



E-470 ZONE DISTRICT

Article 9, Chapter 146, Aurora Municipal Code
(Includes up to Ordinance 2004-77, Effective January 1, 2005)

City of Aurora

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ZONING DISTRICTS, ARTICLE 9

ARTICLE 9. E-470 ZONE DISTRICT

DIVISION 1. ZONING DISTRICT PROVISIONS

Sec. 146-900. General Purpose and Division of the District into Subareas.

The purpose of the E-470 Corridor Zoning Regulations is to enable the development of lands in the E-470 Corridor Zone District in accordance with the Aurora Comprehensive Plan (including without limitation the E-470 Corridor element of that plan), with the highest possible levels of community and building design consistent with the healthy economic development of the corridor. The E-470 Corridor District includes 10 distinct subareas, each of which is created to achieve the more specific purposes below.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-901. Purpose and Intent of Each Subarea.

(A) *E-470 Low Density Residential Subarea.* This subarea, located relatively far from the E-470 tollway and regional arterial highways, is intended to encourage master-planned, low-density, high-quality residential developments. Primary emphasis is on single-family residential development (detached and duplexes), although limited amounts of attached row homes are also allowed. By-right, this subarea also allows development of neighborhood and community activity centers, which may contain limited retail, commercial, institutional, civic, and/or open space uses. Higher densities are allowed primarily when residential development is adjacent to a neighborhood or commercial activity center.

(B) *E-470 Reservoir Density Residential Subarea.* This subarea encourages the development of master-planned, moderate-density, high-quality residential land uses. This subarea, located within the drainage watershed of the Aurora Reservoir, allows only moderate density housing in response to potential water quality concerns. Primary emphasis is on single-family residential development (detached and duplexes), although limited amounts of attached townhomes and small-scale multi-family buildings are also allowed. By-right, this subarea also allows development of neighborhood and community activity centers, which may contain limited retail, commercial, institutional/civic, and/or open space uses. Higher densities are allowed primarily when residential development is adjacent to a neighborhood or commercial activity center.

(C) *E-470 Medium Density Residential Subarea.* This subarea, located in close proximity to the E-470 tollway and other major highway systems, is intended to encourage development of master-planned, medium-density, high-quality residential land uses. Primary emphasis is on single-family residential development (detached and duplexes), although limited amounts of attached row homes and small-scale multi-family buildings are also allowed. By-right, this subarea also allows development of neighborhood and community activity centers, which may contain limited retail, commercial, institutional/civic, and/or open space uses. Higher densities are allowed

primarily when residential development is adjacent to a neighborhood or commercial activity center.

(D) *E-470 Regional Activity Center Subarea.* This subarea, located at intersections of the E-470 tollway with principal arterials, is intended to encourage the development of large-scale, distinctive, attractive, urban regional activity centers containing a mix of concentrated land uses in a highly organized fashion. These high-quality and highly-visible regional activity centers are intended to serve as Aurora's "image-makers" along the E-470 corridor. This subarea's primary emphasis is on the development of major economic generators, most with a regional market draw, including large retail stores, regional shopping centers or malls, restaurants, theaters, hotels, and relatively dense office development. The subarea also encourages a broad mix of complementary uses, such as high-density multi-family housing, major civic and public facilities, parks, and open space, so that the regional activity centers become true 24-hour activity centers. Mass transit facilities and pedestrian-friendly elements are also important components of development in this subarea, in order to reduce demand for auto travel as well as increase visual interest.

(E) *E-470 Regional Retail/Commercial Subarea.* This subarea is intended to facilitate the development of high-quality retail and employment centers, with a full complement and mix of supporting uses. Land use in this subarea is intended to take full advantage of the major transportation corridors to serve the greater Aurora community, as well as a potentially larger regional market (the Denver Metro area and beyond). The primary emphasis is on retail commercial development, including regional shopping centers, hotels, motels, and other commercial uses. Office, employment, flex-office, service, and other business uses are also allowed in the subarea. The total intensity of development in this subarea, however, is intended to be less than that encouraged in the Regional Activity Center subarea. Residential single-family and multi-family uses are permitted as part of the overall mix of uses in the subarea, but are not intended to be the predominant land use in the subarea.

(F) *E-470 Airport Corporate Subarea.* Development in this subarea is intended to take advantage of its strategic location near the Denver International Airport and major transportation corridors (I-70, E-470, etc.). A variety of employment uses are anticipated to be developed in this classification, with an emphasis on high-quality corporate office and business parks that desire or require high visibility and easy access to DIA. These uses should occur in a pedestrian-friendly setting. Complementary hotel and conference facility uses are strongly encouraged. Limited and supporting retail, commercial, and service uses are also allowed in the subarea, but are not intended to be regional draws. Residential single-family and multi-family uses are permitted as part of the overall mix of uses in the subarea, but are not intended to be the predominant land use in the subarea. Residential uses are also discouraged from locating in potentially prime commercial sites that are visible from the E-470 right-of-way.

(G) *E-470 Airport Distribution Subarea.* Development in this subarea is intended to take advantage of the strategic location near the Denver International Airport and major transportation corridors (I-70, E-470, etc.). A variety of commercial, light manufacturing, and distribution uses are anticipated to be developed in this classification, with an emphasis on high-quality transportation-oriented business related to DIA that require or desire close proximity to DIA and the surrounding highway system (for example, freight forwarders, warehousing/distribution, and assembly and technology centers). Limited

and supporting retail and service uses are also allowed in the subarea, but are not intended to be regional draws. Residential single-family and multi-family uses are permitted as part of the overall mix of uses in the subarea, but are not intended to be the predominant land use in the subarea. Residential uses are also discouraged from locating in potentially prime commercial sites that are visible from the E-470 right-of-way.

(H) *E-470 Light Industrial/Flex Office Subarea*. This subarea is intended to encourage the development of high-quality distribution, industrial, technology, and assembly land uses, with a full complement and mix of supporting land uses. This subarea offers excellent rail and vehicular transportation systems to support the preferred development of clean industrial and flex office/warehouse development. Limited and supporting retail, office, and services uses are allowed. Residential uses are not allowed in this industrial/flex office subarea.

(I) *E-470 Buckley Research & Development Subarea*. This subarea is intended to encourage the development of high-quality research and development centers that relate to and take advantage of the close proximity to the Buckley Air National Guard base. Noise contours associated with military activity at Buckley ANG rule out residential development in this subarea. R&D development is encouraged to take the form of low-scale, campus-oriented developments, with large amounts of open space as part of the site. Small-scale office development is allowed to complement the preferred R&D land uses. Limited and supporting retail and commercial services are also allowed.

