

ORDINANCE NO. 2022- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTIONS 146-3.3.2.H AND 146-4.8.5.D OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) TO ADDRESS BUILDING LENGTH STANDARDS OF MULTIFAMILY BUILDINGS

WHEREAS, the City regulates the length of multifamily buildings to ensure compatibility with the surrounding neighborhoods and relationship to the public street; and

WHEREAS, the Unified Development Ordinance (UDO) limits the maximum building length for multifamily buildings to 150-250 feet; and

WHEREAS, current developers of multifamily buildings seek to exceed this length and routinely apply for an adjustment of these standards; and

WHEREAS, a significant percentage of multifamily length adjustments have been approved throughout the prior two years by both the Planning and Zoning Commission and the City Council; and

WHEREAS, the City Council finds it necessary for the health, safety and welfare of the City to allow for an increased maximum length of multifamily buildings to ensure compatibility with multifamily building modern design standards.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The City Code of the City of Aurora, Colorado, is hereby amended regarding multifamily building standards, under Section 3.3.2.H, which shall read as follows:

3.3.2 Residential Uses.

H. Dwelling, Multifamily.

1. Each multifamily dwelling unit structure shall be accessed from a public or private street meeting the Aurora Roadway Design and Construction Specifications Manual. **All buildings require at least one main pedestrian or dwelling unit entry with frontage and direct access onto the street and result in no single portion of horizontal façade greater than 150 feet without an entry. Affordable Housing Structures only require one entry with frontage and direct access to the street. Entries must comply with design options in Table 4.8-9.**

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7. On-site outdoor space shall be a minimum of 20 percent of the site or the minimum amount required on a “per unit” basis in certain zone districts. The purpose is to assure that multifamily development includes adequate outdoor space for residents and guests. Adequate outdoor space includes a mix of:

- a. Usable green spaces for unstructured recreation, playgrounds, outdoor swimming pools, and athletic courts; and
- b. Common gathering spaces such as plazas and courtyards. A significant portion of the outdoor space shall be consolidated in a centralized portion of the development. This requirement applies to all zone districts where multifamily is permitted except for, or as otherwise specified in, Mixed-Use Fitzsimons Boundary (MU-FB), Mixed-Use Original Aurora (MU-OA) or Transit-Oriented Districts (MU-TOD).

The required outdoor space may not include areas intended for vehicular use. Landscape buffers and other required landscape features do not count toward the outdoor space requirements unless they are designed as usable green space or common gathering space or are adjacent to and within 25 feet of such space. Internal sidewalks and trails intended for use by all residents and guests may contribute to the requirement when adjacent to eight feet of landscape area and include amenities such as benches or similar features. Detention ponds may only count toward the requirement for the portions designed to include usable green space and common gathering space. Balconies and rooftop “outdoor spaces” may count toward the requirement. Dog parks may count for up to 40 percent of the requirement.

**In addition, buildings over 400 feet in length include at least one courtyard, plaza, or similar feature along the streetscape. The minimum size is 400 square feet, and the minimum dimension is 15 feet.**

Outdoor Space Credit. Multifamily buildings located within 330 feet of a neighborhood or community park may reduce the outdoor space requirement by half for that portion of the site located within 330 feet of the park. To receive this credit, a direct pedestrian route to the park is required, which may not cross an arterial street or other roadway with a speed limit that is 40 mph or above.

Section 2. The City Code of the City of Aurora, Colorado, is hereby amended to adjust the maximum building length of any multifamily or mixed-use building, under Section 4.8.5.D, which shall read as follows:

4.8.5 Massing and Articulation.

D. Maximum Building Length.

1. The maximum building length of any multifamily or mixed-use building shall be:
  - a. ~~600~~ 150 feet (or 200 feet for an Affordable Housing Structure) in Subareas A, **B and C**
  - b. ~~200~~ feet (or 250 feet for an Affordable Housing Structure) in Subareas B and C

Section 3. The City Code of the City of Aurora, Colorado, is hereby amended to add multifamily buildings to “entry options” listed under Table 4.8-9, Section 4.8.7.E, of which second subheading shall read as follows:

Entry Options for **Multifamily**, Mixed-Use, Commercial and Industrial Buildings

Section 4. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 5. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PASSED AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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MIKE COFFMAN, Mayor

ATTEST:

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KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

*Daniel L Money* <sup>RLA</sup>  
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DANIEL L. MONEY, Senior Assistant City Attorney