shall incorporate pedestrian-oriented design features along no less than 60 percent of their horizontal length. Pedestrian-oriented design features include, but not be limited to, shaded sidewalks, arcades, entryways, and awnings. Display windows that meet the transparency requirements of Subsection 10-202.02.01 above may be used to meet this requirement.

10-202.02.03 OFF-STREET PARKING AREA

- A. All parking spaces shall accommodate full-size vehicles in accordance with the parking design standards contained in the County Land Development Code.
- B. Any designated passenger vehicle loading spaces shall be adjacent to the main building entrance and shall be appropriately signed for vehicle loading.

10-202.02.04 SERVICE AREAS

A. Location

Outdoor service areas, including loading docks, refuse collection areas, and similar facilities, shall be located at least 20 feet away from any public street, internal or private drive, sidewalk, internal pedestrian walkway, or building with a residential use (not including a mixed-use building). Trash collection or disposal areas shall not encroach into parking setbacks or required landscape buffers.

B. Screening

Trash enclosures shall be shielded from view by placement within buildings, or by an enclosure of with walls and/or fencing at least six feet in height. Trash storage containers, trash compactors and trash placed in such containers shall not project above

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the screening wall or fence. Wall, gates, and fence materials shall be identical to, or shall compliment, the exterior building materials on the primary structure. Trash enclosure gates shall be constructed of metal with screen material or cladding. Additional landscaped berms and plantings may be required to minimize views of service and trash areas.

10-202.02.05 SCREENING OF MECHANICAL EQUIPMENT

All rooftop and grade-level mechanical equipment shall be screened from grade-level view (See Figure 4). 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 inches in diameter shall also be screened. Screens shall be at least as high as the equipment they hide, and shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building.

10-202.02.06 LIGHTING

A. General Standards

1. Light sources shall be concealed or shielded with full cut-off light fixtures to minimize the potential for glare and unnecessary diffusion on adjacent property (See Figure 5).

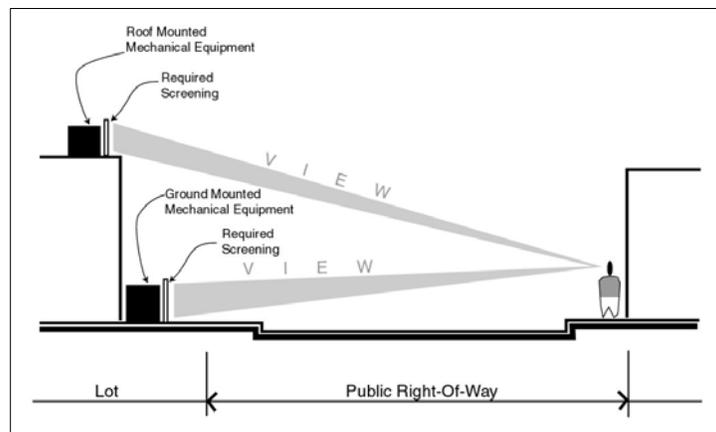


Figure 4: Example of Screening of Mechanical Equipment

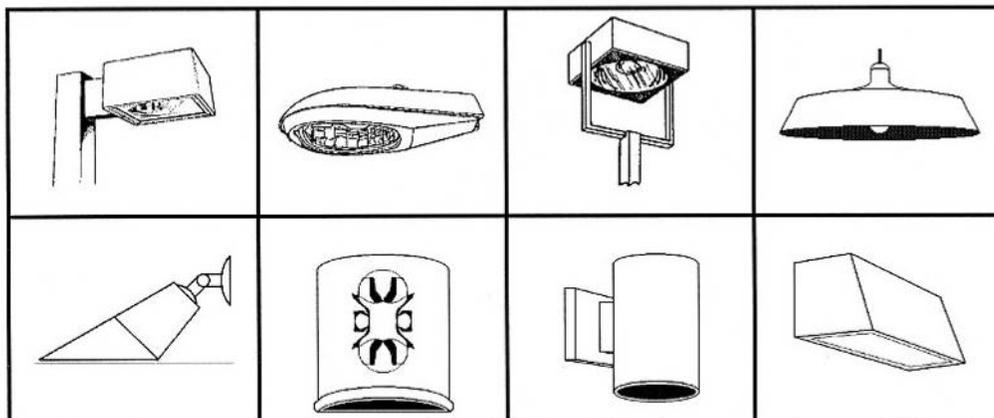


Figure 5: Examples of full cut-off light fixtures

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2. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of circulation and safety. The average level of illumination within parking lots shall not exceed 15 foot-candles. Foreground spaces, such as building entrances and outside seating areas, shall utilize local lighting that defines the space without glare. Floodlights shall not be utilized to light all or any portion of a building façade between 10:00 pm and 6:00 am.
3. Unless stated otherwise in these Regulations, in no case shall exterior lighting add more than one foot-candle to illumination levels at any point off site.
4. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
5. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the primary building roofline.
6. No exposed strip lighting used to illuminate building facades or outline buildings, neon tubing, or flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.
7. No roof-mounted lighting of any kind shall be allowed.