(J) *E-470 Recreation/Entertainment Subarea*. This subarea is intended to encourage development of a multi-faceted regional recreation area, with the Aurora Reservoir as the centerpiece, to serve Aurora citizens and the region as a whole. This subarea will also draw upon the regional open space and recreational attractions nearby, such as the Plains Conservation Center and the Arapahoe Racetrack. Primary emphasis is on entertainment facilities and active and passive recreation uses, incorporating extensive open space amenities wherever possible. Limited and supporting retail and commercial uses are allowed. Residential development is not allowed in this special-purpose subarea.
(Ord. No. 2001-72, 12-3-2001)

Sec. 146-902. Permitted and Conditional Use.

Tables 9.1, 9.2, 9.3, and 9.4 below set forth the specific permitted and conditional uses allowed within each subarea of the E-470 Corridor Zone District.

(A) **Permitted Uses.** A "P" in a cell of the use tables indicates that a specific use is allowed by-right in the respective subarea. Permitted uses are subject to all other applicable regulations of this chapter and Code, including the E-470 Corridor Design Standards in this article.

(B) **Conditional Uses.** A "C" in a cell of the use tables indicates that a use category is allowed in the respective subarea only if reviewed and approved by the planning department pursuant to the standards set forth below:

1. The proposed use is consistent with the Aurora Comprehensive Plan;

2. The proposal complies with all applicable provisions of the Aurora Zoning Ordinance and applicable E-470 Corridor Design Standards in this article;
3. The proposed use meets all those standards applied to the review of conditional uses pursuant to article 4;
4. The proposed use is not significantly different from nearby uses in terms of appearance, site design, operating characteristics (hours of operation, traffic generation, noise, odor, dust, and other external impacts) or, if there are differences, that any adverse impacts resulting from the use will be mitigated to the maximum extent practical;
5. In the case of conditional uses in the E-470 residential subareas, the nature and size of the proposed use will not attract significant numbers of users from outside the nearby residential neighborhoods;
6. The nature and location of any proposed non-residential use will not create or promote a strip development pattern along any street ("strip development pattern" being generally defined as: Any one linear mile of arterial frontage, measured in any direction, of which 50 percent or more is devoted to retail and/or auto-oriented service land uses); and
7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practical.

(C) Prohibited Uses. An "NP" in the use tables indicates that a use type is prohibited in the respective subarea, unless it is otherwise expressly allowed by other regulations of this Code.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-903. Permitted Uses in the E470 Corridor District Residential Subareas.

Tables 9.1-9.3 describes uses permitted, conditional uses, or uses not permitted in the residential subareas.

Table 9.1 E-470 Corridor Residential Subarea Use Table					
SPECIFIC USES P = Permitted C = Conditional Use NP = Not Permitted			(A)	(B)	(C)
			Low Density	Reservoir Density	Medium Density
Outside of Community or Neighborhood Activity Centers					
1.	Residential Uses:	Bed and breakfast residences	P	P	P
2.		Day care home, child or adult	P	P	P
3.		Dwellings, medium multi-family buildings	NP	C	P
4.		Dwellings, single-family attached townhouses	P	P	P
5.		Dwellings, single-family attached	P	P	P
6.		Dwellings, small multi-family buildings	P	P	P
7.		Dwellings, two-family	P	P	P
8.	Public, Civic, & Institutional Uses:	Clubhouse and recreational facilities owned or operated by homeowners' association, apartment operator, or special assessment districts	P	P	P
9.		Parks and open space	P	P	P
10.		Places of worship	P	P	P
11.		Private golf courses, tennis clubs & country clubs	P	P	P
12.		Public use or facility	C	C	C
13.		Schools, elementary and secondary	P	P	P
14.		Utilities, minor	P	P	P
15.	Agricultural Uses:	Agriculture (including grazing)	P	P	P
16.		Horse stables	C	C	NP

Table 9.2 E-470 Corridor Residential Subarea Use Table			
IN NEIGHBORHOOD ACTIVITY CENTERS: USES SHALL COMPLY WITH ALL STANDARDS SET FORTH IN THE E-470 DESIGN STANDARDS GOVERNING NEIGHBORHOOD ACTIVITY CENTERS			
P = Permitted C = Conditional Use NP = Not Permitted			(A)
1.	Commercial & Business Uses:	Banks, saving, and financial institutions	P
2.		Child or adult day care centers, small or large	P
3.		Clinics, medical and dental	P
4.		Drive-through facilities	NP
5.		Offices	P
6.		Personal service establishments	P
7.		Photocopying and printing	P
8.		Recreational facilities, indoor, excluding amusement enterprises	C
9.		Restaurants	P
10.		Retail sales	P
11.		Uses operating between the hours of 12:00 midnight and 6:00 a.m.	C
12.	Public, Civic, & Institutional Uses:	Civic/cultural facilities	C
13.		Clubs, lodges, or service organizations	C
14.		Clubhouse and recreational facilities owned or operated by homeowners' association, apartment operator, or special assessment districts	P
15.		Parks and open space	P
16.		Places of worship	P
17.		Public uses or facilities	P
18.		Schools, elementary or secondary	P
19.		Transit Facilities	P
20.		Utilities, minor	P
21.	Agricultural Uses:	Agriculture (including grazing)	P

Table 9.3 E-470 Corridor Residential Subarea Use Table			
IN COMMUNITY ACTIVITY CENTERS: USES SHALL COMPLY WITH ALL STANDARDS SET FORTH IN THE E-470 DESIGN STANDARDS GOVERNING COMMUNITY ACTIVITY CENTERS			
	P = Permitted C = Conditional Use NP = Not Permitted		(A)
1.	Commercial & Business Uses:	Automobile and light truck sales, rentals, service and fuel dispensing	C
2.		Banks	P
3.		Child or adult day care centers, small or large	P
4.		Clinics, medical and dental	P
5.		Clinics, veterinary	P
6.		Drive-through facilities	P
7.		Entertainment and recreation, indoor	P
8.		Entertainment and recreation, outdoor	C
9.		Hotels or motels	P
10.		Motor vehicle rental facilities	C
11.		Offices	P
12.		Personal service establishments	P
13.		Photocopying and printing	P
14.		Recycling collection centers, small	C
15.		Repair, rental, and servicing (non-vehicle)	C
16.		Restaurants	P
17.		Retail sales	P
18.		Self-storage facilities	C
19.	Public, Civic, & Institutional Uses:	Civic/cultural facilities	P
20.		Clubs, lodges, and service organizations	P
21.		Educational institutions	P
22.		Parks and open space	P
23.		Places of worship	P
24.		Public uses or facilities	C
25.		Schools, elementary and secondary	P
26.		Transit facilities	P
27.		Utilities, major	C
28.		Utilities, minor	P
29.	Agricultural Uses:	Agriculture (including grazing)	P

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 22)

Sec. 146-904. Permitted and Conditional Uses in the E-470 Corridor Mixed-Use Subareas.

Table 9.4 describes uses permitted, conditional uses, and uses not permitted in the mixed-use subareas.

