

This brochure provides general information about some of Aurora's Municipal Codes. The amount of information contained herein was limited by the space available. Please call the Neighborhood Services Department at 303-739-7280 for more specific information on zoning and housing codes.

City Codes related to **zoning and community maintenance are a means of ensuring that the** community's land uses are compatibly located and used for the health, safety and general welfare of the community. The City of Aurora has a commitment to provide safe and sanitary living conditions for all its residents. It takes a cooperative effort of investors, owners, tenants and the city to achieve a successful property maintenance program.

A. ADDRESS ON BUILDING/HOUSE

All buildings shall have addresses visible from the street, but in no case shall the numbers be less than 4 inches in height. Address numbers on the buildings must be in sharp contrast to the building.

B. ALLEYS

Occupants and/or owners are responsible for cleaning and maintaining the area from the rear property line to the center line of the alley. (Tree trimming, cutting weeds, disposing of trash, etc.)

C. ANIMALS

Only customary household pets are allowed. A maximum of **three** adult dogs and **five** cats may be kept at one location. All cats and dogs must have yearly rabies vaccinations and be licensed with the city. It is the responsibility of the occupants and/or owner to remove all animal droppings from their property on a daily basis.

Animal owners/custodians are responsible for the IMMEDIATE removal of ALL excrement deposited by the animal upon any Public Property. Dogs found running at large may be impounded by the Animal Care Division (Animal Care 303-326-8288).

D. BUSHES / PLANTS / SPECIAL HAZARDS/TREES

Bushes over sidewalks must be cut back 6 inches from the sidewalk to clear walkway. The maximum height of hedges in the front yard is 42 inches. (EXCEPTION - See Visibility Triangle). Plants which have thorns, spines, or prickles shall not be planted or maintained within 3 feet of a public right-of-way or

sidewalk. It is the responsibility of the occupant and/or owner to cut and remove all tree branches lower than 8 feet over sidewalks and 13 feet 6 inches over street, alley or highway. If it is a City of Aurora tree, call Forestry at 303-739-7177.

E. EROSION CONTROL/ NEW LAWN PERMITS

Some type of landscape material must be installed and maintained to prevent erosion and conditions which may cause erosion.

Aurora's lawn ordinance requires the purchase and posting of a lawn permit. For further information, call Lawn Permits at 303-739-7532.

F. EXTERIOR MAINTENANCE

All structures and accessory structures must be maintained in a state of good repair, weather tight and painted.

G. FENCES

All fences must be maintained in good structural condition including pickets, rails, and posts. A fence permit is required for any fence construction. Permits and information are available from the Permit Department zoning counter, room 200 on the second floor in the Municipal Center, 15151 E. Alameda Parkway, 303-739-7347.

H. GARAGE SALES

It is prohibited to place ANY "Garage Sale" signs on light poles, stop signs, median strips, in parks or in any state "right of way" (Havana St., Parker Rd., Colfax Ave., 6th Ave.). Up to four signs with addresses may be displayed to advertise a Garage Sale. Residents can only have **four** garage sales per calendar year per address, for 72 consecutive hours. Items placed outside must be removed and stored in an enclosed structure by sunset each day.

I. GRAFFITI

Graffiti on private and public property should be reported to the Police Department Gang Investigation Unit (303-739-6063) and be removed as soon as possible.

J. HOME BUSINESS

Only certain types of occupations are permitted in a residential area, and shall meet the following conditions:

- The residents of the dwelling unit shall be the only

people engaged in the activity.

- The activity is carried on only in the principal building and is, therefore, incidental and secondary to the primary purpose served by the dwelling.

- Auto repair is not permitted.

- The storage of materials to be used in the activity shall be inside either the principal building or an accessory building.

- There shall be no external evidence which, in any way, shall advertise or evidence the performance of the activity.

- In no way shall the general public be invited or solicited upon the premises.

- Performance of any personal service shall be limited to one pupil, client or customer at any one time.

- In no way should the activity increase vehicular or pedestrian traffic.

- In no way shall the use jeopardize the health, safety or welfare of the occupants or of the surrounding neighborhood.

K. OUTDOOR STORAGE

Outside storage is prohibited in Residential and Business districts.