B. Lighting Exemptions

The following types of lighting are exempt from the requirements of these Regulations:

1. Temporary decorative seasonal lighting provided that individual lamps have a light output of 200 lumens or less.
2. Soffit or wall-mounted luminaries that are permanently attached to residential dwellings, not to exceed the height of the eave.
3. Temporary lighting for emergency or nighttime work and construction.
4. Temporary lighting for theatrical, television, and performance areas, or for special events authorized through a permit.
5. Lighting for outdoor recreational uses such as ball diamonds, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards: Maximum permitted light post height: 80 feet; maximum permitted illumination at the property line: two foot-candles; and limits on hours of illumination: exterior lighting shall be extinguished no later than 11:00 pm.

10-202.02.07 OUTDOOR STORAGE

The following standards apply to all outdoor storage that is not classified as a mini-warehouse or self-storage facility as defined in these Regulations, whether allowed as a principal use or an accessory use, unless such storage is completely enclosed within a building:

- A. No outdoor storage shall be located within 25 feet of the public road right-of-way.
- B. No outdoor storage shall be located within 300 feet of any lot line that abuts a residential zone district or residential dwelling unit that existed prior to the establishment of the outdoor storage use.
- C. No outside storage area shall encroach into a required setback.
- D. All outdoor storage shall be screened from view when the use is visible to the general public from public open space or park lands or from a public right-of-way (including streets, trails, and sidewalks). Screening shall consist of a solid fence or wall at least six

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and no more than ten feet in height, notwithstanding any more restrictive provisions contained in the County Land Development Code. Where topographic conditions such as elevated rights-of-way permit visibility over the fence or wall, such visibility shall not be considered a violation of these Regulations. For commercial uses, such fence or wall shall match the colors/materials of the site's primary building. Chain link fencing, with or without slats, shall not be used to meet screening requirements for any outdoor storage use.

- E. Stacks or piles of items shall not project above the fence or wall used to screen the material.
- F. No storage or accumulation of waste products, including paint, stain, oils, grease, or other flammable, toxic, or hazardous materials, or stagnant water, shall be permitted as part of any outside storage use if such materials exceed applicable fire code requirements.
- G. For industrial developments, outside storage areas shall not exceed a percentage of the total site area to be established at the time of site or development plan application review, and shall be typically associated with the specific industrial operation proposed for the building.

10-202.03 ADDITIONAL STANDARDS CERTAIN NONRESIDENTIAL USES

10-202.03.01 GENERAL STANDARDS

The general standards in this section shall apply to development of any of the following uses within the CAEPA area: convenience store, service station (or combined convenience store/service station), vehicle wash facility, fast-food restaurant, mini-warehouse or self-storage facility. Nothing in this Section 10-202.03 shall apply to cause a use existing as of the effective date of these Regulations to be declared a non-conforming use due to failure to meet any of the requirements established by this Section 10-202.03.

10-202.03.02 LOCATION STANDARDS

- A. Except as permitted under Section 10-202.03.03. below, no use referenced in Section 10-202.03.01. above may be located within the following areas:
 - 1. Within 300 feet of the platted right-of-way of the following roads: Arapahoe Road, Parker Road, Broncos Parkway, Easter Avenue, Dry Creek Road, Potomac Street, Chambers Road, Jordan Road, Briarwood Avenue, and Lima Street.
 - 2. Within 300 feet of a residentially zoned or residentially used property.
- B. Except as permitted under Section 10-202.03.03. below, a vehicle wash facility shall not be located within 1,000 feet of an existing and operational vehicle wash facility. No vehicle wash facility shall be located on a corner lot.
- C. Except as permitted under Section 10-202.03.03. below, no service station or convenience store shall be located within 1,000 feet of a parcel containing an existing and operational service station or convenience store.
- D. Except as permitted under Section 10-202.03.03. below, a mini-warehouse or self-storage facility shall not be located within 1,000 feet of a parcel containing an existing and operational mini-warehouse or self-storage facility.