**Table 9.4
E-470 Corridor Mixed-Use Subarea Use Table**

Uses:		(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Regional Activity Center	Regional Retail/Com m.	Airport Corp.	Airport Dist.	Light Ind. Flex/Office	Buckley R & D	Recreation/ Entertainme nt
P = Permitted C = Conditional Use NP = Not Permitted								
Commercial & Business Uses:								
1.	Amusement Enterprises; Entertainment & Recreation, Indoor	P	P	P	P	P	P	P
2.	Bank	P	P	P	P	P	P	NP
3.	Clinics, medical and dental	P	P	P	P	C	P	NP
4.	Drive-through facilities	C	P	P	P	P	P	P
5.	Hotels or motels	P	P	P	C	C	C	P
6.	Laboratories	P	P	P	P	P	P	C
7.	Meeting, banquet, and conference facilities	P	P	P	P	P	P	P
8.	Motor vehicle fuel dispensing stations, services, and/or washing facilities	P	P	P	P	P	P	C
9.	Motor vehicle painting & auto body repair garage	C	NP	NP	NP	P	P	NP
10.	Office	P	P	P	P	P	P	C
11.	Office-showroom	P	P	P	P	P	P	C
12.	Outdoor storage as a principal use and located in an Accident Potential Zone	NP	NP	NP	NP	NP	P	NP
13.	Outdoor recreation and entertainment	C	C	C	C	C	C	P
14.	Pari-mutuel wagering facilities	NP	NP	NP	NP	NP	NP	P
15.	Personal services	P	P	P	P	P	P	P
16.	Photocopying & printing	P	P	P	P	P	P	NP
17.	Recycling collection centers, small	C	C	C	C	C	C	C
18.	Repair, rental, and servicing (non- vehicle)	C	C	P	P	P	C	NP
19.	Research & development	P	P	P	P	P	P	C
20.	Restaurants	P	P	P	P	P	P	P
21.	Retail uses	P	P	P	P	C	C	P
22.	Sale at wholesale	C	C	P	P	P	P	
23.	Sale or rental of new and used motor vehicles	C	C	C	C	C	C	NP
24.	Self-storage facility	NP	C	C	C	C	C	NP
Industrial Uses:								
25.	Manufacturing, light	NP	C	P	P	P	P	NP
26.	Manufacturing with visible air emissions or detectable odors	NP	NP	NP	NP	C	C	NP
27.	Office-flex office	NP	P	P	P	P	P	C
28.	Storage, distribution, & warehousing	NP	C	C	P	P	P	NP

Table 9.4 E-470 Corridor Mixed-Use Subarea Use Table								
Uses:		(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Regional Activity Center	Regional Retail/Com m.	Airport Corp.	Airport Dist.	Light Ind. Flex/Office	Buckley R & D	Recreation/ Entertainme nt
P = Permitted C = Conditional Use NP = Not Permitted								
Residential Uses:								
29.	Bed and breakfast residences	NP	P	P	C	NP	NP	NP
30.	Day care home, child or adult	NP	P	P	C	NP	NP	NP
31.	Dormitory	C	P	P	C	NP	NP	NP
32.	Duplex (two-family) dwelling	NP	P	P	C	NP	NP	NP
33.	Fraternity or sorority house	C	P	P	C	NP	NP	NP
34.	Mixed-use building	P	P	P	C	NP	NP	NP
35.	Residential care facilities	P	P	P	C	NP	NP	NP
36.	Residential, multi-family (All types)	P	P	P	C	NP	NP	NP
37.	Single-family detached dwellings	NP	P	P	C	NP	NP	NP
Public, Civic & Institutional Uses:								
38.	Ambulance service	C	P	P	P	P	P	C
39.	Cemetery	NP	NP	NP	NP	C	C	NP
40.	Child or adult day care center, large or small	P	P	P	P	C	C	P
41.	Civic/Cultural facilities	P	P	P	P	P	P	P
42.	Clubs, lodges, or service organizations	P	P	P	P	P	P	P
43.	Educational institutions	P	P	P	P	P	P	P
44.	Hospitals	P	P	P	P	P	P	C
45.	Mortuary	P	P	P	P	P	P	NP
46.	Parks and open space	P	P	P	P	P	P	P
47.	Places of worship	P	P	P	P	P	P	P
48.	Public use or facility	P	P	P	P	P	P	P
49.	Recycling collection facility	P	NP	P	P	P	P	P
50.	Schools, elementary and secondary	P	P	P	P	P	P	P
51.	Telecommunications antenna on multiple-story structure (other than single-family residence) pursuant to sec. 1100	P	P	P	P	P	P	P
52.	Transit facilities	P	P	P	P	P	P	P
53.	Utilities, major	C	C	C	C	P	P	NP
54.	Utilities, major, that discharge visible air emissions or detectable odors	NP	NP	NP	NP	P	P	NP
55.	Utilities, minor	P	P	P	P	P	P	P
Agricultural Uses:								
56.	Agriculture (including grazing)	P	P	P	P	P	P	P

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-905. Accessory Uses Permitted.

Uses currently permitted as accessory to principal uses pursuant to section 146-1103 are permitted.

(Ord. No. 2001-72, 12-3-2001; Errata (2) of 12-30-2002, 10)

Sec. 146-906. Permitted Density and Intensity of Development.

(A) Maximum amount of Multi-Family Development in E-470 Corridor District Sub-Areas.

1. Except as provided in subsection (A)(2) below, the maximum total number of multi-family units (not including single-family attached townhomes, single-family attached duplexes, and two-family homes) that may be included within any framework development plan shall be limited as follows. The following percentages may be calculated using the total number of dwellings allowed under the average residential density described in Table 9.5:

Low Density Subarea	8% of the total number of units
Reservoir Density Subarea	16% of the total number of units
Medium Density Subarea	24% of the total number of units
Regional Retail/Commercial Subarea	32% of the total number of units
Airport Corporate Subarea	32% of the total number of units
Airport Distribution Subarea	32% of the total number of units

2. The limitations on the amount of multi-family units set forth in subsection (A)(1) above shall not apply to parcels of land that meet the following conditions:
 - a. The parcel is a subdivided lot that is less than 80 acres in size; and
 - b. The parcel was created through a subdivision completed prior to the effective date of this ordinance or is surrounded on all sides by platted lots or dedicated rights-of-way created prior to the effective date of this ordinance; and
 - c. The parcel will include no more than 500 units of any single multi-family building type and no more than 1,000 units of multi-family and single-family attached townhouse residential uses in total.
 - d. The limitation on amount of multi-family units shall not apply to mixed use buildings.

(B) Measurement of Residential Densities

1. Calculation of Average Residential Density. The average residential density requirements shown in the right-hand columns of Tables 9.5 and 9.6 below shall be calculated by dividing the total number of all residential units within a single framework development plan (FDP) by the total acreage within the FDP. The total acreage of the FDP shall not include floodplain areas or existing publicly owned land, except for existing public streets.

