

**CHAPTER III**

**DEFINITIONS**

CHAPTER III - DEFINITIONS

The following definitions shall apply to all portions of the Development Policy and Application Procedures for Aeronautical and Non-aeronautical Land Uses at Centennial Airport. In certain cases, more detailed or more specific definitions may be found within a section. In such cases, the more specific definition shall control.

A. RULES OF CONSTRUCTION OF LANGUAGE

1. The particular controls the general.
2. The word "used" shall include "arranged", "designed", "constructed", "altered", "converted", "rented", "leased", or "intended to be used."
3. The word "shall" is always mandatory and not directory. The word "may" is permissive.
4. Words used in the present tense include the future, unless the context clearly indicates the contrary.
5. Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.

B. DEFINITIONS

ABUTTING. Having a common property line or district line with an adjacent property.

ACCESS APRON. The area adjacent to the public use ramp which is used for access to aprons of hangars with aircraft doors perpendicular to the edge of the ramp. Minimum width of the access apron is 40 feet.

ACCESSORY USE OR STRUCTURE. A use or structure (exceeding 120 square feet) subordinate to the principal structure or use which serves a purpose customarily incidental to the principal use.

ACRE, GROSS. An area in any shape containing 43,560 square feet.

APRON. The paved area between the public use ramp and the aircraft hangar door. This is normally used only by the hangar occupants.

AIRPORT INFLUENCE AREA. An area within Arapahoe County, proximate to Centennial Airport, which is recognized by the Board of County Commissioners as containing lands which might be affected by noise and/or safety hazards associated with aircraft operations associated with said Airport. (See Appendix A for graphic illustration of areas influencing Centennial Airport.)

ALTER. To change any of the supporting members of a building such as bearing walls, columns, beams or girders.

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

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

AREA. Any area within a building or outside and adjacent or in the vicinity of a building.

AREA, GROSS FLOOR. The sum of the gross horizontal areas of the several floors of a building or portion thereof, including the basement, if any, as measured from the interior faces of the exterior walls of such buildings.

AREA OF STATE INTEREST. Pursuant to Article 65.1 of Title 24 C.R.S. as amended (Houses Bill 1041-1974), an area identified by the Board of County Commissioners as warranting State review of land use decisions. (See Appendix B.)

AUTO REPAIR, MINOR. Vehicle repair and/or servicing consisting of a minor nature, such as tune up, oil change, chassis lubrication, tire change or repair, wheel alignment, muffler repair or installation.

AUTO REPAIR, MAJOR. Vehicle repair consisting of assembly or disassembly of engine parts, body parts, transmission, chassis, axles, etc. and/or the process of painting.

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

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

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

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

BUILDING ENVELOPE. The portion of a lot within applicable setback requirements where building construction will be permitted.

BUILDING, HEIGHT OF. The vertical distance from the average finished grade immediately adjacent to the structure to the highest point of the structure, including rooftop appurtenances.

BUILDING LINE, FRONT. A line parallel to the front lot line at the rear of the front yard.

BUILDING, MAIN. A building in which is conducted the principal permitted use of the lot on which it is situated.

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

CHILD CARE CENTER. A facility, by whatever name known, which is maintained for the whole or part of a day for the care of five or more children under the age of sixteen years and not related to the owner, operator, or manager thereof, whether such facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes facilities commonly known as day care centers, day nurseries, nursery schools, kindergartens, preschools, play groups, day camps, summer camps, and centers for mentally retarded children and those facilities which give 24-hour care for dependent and neglected children, and includes those facilities for children under the age of six years with stated educational purposes operated in conjunction with a public, private, or parochial college or a private or parochial school; except that the term shall not apply to any kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six grades.

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

COMPATIBLE ARCHITECTURAL TREATMENT. Colors, materials and general architecture which is used within a development or used in conjunction with an adjacent development in order to provide land use compatibility so the effect of building facade treatment and rooftop screening is compatible with the other use(s) as may be determined by the Authority.

CONCRETE, MORTAR AND ASPHALT BATCHING OPERATIONS. A site, together with its accessory facilities, where sand, gravel, cement and various petroleum derivatives are compounded to manufacture concrete, mortar and asphalt.

CONVENIENCE COMMERCIAL. A retail or service commercial use which serves the area immediately surrounding the use by providing groceries, sundries and miscellaneous services which do not typically offer comparison shopping opportunities.

DAY CARE CENTER. An establishment used for the purposes of providing care for eight or more children under the age of 16 years who are not related to the owner, operator or manager thereof, for less than a 24-hour consecutive period.

DAY CARE HOME. A dwelling unit used for the purposes of providing care, for compensation, of children under the age of 16 years who are not related to the owner, operator or manager thereof for less than a 24-hour consecutive period.

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

DRIVE-THRU RESTAURANT OR REFRESHMENT STAND. An establishment in which food or beverages are sold to the customers, some or all of whom customarily consume their purchases outdoors in or near their cars.