10-202.03.03 EXEMPTION FROM LOCATION STANDARDS

The location restrictions contained in Section 10-202.03.02. above shall not apply to the development of any of the restricted uses within a planned, mixed-use development that meets all the following criteria:

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- A. The development contains a total aggregate of at least 50,000 square feet of new and fully enclosed floor area designed, intended, and suitable for commercial retail use; and
- B. The development includes four or more separate commercial retail uses other than a vehicle wash facility, convenience store, service station, fast-food restaurant, mini-warehouse, or self-storage; and
- C. All structures within the development are designed and constructed in a planned, integrated, compatible, and coordinated manner using the same or substantially identical:
 - 1. Exterior building materials and colors;
 - 2. Architectural features and style; and
 - 3. Lighting and lighting fixtures.
- D. All use(s) within the development demonstrate compliance with any applicable County-adopted design standards or regulations for such use(s); and
- E. Construction of the vehicle wash facility, convenience store, service station, fast-food restaurant, mini-warehouse, or self-storage facility within the development occurs either: (1) following issuance of a building permit(s) for buildings or structures containing at least 20,000 square feet of other commercial retail within the development; or (2) at a time or phase of development identified in a written subdivision improvement agreement or development agreement approved by the developer and the County.
- F. For purposes of this subsection 10-202.03.03., “commercial retail use” shall mean a use for which the primary and predominant activity is the display and retail sale of goods, merchandise, or services. Notwithstanding the foregoing, “commercial retail use” shall not include:
 - 1. Automobile, boat, or other vehicle sales for which a use tax may be applicable when such automobile or vehicles are sold to purchasers residing outside of Arapahoe County;
 - 2. Lumber yards or similar building material businesses;
 - 3. Vehicle wash facility, convenience store, fast-food restaurant, mini-warehouse, self-storage facility, or service station; and
 - 4. Sexually oriented business.

10-202.03.04 DESIGN AND OPERATIONAL STANDARDS

A. Building Elements Not Allowed as Signage

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, brash, intense, fluorescent, or metallic accent colors shall be used in limited application such as in signage.

B. Hardscaping

Large expanses of concrete or asphalt are prohibited. 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.

C. Lighting

Lighting for the use shall be adequate only to facilitate the activities taking place in such locations and shall not be used to attract attention to the business. Light levels measured at the property line shall not exceed 0.5 foot-candles, and shall not exceed 0.2 foot-candles at any point within 20 feet beyond the site’s property line as a direct result of the on-site lighting.

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D. Operational Requirements

1. Trash receptacles shall be emptied on a regular basis so as to maintain a clean and orderly appearance.
2. Outdoor display, storage, or sale of merchandise, vehicles, trailers, or other equipment on a permanent, temporary or seasonal basis shall not be permitted for all the restricted uses except auto dealerships, and except that items such as propane tanks and other merchandise not permitted to be stored inside may be located outside of a convenience store. Soda, water and other vending machines shall be placed within a building.

10-202.03.05 CONVENIENCE STORES/SERVICE STATIONS

The following additional requirements shall apply to the development and operation of any convenience store, service station (or combined convenience store/service station) within the CAEPA area.

A. Building and Site Design

1. Convenience store or service station must maintain a consistent style and architectural theme. This requirement includes fuel pump canopies, cashier booths, vehicle wash and other accessory structures.
2. A convenience store or service 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.

B. Fuel Pump Islands and Canopies

1. Fuel pump islands associated with service stations or convenience stores shall contain no more than two fuel dispensers per island. Convenience stores and service stations shall have a maximum of two fuel pump islands, or four fuel dispensers on a minimum one-half acre lot. 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 16 per lot.
2. Fuel pump canopies shall not serve as the dominant feature on the site or as a sign or an attention-getting device. 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 height of the canopy from the ground to the underside of the canopy 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.

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- g) Intercom or speaker systems shall not negatively impact adjacent residential uses. Such systems shall be designed to direct the sound away from adjacent residential properties.
- h) Fifty percent of the total land area covered by such canopy shall be counted toward any maximum FAR limitation for such use.

C. Building and Equipment Setbacks

1. The minimum lot size for a convenience store or service station shall be one-half acre (21,780 square feet). The principal building of a convenience store or service station shall be set back a minimum of 40 feet from any street right-of-way.
2. Fuel dispensers, fuel pump islands, detached canopies, compressed air connections, and similar equipment shall be set back a minimum of 20 feet from any street right-of-way. 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 other building. 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.

D. Lighting

All lighting on the underside of the canopy shall be recessed. 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.