2. Calculation of maximum residential density. The maximum residential density shown in Tables 9.5 and 9.6 below shall be calculated by dividing the total number of residential units of each particular housing type shown in the tables by the adjusted area occupied by that housing type or sub-area. The adjusted area shall be the area to be occupied by a particular housing type and meeting the following criteria. Section 70-140 shall not apply to the E-470 corridor zoning district.
 - a. The adjusted area's boundaries shall be drawn to exclude any floodplain areas and any existing publicly owned land.
 - b. The adjusted area may be drawn to include any privately owned open space, recreation facility, parking area, detention pond, or accessory structures, such as a maintenance facility or administrative office, customarily associated with the adjusted area's housing type. It may also include any other open spaces, including golf courses, which will be conveyed to the city for public use or held for private use. The adjusted area shall not include any lands that the applicant is otherwise required to dedicate pursuant to statute, as long as the city council agrees to accept such area as an additional, voluntary dedication of land.
 - c. The adjusted area shall include the right-of-way of all public and private streets surrounded by the area's other eligible land uses, as well as one-half of the right-of-way of any public or private streets along the area's perimeter. For purposes of determining maximum densities, limited access highways shall not be included as public and private streets and shall not be included in the adjusted area.
 - d. The adjusted area boundaries must form a single, closed polygon of compact and logical shape.

(C) Permitted Residential Densities

1. Permitted Residential Densities in the E-470 Residential Subareas. No residential development shall exceed the maximum and average overall densities shown in Table 9.5 below. In addition, all residential development shall comply with applicable E-470 Design Standards, including restrictions on height, which may have an indirect impact on the maximum density of development.

Table 9.5 Permitted Residential Densities E-470 Residential Subareas											
Subarea		Maximum Residential Density (du/ac)									Average Residential Density (Including All MF & SF Units) du/acre
		Single-Family		Multi-Family							
		De- tached	Two-Family		Townhouses		Small MF Bldgs.		Medium MF Bldgs.		
			General	Adja- cent to NAC or CAC	General	Adja- cent to NAC or CAC	General	Adja- cent to NAC or CAC	General	Adja- cent to NAC or CAC	
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1.	Low Density	3	3	5	7	9	N/A	N/A	N/A	N/A	2
2.	Reservoir Density	4	4	7	9	10	10	11	N/A	14	3
3.	Medium Density	8	8	10	11	12	12	13	15	16	5

2. *Permitted Residential Densities in the E-470 Mixed-Use Subareas.*

- a. Single-Family and Two-Family Residential: All single-family detached and two-family residential development in the mixed-use subareas shall comply with the maximum and overall average density restrictions applicable to single-family development in the Medium Density Residential subarea shown in Table 9.5 above. In the case of two-family development, the maximum density shall be that applicable to lands adjacent to an NAC or CAC, as shown in Table 9.5.
- b. Multi-Family in Regional Activity Center Subarea: No minimum or maximum multi-family residential density limits shall apply. Large multi-family buildings developed at a density of 30 dwelling units per acre or greater shall provide one parking space for each dwelling unit in parking garage structures.
- c. Multi-Family in All Other Mixed-Use Subareas: No multi-family residential development shall exceed the maximum densities shown in Table 9.6 below. In addition, all multi-family development shall comply with all applicable E-470 Design Standards, including restrictions on height, which may have an indirect impact on the maximum density of development. Large multi-family buildings developed at a permitted density of 30 dwelling units per acre shall provide one parking space for each dwelling unit in parking garage structures.

Table 9.6 Permitted Multi-Family Residential Densities in E-470 Corridor Mixed-Use Subareas							
Type of Multi-Family Use		(A)	(B)	(C)	(D)	(E)	(F)
		Regional Retail/Commercial	Airport Corp.	Airport Distribution	Light Ind. Flex/Office	Buckley R&D	Recreation/Entertainment
1.	Single-Family Attached Townhouses	12	12	12	N/A	N/A	N/A
2.	Small Multi-Family Buildings	13	13	13	N/A	N/A	N/A
3.	Medium Multi-Family Buildings	18	18	18	N/A	N/A	N/A
4.	Large Multi-Family Building	30*	30*	30*	N/A	N/A	N/A

* Large multi-family buildings developed at a permitted density of 30 dwelling units per acre or greater shall provide one parking space for each dwelling unit in parking garage structures.

(D) Permitted Non-Residential Development Intensity

1. Neighborhood Activity Centers. Total development intensity shall not exceed .25 FAR.
2. Mixed-Use Subareas. There shall be no restriction on maximum non-residential densities or intensities in the mixed-use subareas, but all non-residential development must comply with applicable E-470 Design Standards adopted by the city, including some restrictions on height that could have an indirect impact on the intensity of development.

(E) Mixed-Use Buildings. In general, mixed-use buildings shall be considered to be multi-family dwellings and shall be classified as small, medium, or large according to the definitions in this Chapter. Such mixed-use buildings shall conform to the maximum density requirements described in Table 9.6 for those dwelling types. The mixed-use buildings shall meet all applicable standards applicable to multi-family development in Division 2 of this Article and in the Aurora City Code. In mixed-use buildings that primarily contain non-residential uses, the Director of Planning may allow the substitution of design standards in this article that apply to non-residential buildings.

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 14; Errata of 9-11-2002, 24--29; Errata of 1-3-2003, 1--3)

DIVISION 2. DESIGN STANDARDS

Sec. 146-907. Applicability of E-470 Design Standards.

(A) Applicability in General. All development in the E-470 subareas shall comply with these E-470 Design Standards except where:

1. Specifically exempt from applicability, or

2. Compliance with the standards would make it impossible or impracticable to comply with the Aurora Subdivision Regulations or Street Standards, or
3. The provisions of these E-470 Design Standards are less stringent than another development standard of general applicability in the city.

(B) Applicability of General Design Standards. These design and development standards shall apply to all new development in the E-470 subareas, unless an exception is clearly stated elsewhere in these Design Standards. Each subsection below contains standards governing a different substantive area, such as protection of natural features, provision landscaped area, and vehicular/pedestrian access and circulation. Many of the subsections below will also contain standards that are applicable only within certain E-470 subareas or only to a specific use type or development, such as single-family residential uses or Community Activity Center development. Where there is a conflict between a generally applicable design standard and a design standard applicable to a specific subarea or type of use or development, the latter shall govern unless otherwise expressly noted.

(C) Other Regulations Still Applicable

1. All development shall comply with the Aurora Subdivision Regulations, including without limitation those provisions related to streets and circulation, the protection of sensitive lands, and the amount, location, and design of residential lots containing less than 6,000 square feet.
2. All automobile access and circulation shall conform to the Aurora Street Standards, including without limitation those standards related to access hierarchy, points of entry, alignment of neighborhood entries and private streets, on-street parking, and provision of detached sidewalks.
3. All development shall comply with development standards of general applicability adopted by the City of Aurora.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-908. Protection of Natural Features, Resources, and Sensitive Areas.