EXPLOSIVE AND HIGHLY FLAMMABLE OR HAZARDOUS MATERIALS. Materials or liquids which, when ignited, exhibit large scale, rapid and spectacular expansion, outbreak or other upheaval. Hazardous materials are as defined by State statute.

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

FAST-FOOD RESTAURANT. A restaurant operation located either within a retail center, or situated on its own freestanding "pad," which primarily 1) serves food that is prepared and/or packaged within five minutes and is generally intended for consumption away from the premises, 2) contains a drive-in or drive-thru facility, and/or 3) is intended to primarily serve the passerby and/or motoring public.

FLOODPLAIN. The area adjoining any river, stream, watercourse, lake or other body of standing water which is subject to inundation by a 100-year flood as defined by the floodplain administrator.

FLOOR AREA, GROSS. All areas located within the outside walls of a building, exclusive of basement area, garage space and porches.

FLOOR AREA RATIO. The ratio of building gross square footage to the gross square footage of a parcel. For example, 21,780 square feet of building on one acre of land (43,560 square feet) would equal a 1:2 floor area ratio.

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

GEOLOGIC HAZARD. A geological phenomenon which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. This term includes, but is not limited to, landslide, rockfall, seismic effect, mud flow, ground subsidence and unstable or potentially unstable slopes.

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

HOTEL. A commercial establishment offering lodging to transients, typically in completely furnished individual guest rooms or suites, and often having restaurants, public rooms, shops, etc., that are available to the general public.

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

LESSEE. The person(s) or entity holding a lease from the Arapahoe County Public Airport Authority for a lot within the boundaries of Centennial Airport.

LOT. Any development site located within the boundaries of Centennial Airport which is legally described in a lease agreement.

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

LOT COVERAGE. That portion of the lot area covered by a building(s), including all overhanging roofs and parking areas (note definition of UNOBSTRUCTED OPEN SPACE.)

LOT, DOUBLE FRONTAGE. A lot having a frontage on two non-intersecting streets as distinguished from a corner lot.

LOT, INTERIOR. A lot other than a corner lot.

LOT LINE, FRONT. The line separating a lot from a street or road upon which the principal building faces.

LOT LINE, REAR. The lot line opposite and most distant from the front line, except for corner lots. The rear lot line may be any lot line not fronting on a street. Triangular lots shall maintain a rear yard of not less than 25 feet from the point of intersection of the side lot lines.

LOT LINE, SIDE. Any lot line which is neither front nor rear.

LOT WIDTH. The distance between side lot lines measured at the rear of the front yard.

MICROWAVE DISH. A receiver for ultrahigh frequency electromagnetic waves.

MINERAL RESOURCE AREA. An area in which minerals are located in sufficient concentration in veins, deposits, bodies, beds, seams, fields, pools or otherwise, as to be capable of economic recovery. The term includes but is not limited to any area in which there has been significant mining activity in the past, there is significant mining activity in the present, mining development is planned or in progress or mineral rights are held by mineral patent or valid mining claim with the intention of mining.

MOTEL. A roadside hotel providing travelers with lodging, typically in completely furnished individual guest rooms which are united under one roof but have individual entrances, and with nearby parking space.

NOISE LEVEL REDUCTION (NLR). Construction techniques utilized for the purpose of reducing interior noise levels of structures to acceptable levels as may be determined by the Arapahoe County Public Airport Authority.

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

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

NURSERY SCHOOL. An establishment providing specialized curriculum and group care on a planned, regular basis for more than four children, unrelated by blood or adoption, for less than 24 hours.

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

OFF-STREET PARKING. A site or portion of a site devoted to the off-street parking of motor vehicles including parking spaces, aisles, access drives and landscaped areas.



OPEN SPACE. Land utilized for recreational, landscaping and/or buffering purposes. Examples include park lands and landscaping treatments within non-residential developments. Open space credit for non-residential developments shall be given for treatments such as berms, sodded areas, trees, water features, decorative rock treatments and, in some cases, landscaped plazas and atriums.

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

P.U.D. PLAN. The Preliminary Development Plan and/or the Final Development Plan controlling the Planned Unit Development.

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

PLANNED UNIT DEVELOPMENT (P.U.D.). An area of land controlled by one or more landowners to be developed under unified control or unified plan of development for a number of commercial, educational, recreational or industrial uses or any combination of the foregoing, the plan for which may not correspond in lot size, bulk or type of use, lot coverage, open space or restrictions to the existing land use regulations.

PROFESSIONAL OFFICE. A place of business for any of the following: accountants, architects, attorneys, bookkeeping services, brokers (of stocks, bonds, real estate), building designers, medical and dental professionals, corporate offices, drafting services, financial institutions, development companies, engineers, surveyors and planners, insurance agencies, interior decorators and designers (no retail sales allowed on premises), laboratories, landscape architects, pharmacies, notaries, typing and secretarial services, and other similar businesses and professions.