E. Vehicle Wash Facility as an Accessory Use

A single-bay vehicle wash facility is allowed as an accessory use to a permitted service station or convenience store, subject to any use restrictions imposed by a governing preliminary development plan or applicable zone district, and the applicable design and other standards contained in these Regulations.

F. Minor Automotive Repair

The performance of all minor automotive repair work associated with a service station shall be wholly performed within an enclosed building or structure. 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 the Final Development Plan and are limited to no more than three spaces. 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.

10-202.03.06 FAST-FOOD RESTAURANTS

The following additional requirements shall apply to the development and operation of any fast-food restaurant within the CAEPA area.

A. Site and Building Design Requirements

1. Drive-in lanes and vehicle stacking areas adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by walls, railings, or hedges at least 36 inches in height.
2. The circulation system shall provide continuous traffic flow with efficient, non-conflicting movement throughout the site. Conflicts between major pedestrian movement and vehicular circulation shall be minimized.

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3. Adequate stacking spaces shall be provided for the drive-through lanes of a fast-food restaurant in accordance with the County Land Development Code. Required stacking lanes shall not block or interfere with site circulation patterns.
4. 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.
5. 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.

B. Building and Equipment Setbacks

1. A fast-food restaurant shall be set back a minimum of 40 feet from any street right-of-way and shall meet the side and rear setbacks required by the underlying zone district or development plan, as applicable.
2. Drive-through ordering systems/speakers 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.

C. Lighting

Where a fast-food restaurant abuts property zoned or used for residential purposes, lights illuminating the drive-in lanes, vehicle stacking areas or the order/pick-up windows shall be extinguished at the close of business.

10-202.03.07 MINI-WAREHOUSE OR SELF-STORAGE FACILITIES

The following additional requirements shall apply to the development and operation of any mini-warehouse or self-storage facility within the CAEPA area.

A. Site Design Requirements

1. No mini-warehouse or self-storage facility shall exceed five acres in size.
2. A self-storage facility shall be completely enclosed with a brick or other masonry perimeter wall of no less than six feet in height.
3. No individual self-storage unit, loading area or other service area shall be visible from any public right-of-way except through openings serving as gates within fencing or where topographic conditions such as elevated rights-of-way will permit visibility over the perimeter wall.
4. Gates shall be designed in a manner to balance the aesthetic compatibility of the self-storage facility fencing materials with the facility security. Colored metal or wrought iron gates designed to enhance the appearance of the facility are encouraged. The use of chain link or barbed wire within the self-storage facility is prohibited.
5. Restroom facilities shall be provided on-site suitable for employee and visitor use.
6. Trash dumpsters shall be provided within the self-storage facility site. Dumpsters shall not be visible from any public right-of-way or if visible, shall be enclosed within a wall similar in design and construction as the perimeter wall.
7. Adequate snow storage areas shall be provided within the property of the self-storage facility. Snow storage areas shall be made accessible and available at all times for the exclusive use of snow storage from October 1 to April 30.

B. Building Design Requirements

1. The architectural design of a self-storage facility shall be harmonious with the character of the surrounding neighborhood and shall integrate neutral colors and tones as the predominant color palate.
2. Flat roofs shall be prohibited. All roofs shall be pitched and sloped to create visual interest. Use of varying roof pitches and slopes is encouraged and, where a self-storage facility is located within 1,000 feet of a residential area, roof pitches and slopes are encouraged to mimic the pitches and slopes of the residential structures.
3. At least 60 percent of the exterior façade of a self-storage facility shall consist of masonry. Masonry shall include brick, stone or integrally tinted, textured masonry block.
4. The use of intense, reflective, fluorescent, or metallic colors on storage unit doors, fencing, roofing, or walls is prohibited. Intense colors include but are not limited to yellow, orange, and red.
5. No self-storage unit within a self-storage facility shall contain electrical outlets for use by tenants of such facility.

C. Access, Circulation, and On-site Parking

1. The circulation system shall provide continuous traffic flow with efficient, non-conflicting movement throughout the site.
2. Ingress and egress for a self-storage facility shall provide for a hard surface of a minimum of 20-foot width with a radius of 50 feet at all cul-de-sacs or turnarounds for fire and other safety vehicles.
3. Parking areas shall not be located in any loading area of individual self-storage units.

D. Building and Equipment Setbacks

A self-storage facility shall be set back a minimum of 40 feet from any street right-of-way. Mini-warehouse and self-storage facilities shall meet the side and rear setbacks required by the underlying zone district or development plan, as applicable.