(A) Intent. Protect significant natural features, resources, and sensitive areas in order to minimize the impacts of development on the environment and create more distinctive neighborhoods and mixed-use areas. Such features shall be used as amenities to enhance the value of development.

1. Standards Applicable to All Development
 - a. Development shall be organized and designed to protect, appropriately use, or enhance the following types of natural resources and features. This shall be accomplished by including such features in common landscaped areas or dedicated open space, by allowing construction in these areas sensitive to the protection of these features, or by mitigating impacts. If possible, these features shall be connected or integrated with similar features on adjacent lands.

1. Water features (in addition to floodplains, which are dedicated);
 2. Parks and public open space areas on or adjacent to the site;
 3. Historic or archeological sites or areas that have been recognized by the city council as significant;
 4. Significant views of the Front Range or of designated open space areas as viewed from dedicated public parks and open space, from the E-470 tollway, or from collector or arterial streets;
 5. Riparian wildlife habitat, as identified by the Division of Wildlife; and
 6. The approximate topographic form of major ridgelines and swales.
 7. Natural or geologic hazard areas or soil conditions, such as unstable or potentially unstable slopes, faulting, landslides, rockfalls, or expansive soils; and
 8. Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.
- b. Grading in relation to major ridgelines and swales shall be carried out in a manner that maintains their approximate topographic form. Significant reconstruction of major or prominent topographic features shall be avoided to the maximum extent feasible.
- c. The protection of natural features shall be accomplished through the inclusion of a site analysis with a Framework Development Plan, or with any site plan or plat when a Framework Development Plan is not required. The site analysis shall describe the following:
1. The location and extent of the natural features described in this section;
 2. The extent to which these features will be included in common dedicated space;
 3. The extent to which construction of land uses and roads will occur in or adjacent to these features;
 4. The manner in which these features will be protected or used as amenities when construction or grading occurs in or adjacent to the features; and
 5. The manner in which the impacts of construction or grading will be mitigated.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-909. Pedestrian Circulation.

(A) Purpose. Create a safe, continuous pedestrian and bicycle network that minimizes conflict with automobile movement while promoting a convenient option for movement within and between developments.

(B) Requirements. For all uses other than single-family detached residences, sidewalks or walkways serving the site shall be designed so that:

1. Each point at which the system of sidewalks must cross a parking lot or internal street or driveway to make a required connection shall be clearly marked through the use of change in paving materials height, or distinctive colors; and
2. Where sidewalks required above are providing pedestrian travel along private streets or drives, those sidewalks shall be detached from such private streets or drives for at least 50 percent of the linear distance of those adjacent sidewalks by a tree lawn at least 8 feet in width. Sidewalks adjacent to parking spaces shall not be required to be detached; and
3. All sidewalks shall be a minimum of 5 feet wide or 7 feet where there is adjacent perpendicular head-in parking.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-910. Open Areas and Amenities.

(A) Intent. Create a continuous system of open area that provides pedestrian and bicycle linkage between all properties within the development, to adjacent developments, and to adjacent components of the Regional Open Space system, and that ensures the continuity of natural systems to protect the environment and create aesthetic amenities. Provide common amenities for high-density, multi-family residential developments.

(B) Definition of "Open Area." For purposes of the E-470 Design Standards, "open area" shall mean an unoccupied space open to the sky on the same lot with the building and shall consist of private open areas, open recreational facilities, and areas utilized exclusively for pedestrian and non-motorized traffic. Parking lots, recreational vehicle and equipment storage areas, public and private roadways, and structures shall not be included as open areas with the exception that enclosed recreational facilities/club houses may be included as open areas when part of a residential development.

(C) Amount of Required Open Area

1. Single-Family Detached and Two-Family Residential. A single-family or two-family subdivision plat or site plan shall contain that amount of designated open area necessary to protect the types of areas listed in section 146-908, "Protection of Natural Features, Resources, and Sensitive Areas". Such open area shall be designed and configured as set forth in these standards, but need not be made open to the public.
2. Multi-Family and Single-Family Attached Townhome Development. A minimum of 45 percent of the gross development area within a subdivision plat or site plan shall be designated as open area, and such open area shall be designed as courtyards or other internal configurations whenever possible.

(D) Open Area Standards Applicable to All Development

1. To the maximum extent practicable, open areas shall be organized to include or protect as many of the natural resources and features identified in section 146-908, "Protection of Natural Features, Resources, and Sensitive Areas."
2. Open areas shall be organized to create integrated systems of landscaping that connect with the following types of lands located within or adjacent to the development plat or plan:
 - a. Dedicated park lands,
 - b. Dedicated school sites,
 - c. Other dedicated open spaces,
 - d. Portions of the regional trail and open space system, and
 - e. Activity centers.
3. Each open area shall be adjacent to or visible from at least one dedicated public street or public site, and shall be accessible to all residents of the development. The majority of open area shall not be located in isolated corners of the development, in peripheral strips along the borders of the subdivision, or in unconnected patterns unless such a location is necessary to achieve one of the connections or visibility requirements set forth in this subsection.
4. Retention and detention ponds created to meet storm drainage requirements shall be located, designed, and managed to serve as visual amenities, entryway features, or opportunities for passive recreation whenever possible.

(E) Amenity Standards Applicable to All Multi-Family and Single-Family Attached Townhome Development. All groupings of 100 or more multi-family units shall have access to at least one of the following amenities and all groupings of 200 or more multi-family units shall have access to at least two of the following amenities:

1. A recreational facility, such as a tennis court, picnic area, or volleyball court or children's play facility.
2. A swimming pool.
3. A paved plaza area with benches focusing on a water feature or work of art.
4. Resident clubhouse space.

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 30, 31; Errata (4) of 12-30-2002, 6,7)

Sec. 146-911. Entryway Design into Developments.

(A) *Intent.* Provide attractive entryways to all new developments.

(B) *Entryway Standards Applicable to All Development.* All development required to prepare a Framework Development Plan shall have an entryway feature that meets the following requirements:

1. The entryway feature shall be located at one of the development's primary street entries. In the RAC zoning district, at least one of the entryway features shall be located along the arterial that intersects E-470 and shall be no farther from E-470 than the arterial/arterial or arterial/collector intersection closest to E-470;
2. In residential zoning districts, the feature shall be constructed primarily of stone or masonry, consistent with or complementary to the predominant building material used in the overall development;
3. In mixed-use zoning districts, the feature shall be constructed primarily of stone, masonry, or real or artificial stucco, consistent with or complementary to the predominant material used in the overall development;
4. The entryway feature shall contain only the name, address, and project logo (if any) of the development;
5. The entryway feature shall be located on a parcel of land with a minimum area of 200 square feet and a minimum depth or width of 15 feet;
6. In all zoning districts except the RAC zoning district, the feature shall be at least 5 feet in height. In the RAC zoning district, the feature shall be at least 8 feet in height;
7. Distinctive open areas shall be provided adjacent to the entryway feature. Landscaping in this area shall consist of plant specimens having a high degree of visual interest during all seasons; and
8. Entryway feature areas may be located in open areas and may be included as part of the gross land acreage used in maximum development density/intensity calculations.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-912. On-Site Surface Parking.