L. PARKING SURFACES/DRIVEWAY

Only 40 percent of the front yard can be a parking or driveway surface. The parking or driveway surface in a rear yard can not exceed 500 square feet or 25 percent of the back yard, whichever one is less. Parking of any type of vehicles, boats, trailers and campers on landscape and/or lawn portion of the yard is prohibited. Any new parking area must be surfaced with asphalt, concrete, brick or stone pavers. All surfaces shall be maintained free of vegetation, weeds, dirt, trash and debris.

M. SNOW SHOVELING

Within 24 hours after a snowfall ends, snow must be removed from all city sidewalks adjacent to your property, including snow on sidewalks outside rear and side fences. FINE: \$10/day single family homes; \$20/day all others.

N. TRASH AND DEBRIS

Dumping: Dumping trash and debris on private or public property is prohibited.

Accumulation/Storage: Items may not be stored outdoors (Litter, trash, furniture, mattresses, appliances, wrecked or inoperative vehicles, car parts, salvage, etc.).

TRASH REMOVAL AND CONTAINERS

It is the responsibility of the occupant and/or owner to have the trash removed weekly, or more often if necessary. Trash must be in an approved, secure trash container. The trash container must be reasonably screened from the adjacent street and be stored in the rear or side yard only, and screened from the street, not in the front yard. Trash containers may not be placed in the front yard or alley prior to 5 p.m. on the day before trash pickup and must be removed within 12 hours after pickup. Trash service is required.

O. VEHICLES

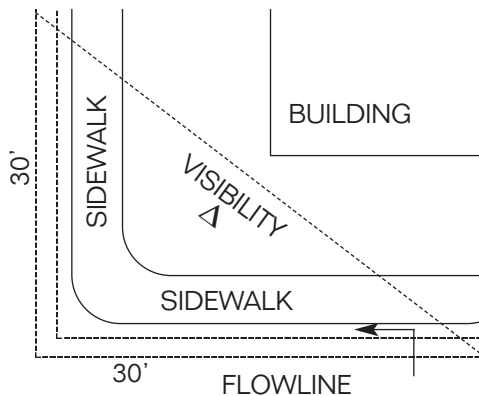
Any vehicle that is apparently inoperable, partially or totally dismantled, or is wrecked or damaged to the extent that it would be unlawful to operate on public streets may not be stored outside on any public or private property. **IT IS UNLAWFUL TO CONDUCT MAJOR AUTO REPAIR OUTSIDE ON PRIVATE PROPERTY, OR ON PUBLIC STREETS. MOTOR VEHICLES MUST BE CURRENTLY REGISTERED AND DISPLAY A VALID LICENSE PLATE.**

P. VEHICLES PARKED ON STREET

Any camper, trailer, boat or inoperative or abandoned auto on the public street is prohibited, and should be reported to the Police Department at 303-627-3100.

Q. VISIBILITY TRIANGLE/CORNER LOT OBSTRUCTION

To ensure pedestrian and vehicular safety, no plants, fences, trees and/or other objects over 26 inches



high may be maintained in the visibility triangle. The visibility triangle is measured from intersecting lines 30 feet each way along flowline (street gutter) - see diagram.

R. WEEDS/GRASS

It is the responsibility of the occupant and/or owner of any property to cut and remove all weeds over 8 inches in height on any developed property and 12 inches in height on any undeveloped property. Weeds outside rear and side fences to curb and from center line of the alley to rear yard must also be removed.

S. WOODBURNING

On high pollution days woodburning is prohibited, unless an exemption has been granted. For information on high pollution days, call 303-758-4848.

NEIGHBORHOOD SERVICES DEPARTMENT

Animal Care

303-326-8280 15750 E. 32nd Ave.

Community Development

303-739-7900 9898 E. Colfax Ave.

Community Relations

303-739-7580 15151 E. Alameda Parkway
Aurora Municipal Center, Suite 4500

Neighborhood Support

303-739-7280 15151 E. Alameda Parkway
Aurora Municipal Center, Suite 4500

Original Aurora Renewal (OAR)

303-739-7929 9898 E. Colfax Ave.

Zoning Development Review

303-739-7347 15151 E. Alameda Parkway
Aurora Municipal Center, Second Floor

If you would like a code matter addressed, please call Access Aurora

303-739-7000 15151 E. Alameda Parkway
Aurora Municipal Center Lobby

ZONING CODE



City of Aurora NEIGHBORHOOD SERVICES DEPARTMENT

Neighborhood Support Division
303-739-7280