E. Operational Requirements

1. Climate-controlled self-storage facilities are permitted. In no event, however, shall a self-storage facility be refrigerated. For purposes of this section, “refrigerated” shall mean maintaining a temperature below 55 degrees Fahrenheit for more than one hour.
2. The self-storage facility shall have a security system requiring the use of cards, keypads, keys or similar security devices limiting access to tenants and to fire, police, and emergency service officials when required.
3. Self-storage units shall be used solely for the purpose of storage of goods and possessions and shall not be used for conducting or operating a business, hobby, or any type of activity not related to the storage of personal property.
4. No self-storage unit shall be used for the storage of explosives, ammunition or hazardous or flammable materials and the operator/owner of a mini-warehouse or self-storage facility shall include such requirement in its written agreement with each tenant.
5. No outdoor storage is permitted on the site of the mini-warehouse or self-storage facility.

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10-202.03.08 VEHICLE WASH FACILITIES

The following additional requirements shall apply to the development and operation of any vehicle wash facility within the CAEPA area, whether allowed as a primary use or as an accessory use to a convenience store or service station.

A. Water Conservation Requirements

1. Any vehicle wash facility that obtains a Certificate of Occupancy or a Temporary Certificate of Occupancy after the effective date of these Regulations shall 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 car wash installation.
2. Any vehicle wash facility operator that has obtained a Certificate of Occupancy or a Temporary Certificate of Occupancy prior to the effective date of these Regulations 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 County, or any water service district within the County, 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 the effective date of these Regulations, except for the purpose of replacing under floor heating 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 exists on the effective date of these Regulations.
3. An applicant for a convenience store or service station with an accessory vehicle wash facility proposed for construction after the effective date of this Resolution, shall submit its Final Development Plan for review to the applicable water and wastewater providers to insure appropriate and safe provision, use and discharge of water into the wastewater system and shall provide the County with evidence of its submittal to and response by the applicable water and wastewater providers.

B. Site Design Requirements

1. To the maximum extent practicable, wash bays shall be sited parallel to the adjacent street in such a way as to use the frontage efficiently and be oriented away from any abutting residentially zoned or used property.
2. There shall be a minimum distance of 150 feet between any two curb cuts used for entrances and/or exits to a vehicle wash facility. Notwithstanding the 150-foot requirement, the access requirements of the County Infrastructure Design and Construction Standards Manual, Chapter 11- Access Requirements and Criteria shall be met, subject to submittal and analysis of a required traffic study.

C. Building and Equipment Setbacks

A vehicle wash facility shall be set back a minimum of 40 feet from any adjacent streets. Accessory equipment such as vacuum facilities shall be set back a minimum of 20 feet from any adjacent street. Vehicle wash facilities shall meet the side and rear setbacks required by the underlying zone district or development plan, as applicable.

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D. Access, Circulation, and On-site Parking

1. Access points and driveways shall be planned and shared between properties to the greatest extent possible, and access easements shall be noted on the final development plan.
2. Sidewalks to accommodate pedestrian activity shall be provided. Pedestrian access shall be provided from the perimeter of the property to the vehicle wash facility in accordance with Section 10-204.03 below.
3. The circulation system shall provide continuous traffic flow with efficient, non-conflicting movement throughout the site. Conflicts between major pedestrian movement and vehicular circulation shall be minimized.
4. If accessory vacuuming facilities are provided, a minimum of one parking space for each vehicle capable of being serviced at any one time at such vacuum facility shall be provided. Parking spaces for accessory vacuuming facilities shall not interfere with circulation or entrance or exit drives.
5. In addition to any parking requirements for employees and wash bays set forth in the County Land Development Code, each car wash bay of a vehicle wash facility shall have the following vehicle stacking capacity for vehicles waiting to be serviced:
 - a. Three stacking spaces for each bay in a self service vehicle wash facility.
 - b. Six stacking spaces for each in-bay or conveyor vehicle wash facility.

E. Operational Requirements

No outdoor storage of vehicles, products, or discarded materials shall be permitted.

10-202.03.09 AUTOMOBILE OR VEHICLE SALES USES

A. Location Standards

The following location restrictions apply to automobile or vehicle sales uses (new or used): an automobile or vehicle sales use shall not be located within 1,500 feet of the platted right-of-way of Arapahoe Road, Parker Road, Broncos Parkway, Easter Avenue, Dry Creek Road, Potomac Street, Chambers Road, Jordan Road, Briarwood Avenue, and Lima Street.

B. Minimum Lot Size

The minimum lot size for an automobile or vehicle sales use within the CAEPA area shall be five acres.