(A) Intent. Parking areas shall be located to minimize negative visual impacts, particularly as viewed from E-470, arterial, or collector frontage, and from residential use areas.

(B) *Standards Applicable to All Development.*

1. All applicable requirements of Article 15 shall be met.
2. No more than 60 percent of the frontage on arterial streets to a depth of 80 feet shall be occupied by parking.
3. Garage entries, carports, and parking structures shall be internalized in building groupings or oriented away from street frontage to the maximum extent feasible.

4. The required parking space or spaces associated with any residential building shall not be located more than 200 feet from an entrance to that building and shall have a direct pedestrian connection to the building's entrance or entrances. Where individual parking spaces are not owned or reserved for individual units, the building's owner or developer shall prepare a parking assignment study demonstrating that such a requirement could be met if assignments were made.

(C) Standards Applicable to Multi-Family and Single-Family Attached Townhome Developments.

1. Where allowed, parallel parking spaces on public and private streets within multi-family development may be used to meet the requirements for guest parking. Perpendicular parking shall not be allowed along the required private or public street within the boundaries of the multi-family or single-family attached townhome development.
2. To minimize exterior surface parking, at least 40 percent of resident parking shall be in garages and at least 50 percent of those garages shall be attached to a primary residential structure (garages attached to the primary structure by a breezeway shall satisfy this requirement).
3. Where detached garages are used, they shall be faced with the same mix and percentage of materials as the primary structures.

(Ord. No. 2001-72, 12-3-2001; Errata (4) of 12-30-2002, 8, 9)

Sec. 146-913. Building Height, Setbacks, and Lot Area.

(A) Intent. Building setbacks shall locate residential buildings in their parcel space while creating clear lines of sight to and around properties. Building heights shall avoid the perception

(B) Standards Applicable to All Development. Non-residential buildings shall be set back at least 50 feet from the property line of any land containing, zoned for, or approved for residential land uses.

(C) Standards Applicable to All Development in the Mixed-Use Subareas.

1. The maximum height of principal and accessory structures in all zones except the Airport Corporate Zone shall be 60 feet. The maximum height of principal and accessory structures in the Airport Corporate Zone shall be 100 feet. See section 146-922 for height restrictions applicable to structures in the Regional Activity Center subarea.
2. No primary or accessory structure located within 100 feet of an adjacent residential use located in the city, as measured from the edge of the structure nearest the residential use, shall be taller than 50 feet. No primary or accessory structure located within 100 feet of an adjacent mixed-used subarea shall be taller than 80 feet.

3. All industrial equipment and installations extending beyond the height of the primary structure shall be screened from view. The screening shall be constructed of the same materials used on the predominant facade of the primary structure.

(D) Standards Applicable in the Recreation/Entertainment Mixed-Use Subarea. The maximum height of all primary and accessory structures located within 100 feet of the boundary of a major publicly-owned open space (such as the Aurora Reservoir or the Senac Creek or Murphy Creek drainages) shall not exceed 1 foot of height for every 2 feet of distance from such boundary.

(E) Standards Applicable to Single-Family Detached, Two-Family, and Single-Family Attached Duplex Residential Development. Maximum residential building height and minimum setbacks shall be as shown in Table 9.7. Where lots in different size categories are located within a single block, the setbacks that apply to a particular lot shall be based on the Land Use category designated for that area by the FDP. All setbacks shall be measured from the property line.

Table 9.7
Dimensional Standards for Single-Family Detached, Two-Family, & Single-Family Attached Duplex Dwellings

Lot Type		(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Lot Size	Minimum Lot Width ²	Minimum Front Setback ^{3, 4, 6}	Minimum Side Setbacks ⁶		Minimum Rear Set-Back ⁶	Maximum Height
					At interior	At corner ⁵		
1.	Small Lot: two- family units not allowed	Less than 6,000 sq. ft.	As per section 146-1101					35 feet
2.	Standard Lot	6,000 sq. ft - 8,999 sq. ft. ¹	55 feet	20 feet	5 feet, Total of both side setbacks on the same lot shall not be less than 12 feet	12 feet at a local street; 20 at a collector or arterial	20 feet	35 feet
3.	Large Lot	9,000 sq. ft. – 14,999 sq. ft.	60 feet	25 feet	7 feet	15 feet at a local street; 25 at a collector or arterial	25 feet	40 feet
4.	Estate Lot	15,000 sq. ft. or greater	75 feet	25 feet	10 feet	15 feet at a local street; 25 at a collector or arterial	30 feet	40 feet

- ¹ The minimum lot size for a Standard Lot may be reduced to 5,700 sq. ft. where the lot's required frontage abuts a street with a detached 5 foot wide sidewalk and minimum 8 foot tree lawn, both of which located outside the lot's property line.
- ² The minimum required street frontage may be reduced under the following conditions:
- (a) Minimum residential lot width shall be measured at the minimum required front setback line, except that in no case shall the lot frontage, as measured at the lot's front right-of-way line, be less than 35 feet.
 - (b) Where the subdivision will require homes with attached or detached garages placed to the rear of the house, Standard Lot frontages may be reduced to 50 feet.
 - (c) Where the subdivision will require homes with alley-loaded garages, the minimum frontage may be reduced to 40 feet for Standard Lots, or 45 feet for Large Lots.
- ³ Where a side-loaded garage is placed either in the front yard or to the rear of the main house, the front house setback may be reduced to 15 feet.
- ⁴ Where lots front on a street with a detached 5 foot wide sidewalk and minimum 8 foot tree lawn, both of which are located outside the lot's property line, front setbacks may be reduced in the following manner:
- (a) The front setback from the property line to the nearest non-garage portion of the house, excluding unenclosed porches and window bays 8 feet or less in width, may be reduced to 17 feet for Standard Lots and 22 feet for Large Lots.
 - (b) The front setback to the nearest unenclosed porch or window bay 8 feet or less in width may be reduced to 12 feet for Standard Lots and 17 feet for Large Lots.
 - (c) Where a side-loaded garage is placed in the front yard, the front setback from the property line to the non-door side of the garage may be reduced to 12 feet.
- ⁵ Where an intervening common, landscaped buffer strip lies between the side of a lot and a collector street, the minimum corner lot side yard setback may be reduced by 1 foot for each foot of buffer width, to a minimum setback of not less than 12 feet.
- ⁶ See Section 146-1100 for permitted projections and encroachments into required setbacks.

1. Front residential setbacks shall be staggered as required in sec. 1302(E), "Adjacent Setbacks."
2. Rear or side setbacks of residential properties facing publicly accessible open space shall be staggered to avoid the perception of a uniform wall of aligned buildings when viewed from the open space. This requirement may also be fulfilled when housing designs incorporate the required stagger into the plane of the side or rear elevation of the home facing the publicly accessible open space.