PUBLIC IMPROVEMENTS. Certain roadway, traffic and drainage facilities required to support land use proposals. These facilities are required by the Arapahoe County Board of Commissioners via the Subdivision Improvement Agreements to mitigate impacts resulting from developing vacant property.

PUBLIC STREET. A public right-of-way which provides the principal means of access to abutting property.

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

QUASI-PUBLIC USE. Charitable, educational, cultural and/or religious organizations or uses which, as a primary function of their operation, provide significant benefits to the health, safety and welfare of the citizens of Arapahoe County, as may be determined by the board of County Commissioners. Examples of such uses are religious organizations, private meeting halls and private schools.

RAMP. The paved operational area (other than runways and taxiways) that is available for public use.

RAMP TAXILANE. A portion of the ramp utilized for public use aircraft movement other than parking areas which is delineated by a centerline. Ramp leaseholders are responsible for ensuring the ramp taxilane is not used for aircraft parking or staging.

RAMP TAXIWAY. A portion of the ramp designated as a public use taxiway, and which is marked and provides clearance criteria as established in FAA Advisory Circular 150/5300-13.

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

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

RECREATIONAL VEHICLES (R.V.\$). A motor home, travel or camping trailer, boat, van or truck camper, with or without self-motive power, designed for temporary human habitation.

RESOURCE RECOVERY OPERATION. An industrial processing operation which primarily is conducted for the purpose of recycling and/or reuse of a product or products.

RIDING STABLE AND/OR ACADEMY. Any establishment which rents, boards or leases riding animals and gives lessons to develop horsemanship.

**RIGHT-OF-WAY.** An area or strip of land over which a right of passage has been recorded for use by vehicles, pedestrians, and/or facilities of a public utility.

**SETBACK, BUILDING.** The distance between the property line of a lot to the exterior face of a building; to the back of curb of a parking area; or to other improvements. The street property line is either the existing or proposed back of curb, whichever is more restrictive.

**SETBACK, PARKING.** The distance between the property line of a lot and any point on the exterior face of that portion of a building and an area for the parking of vehicles.

**SIGHT TRIANGLE.** An area of land located at intersections of streets, drives, and other public and/or private ways situated to protect lines of sight for motorists, within which, the height of materials and/or structures is limited.

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

**SITE-SPECIFIC DEVELOPMENT PLAN.** Pursuant to the Colorado Revised Statutes, as may be amended, a Plan approved by the Board of the Arapahoe County Public Airport Authority which grants a vested property right.

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

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

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

**STRUCTURE.** Anything which is constructed or the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

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

SUBDIVISION IMPROVEMENTS AGREEMENT. One or more security arrangements which Arapahoe County shall accept to secure the actual cost of construction of such public improvements as may be required by the Arapahoe County Board of County Commissioners.

360 DEGREE ARCHITECTURAL TREATMENT. Building materials, color schemes and rooftop screening which is identical on all sides of a structure, and which encloses loading docks and other service areas.

TIRES, BATTERIES AND ACCESSORIES. Retail establishments which perform minor auto repair, as defined in this section.

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

UNIFORM BUILDING CODE. The edition of the Uniform Building Code (UBC) currently adopted by Arapahoe County.

UNIFORM FIRE CODE. The edition of the Uniform Fire Code (UFC) currently adopted by South Metro Fire Protection District.

USE. The purposes for which land or premises or a building thereon is designed, arranged, or intended, or for which it is or may be occupied.

USE BY SPECIAL REVIEW. Use which must have approval of the Board of the Arapahoe County Public Airport Authority before being allowed on the Airport.

USE, PRINCIPAL. The primary use located on a parcel.

USE, SPECIAL EXCEPTION. Use which must have approval of the Board of the Arapahoe County Public Airport Authority before being allowed on the Airport.

VESTED PROPERTY RIGHT. Pursuant to the Colorado Revised Statutes, as may be amended, a property right granted for three years after approval of a "site specific development plan," as approved by the Board of the Arapahoe County Public Airport Authority.

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

YARD, REAR. Required unobstructed open space extending from the rear lot line into a lot over the full lot width; provided, however, that exterior chimneys soffits, overhangs, decks, patio covers, bay windows and carports may extend into the rear yard a distance of up to 30 inches. Said rear yard shall be measured from the property line to the foundation or the nearest point of projection of the structure.

YARD, SIDE. Required unobstructed open space extending from the side lot line into a lot over the full lot depth; provided, however, that exterior chimneys, soffits, overhangs, decks, patio covers, bay windows and carports may extend into the side yard a distance of up to thirty inches 30 inches. Said side yard shall be measured from the property line to the foundation or to the nearest point of projection of the structure.

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

65 Ldn. The "A weighted", day/night average sound level which can be used to assess the amount of exposure to aircraft noise which can be expected at certain locations proximate to an airport. The 65 Ldn noise contour is recognized in these Regulations as having enough potential noise impact on certain land uses to warrant noise level reduction (NLR) methods in construction of these land uses.