10-203 LANDSCAPING

10-203.01 APPLICABILITY

All development in the CAEPA area shall comply with the following standards, which are in addition to, and not in lieu of, the applicable requirements in the Arapahoe County Land Development Code, as may be amended from time to time, and any regulations promulgated pursuant to such code.

10-203.02 XERISCAPING/WATER CONSERVATION

10-203.02.01 DROUGHT-TOLERANT PLANT MATERIALS

A minimum of 50 percent of the plant materials used to meet applicable landscaping requirements shall be on the approved drought-tolerant plant list as set forth in this Land Development Code.

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10-203.02.02 WATER CONSERVATION TECHNIQUES

Three or more of the following water conservation materials/techniques shall be incorporated in all required landscaped areas:

- A. Group plants with similar water requirements together;
- B. Confine high-irrigation turf and plantings to those areas that are highly visible or frequently used, such as around building entrances, playgrounds, playing fields, and landscape buffers along public rights-of-way;
- C. Amend soils with organic matter; or
- D. Use mulched areas, hardscaping, rock, and other inorganic materials in limited decorative ways.

10-203.03 LANDSCAPING INSIDE PARKING AREAS

10-203.03.01 MINIMUM PERCENTAGES

- A. Parking lots containing 20 or more spaces shall landscape a minimum of 10 percent of the total land area used for parking.
- B. Parking lots with fewer than 20 parking spaces shall landscape a minimum of five percent of the total land area used for parking.

10-203.03.02 LANDSCAPE ISLANDS

- A. Landscape islands shall be a minimum of 80 square feet (measured back of curb to back of curb) and have a six-inch vertical curb on all sides (See Figure 6).
- B. Plant materials selected for use at the perimeter of landscape islands shall be limited to ground covers or other low-growing species that are capable of withstanding occasional foot traffic.

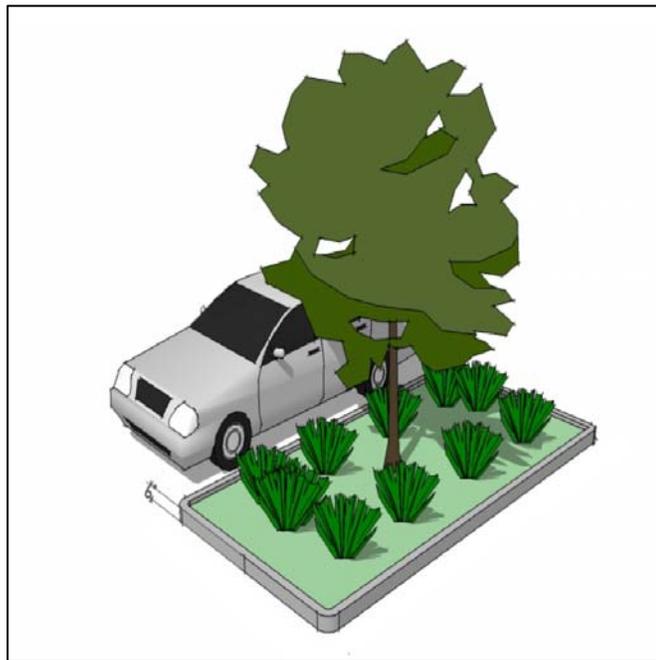


Figure 6: Example of Parking Lot Landscaped Island

10-203.03.03 PARKING BAY SEPARATION

No more than two parking bays may occur without a landscape buffer of at least 12 feet in width. Landscaped islands shall be provided at both ends of each parking bay.

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10-203.03.04 PERIMETER PARKING AREA LANDSCAPING

- A. Except where a landscape buffer is otherwise required pursuant to the County code, parking area edges shall be screened from public streets and sidewalks, public open space, and adjacent properties by one of the following methods:
1. A berm no more than three feet high with a maximum slope of 3:1 in combination with stands of evergreen trees, canopy shade trees, ornamental trees and/or shrubs;
 2. A low continuous landscaped hedge at least three feet high consisting of a double row of shrubs planted three feet on center in a triangular pattern; or
 3. A decorative masonry wall at least three feet high in combination with landscaping; or
 4. A combination of any of these methods.
- B. Fences and walls in buffer areas shall be no more than six feet in height, with the finished side of the fence facing out.

10-203.04 BUILDING FOUNDATION LANDSCAPING

Barring documented soil difficulties, a minimum of ten percent of required trees and shrubs must be located within ten feet of the primary building foundation along any facade visible from streets, residential uses, or public lands. Foundation plantings may be clustered to provide interest and accent key features such as building entries.