(F) Standards Applicable to Multi-Family and Single-Family Attached Townhome Development and Single-Family Attached Duplex Development.

1. Minimum Building Setback. Multi-family buildings shall be set back at least 25 feet from all public or private streets, except that:
 - a. Where a multi-family building abuts a local street with a minimum 8 foot tree lawn and 5 foot detached sidewalk, the minimum setback may be reduced to 20 feet.
 - b. In any Activity Center where a multi-family building abuts a local public or private street with a minimum 8 foot tree lawn and 5 foot detached sidewalk, the minimum setback may be reduced to 15 feet for a building with a height of 50 feet or less.
 - c. Single-family attached townhouses consisting of two attached dwellings shall be set back from public or private streets in accordance with set-back requirements listed in Table 11.2, "Regular Small Lot Development Standards" in Article 11. Single-family attached townhouses consisting of three attached units or more shall follow the setback requirements in Table 14.4 of Article 14.
2. Single-family attached duplexes shall meet the requirements listed in Table 11.2, "Regular Small Lot Development Standards" in Article 11, with the following exceptions:
 - a. The minimum lot area for homes with front-loaded garages (Figure 11.3) may be reduced to 4,100 square feet;
 - b. The minimum lot area for homes with front-loaded garages in rear yards (Figure 11.4) may be reduced to 3,600 square feet;
 - c. The minimum lot area for homes with alley-loaded garages in rear yards (Figure 11.5) may be reduced to 3,200 square feet;
 - d. The minimum lot width may be reduced by five feet for each lot type.
3. Maximum Building Height
 - a. Multi-family buildings adjacent to single-family detached or attached neighborhoods shall not exceed the height of adjacent single-family homes by more than one story.
 - b. The maximum building height within 100 feet of a single-family residential area shall be 35 feet.
4. Minimum Garage Setbacks. The length of a driveway serving a garage directly from a public or private street shall be no less than 20 feet. Driveway length

shall be measured from the back of street's sidewalk or the edge of its right-of-way, whichever is less, to the door of the garage.

(G) Standards Applicable to Neighborhood & Community Activity Centers.

1. In Neighborhood Activity Centers, building heights shall be limited to two stories.
2. In Community Activity Centers, building heights shall be limited to 45 feet.
3. Primary and accessory buildings shall be set back at least 20 feet from all streets bordering or passing through a Neighborhood Activity Center.
4. Primary and accessory buildings shall be set back at least 10 feet from all streets other than the designated walkable street in a Community Activity Center.

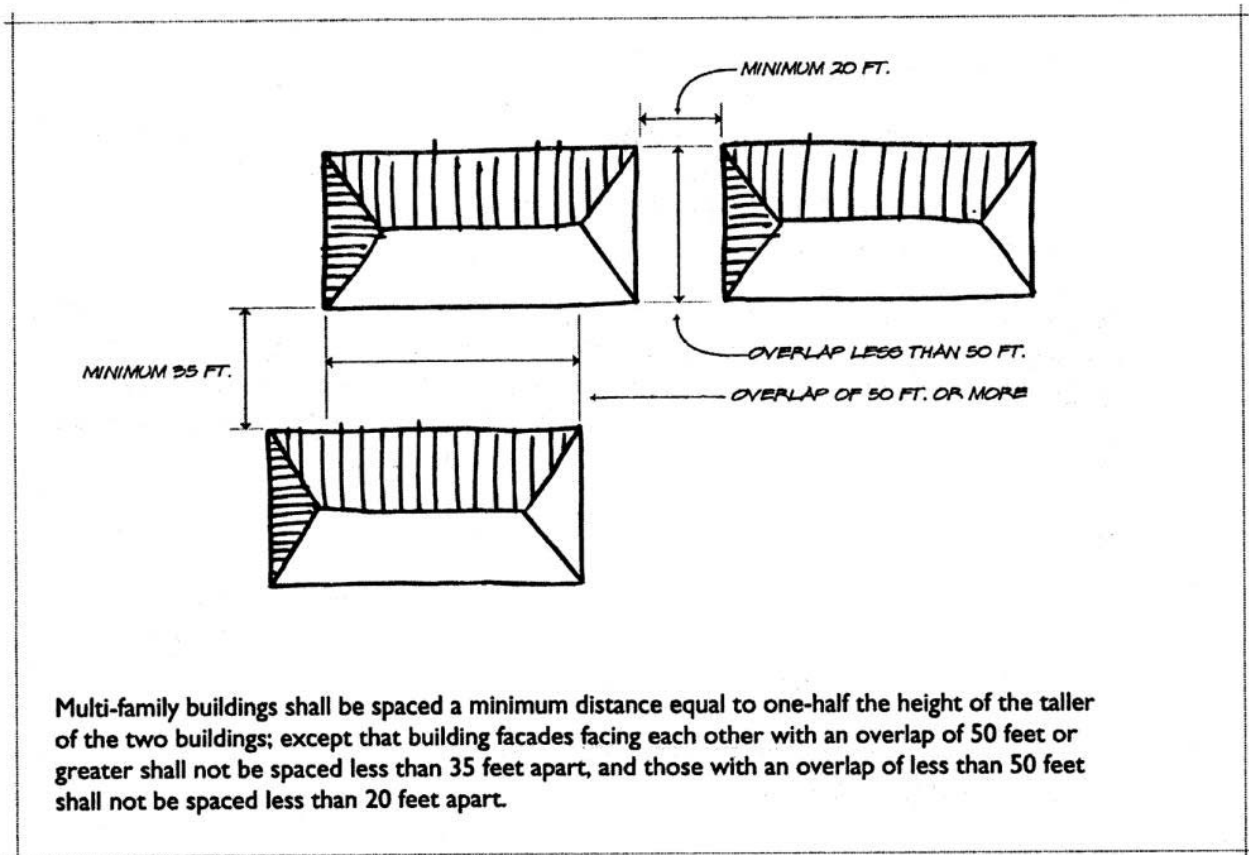


Figure 9.1: Multi-Family Building Separation

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 15; Errata of 9-11-2002, 32--38; Errata (2) of 12-30-2002, 11; Errata (4) of 12-30-2002, 10; Errata of 1-3-2003, 4, 6)

Sec. 146-914. Residential Building Design Standards.

(A) *Intent.* Provide a distinctive architectural character in residential developments that avoids featureless design and repetition of facades.

(B) *Standards Applicable to All Residential Development.* The design of individual residential buildings and groups of buildings shall employ a variety of design features. In addition to the design features used on the front façade, at least some design features of a compatible architectural style shall be used on all elevations, such as window patterns and trim, eaves, gable treatments including decorative vents, siding patterns, and similar residential architectural devices to avoid the creation of monotonous residential neighborhoods and streetscapes.

(C) All buildings taller than 30 feet shall be designed so that the massing or facade articulation of the building presents a clear base, middle, and top.