10-204 CONNECTIVITY

10-204.01 APPLICABILITY

All development in the CAEPA area shall comply with the following standards, which are in addition to, and not in lieu of, the applicable requirements in the Arapahoe County Land Development Code, as may be amended from time to time, and any regulations promulgated pursuant to such code.

10-204.02 VEHICULAR CONNECTIONS

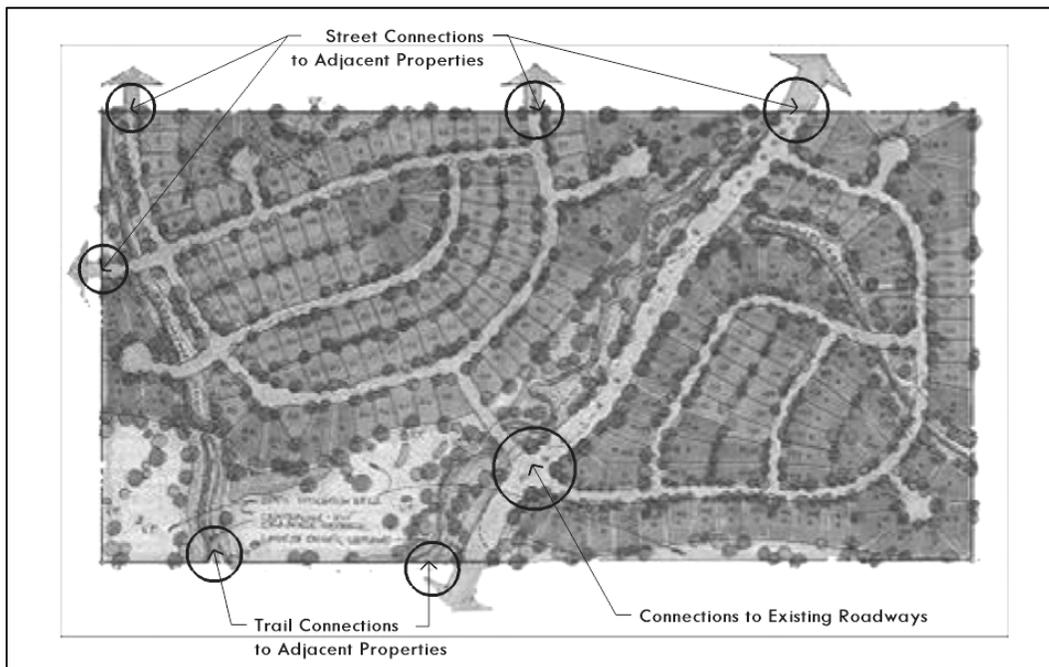


Figure 7: Example of Connections to Adjacent Development

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Private driveway or public street connections shall be provided to all existing private driveways or public streets on adjacent sites, or stub-outs if through-connections are not feasible (See Figure 7). Local street connections spaced at intervals not to exceed 600 feet along each boundary abutting adjacent land for future street connections to adjacent developable parcels shall also be provided.

10-204.03 PEDESTRIAN CONNECTIONS

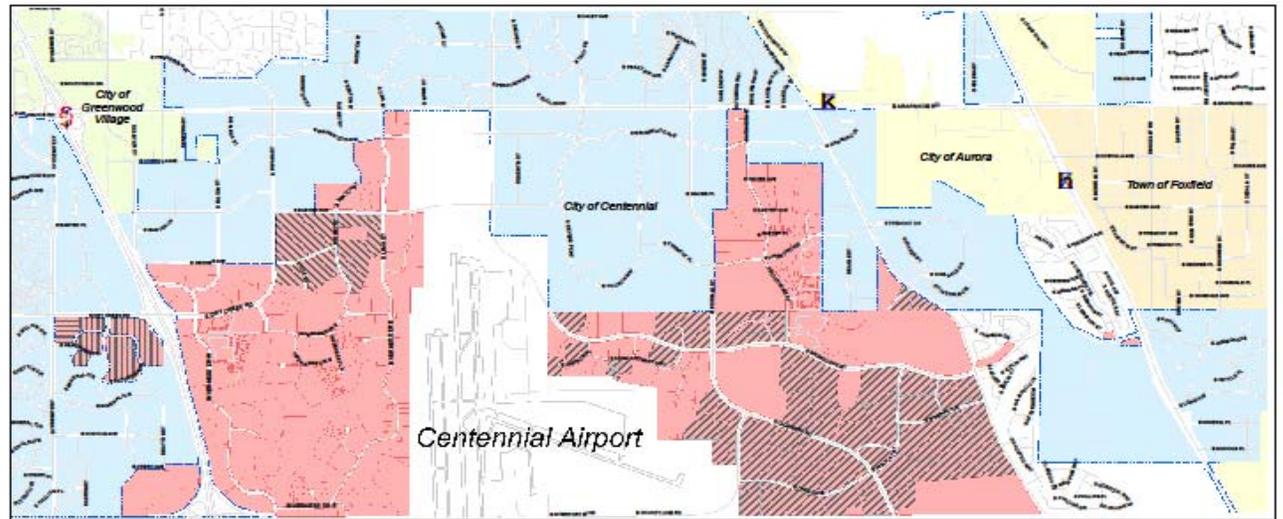
10-204.03.01 CONNECTIONS AND RELATED REQUIREMENTS

- A. All development shall provide a network of on-site pedestrian walkways with a minimum width of six feet to and between the following areas; for example, sidewalks adjacent to a public street shall be connected to all publicly used entrances, all off-street parking areas, all sidewalks or walkways on adjacent properties that extend to the boundaries shared with the subject development, and any transit-related facilities as described below:
 1. Public entrances to each building on the site, including pad site buildings;
 2. Parking areas;
 3. Sidewalks or walkways on adjacent properties that extend to the boundaries shared with the subject development;
 4. Sidewalks adjacent to a public street; and
 5. Adjacent public transit station areas, transit stops, park and ride facilities, or other transit facilities.
- B. Pedestrian-level, bollard lighting not exceeding three feet in height, ground-mounted lighting or other low, glare-control fixtures mounted on building or landscape walls shall be used to light pedestrian sidewalks and walkways. Pedestrian areas shall be illuminated to a minimum of one foot-candle. Pedestrian lighting required by this section shall meet all lighting standards contained in Section 10-202.02.06 of these Regulations.
- C. Bicycle access from the development site shall be provided to any existing or designated sidewalks, bike paths, or bike lanes located adjacent to the development.
- D. Connections shall be made at points necessary to provide direct pedestrian and bicycle travel from the development to major pedestrian destinations located within the adjacent neighborhood(s). In order to provide direct pedestrian connections to these adjacent destinations, the County may require additional sidewalks, walkways, or bike paths not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway. Major pedestrian destinations include, but are not limited to, residential subdivisions, schools, parks, open space, recreational facilities, neighborhood shopping, employment, recreation or community centers, public or civic uses, and institutional uses such as religious assembly.
- E. Pedestrian walkways and crosswalks shall be identified through the use of one or more of the following methods:
 1. Changing paving material, patterns, or paving color;
 2. Changing paving height;
 3. Decorative bollards;
 4. Painted crosswalks; or
 5. Raised median walkways with landscaped buffers.

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10-205 Exhibit A
Centennial Airport Environs
Planning Area Development Standards Map

Exhibit A is not to scale in this document – please request a map to scale.



LEGEND
Centennial Boundary
CAEPA Parcels

MDP AREAS (excerpt from CAEPA Development Standards):
Dove Valley Business Park 1st Amend MDP, 204-010
Dry Creek Corporate Center MDP, 209-005
Panorama Corporate Center 2nd Amend MDP, A01-011
Panorama Corporate Center 3rd Amend MDP, 203-007

0 0.25 0.5 1
Miles

**CENTENNIAL AIRPORT ENVIRONS PLANNING AREA
VICINITY MAP-EXHIBIT "A"**

DATA SOURCES:
1. City of Centennial Land Use Department 2002-05
2. Arapahoe County, 2002-05
3. URS Corporation, 2006
4. City of Centennial Boundary
(version updates: Farnsworth 2002, URS 2003, Farnsworth 2003, URS 2004, URS 2005)

DISCLAIMER:
The contents of this map were compiled from a variety of best available sources. The map and associated data herein is subject to change; therefore, Arapahoe County and the City of Centennial/URS Corporation makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein.

As reference to the Arapahoe County Land Development Code, Part 1 Zoning Regulations, Section 3400A Overlay District Centennial Airport Environs Planning Area (former Joint Planning Area, adopted January 2, 2007), as amended [December 9, 2008].

Arapahoe County
CAEPA OVERLAY DISTRICT MAP
Development Standards Restriction Area

Resolution No. 060789, Joint Planning Area/JPA Overlay District
Effective Date: January 2, 2007

Resolution No. 080898 Centennial Airport Environs Planning Area /
CAEPA Overlay District
Effective As Amended: [December 9, 2008]

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Last printed date: 12-16-08