(D) *Standards Applicable to Single-Family Detached, Two-Family, and Single-Family Attached Duplex Development*

1. *Existing City Standards.* Single-family detached, two-family and single-family attached duplex residential developments shall comply with all applicable City of Aurora design standards, including, but not limited to, the requirements of this Article and Article 13, Chapter 146.
2. *Prohibited Exterior Materials.* Concrete block, including split face and ground face block, is not permitted as an exterior finish on any elevation.
3. *Offer of Different Color Schemes Required.* A minimum of 5 house color palates and 3 roof colors shall be offered in each subdivision filing. Where tile roofs are provided, multiple roof colors are not required.
4. *Roof Materials, Colors, and Design.* All main roofs shall have a minimum slope of at least 4/12, with a minimum of at least 3 roof colors offered in each subdivision filing. Where tile roofs are provided, multiple roof colors are not required. All roof materials shall have a minimum 25-year warranty. An eave or overhang of at least 12 inches shall be provided at all house perimeters, except gable roof ends, where an 8-inch overhang shall be required.
5. *Front Entry Stairs.* Where stairs run to the front door, single runs of stairs shall be limited to 5 steps. All risers on stairs leading to the front door shall be enclosed or have a solid, painted backing.
6. *Porch and Deck Design.* Where provided, porch and deck columns and roofs shall be integrated into the overall design of the house to which they are attached, and shall be constructed of materials consistent with those found elsewhere on the house. All porch or deck columns located on the front of a house, or on elevations facing a public open space, shall have a minimum cross-section of at least 5 1/2 inches.

7. *Recessed Front Doors.* Where a front door is located in an open entry space recessed into the body of the house, the maximum depth of the space shall not exceed one-and-a-half (1.5) times the entry space width.
8. *Garage Doors as a Percentage of Front Facades.* Where a garage door or doors accommodating one or two cars in non-tandem configuration appear on the front of a residential structure, the door or doors shall not occupy more than 45 percent of the total width of the front elevation. Garages built to accommodate 3 or more vehicles in non-tandem configuration shall not occupy more than 53 percent of the total width of the front elevation. All 3-car garages shall have a minimum 2-foot offset between the single and double garage doors, or between two single doors if three single doors are provided.
9. *Two-Family Dwellings.* Wherever possible, the massing and use of exterior materials on a two-family building should be arranged to give the building the appearance of large single-family homes.

(E) Standards Applicable to Multi-Family and Single-Family Attached Townhouse Residential Development.

1. *Building Form*

- a. All multi-family buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes. Plain, monolithic structures with long, monotonous, unbroken wall and roof plane surfaces of 50 feet or more shall not be allowed.
- b. Buildings of 5 stories or less shall be horizontally articulated at every two floors through the use of decorative banding, a change of siding material and/or color, or sloping roof planes. Buildings of 5 or more floors shall employ similar design devices, except that the occurrence of horizontal articulation above the third floor may be more widely spaced.
- c. The facades of single-family attached townhouses shall be articulated to differentiate individual units.
- d. On small multi-family buildings, the massing and use of exterior materials should be arranged wherever possible to give each building the appearance of large single-family homes.

2. *Maximum Building Length.*

- a. Except in a regional activity center, the maximum length of any small or medium multi-family residential building shall not exceed 200 feet.
- b. No more than 8 single-family attached townhouses may be attached in any single row or building cluster.

3. *Roofing Materials.* All sloped roof areas shall be warranted for a period of at least 25 years and all such sloped roofs visible from the ground shall be clad with either high profile composition shingles, concrete or clay tiles, or seamed architectural metals.

4. *Roof Shapes.*

- a. All one-story multi-family and single-family attached townhome buildings shall have a pitched roof with a minimum slope of at least 4/12.
 - b. On buildings where sloping roofs are the predominant roof type, each building roof shall have at least 5 distinct roof ridgelines (including dormers), and at least 3 such ridgelines shall either be at right angles to each other, or be separated by a height of at least two feet.
 - c. On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least once in every 50 feet of building wall length.
5. Requirement for Four-Sided Design. A building's special architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.
6. Windows. All elevations on multi-family and single-family attached townhome buildings shall contain windows.
7. Exterior Colors. In addition to color standards applying to all buildings in the E-470 district, no more than 25 adjacent multi-family buildings shall have the same color scheme.
8. Garage Doors. No more than 6 garage doors may appear on any row of single-family attached townhomes multi-family building elevation containing front doors, and the plane of each garage door shall be offset at least 2 feet from the plane of the garage door adjacent to it.
9. Private Outdoor Space and Balconies.
 - a. Each individual single-family attached townhouse shall provide a private outdoor patio or deck area with minimum floor area dimensions of at least 6 feet by 10 feet. Such an area may be either at, or above the surrounding grade, but shall be clearly demarcated by patio paving, decking, a privacy screen, low wall, or landscape screening.
 - b. All small and medium multi-family buildings shall provide private outdoor balcony or patio areas for at least 30 percent of their dwelling units. Such balcony or patio areas shall have a minimum floor area with dimensions of at least 6 feet by 8 feet.
10. Exposed HVAC Units and Grills. When through-wall heating, venting, or air conditioning units appear on exterior building walls, such units must be covered by an architectural grille, and be designed in such a manner as to blend in with surrounding wall surfaces. When such units are adjacent to building windows, they shall be designed to appear to be part of the building's window pattern by matching window dimensions, colors, or trim. Such units shall not overhang surrounding wall planes, but shall be set flush with the facade or be placed inconspicuously in facade recesses.
11. Menu of Design Elements for Single-Family Attached Townhouses. In addition to any other applicable standards set forth in this section, each individual townhouse shall incorporate at least 6 of the following architectural features:

- a. A minimum habitable floor area (excluding unfinished garage, attic, or basement space) of at least 1,400 square feet.
- b. A front elevation with the first floor clad in stucco or brick.
- c. A primary roof slope of at least 6/12.
- d. A garage door with windows.
- e. Transom windows on at least 1/4 of the windows facing public or private streets.
- f. At least one bay window.
- g. A front door containing two side lights or one transom over the front door.
- h. A fully landscaped private yard of at least 100 square feet in addition to any other landscaped areas already required by these or other city regulations.
- i. An outdoor private patio or deck of at least 100 square feet in floor area.
- j. A covered front porch at least 5 feet x 8 feet, with two columns of at least 5-1/2 inches in cross-section.
- k. A real or simulated chimney appearing on an exterior wall, faced with masonry or stucco.
- l. At least 100 square feet of patterned paving materials used in driveways or walks open to public view.
- m. At least one roof dormer containing a window.
- n. A main roof clad with clay or concrete tiles.
- o. A unit designed so that the unit's garage door or doors and its "front entry" appear on different sides of a building.
- p. A unit located in an attached townhouse row or attached cluster containing no more than 3 units.
- q. A unit located in an attached townhouse row or attached cluster where no single elevation of the entire row or cluster contains more than three garage doors.

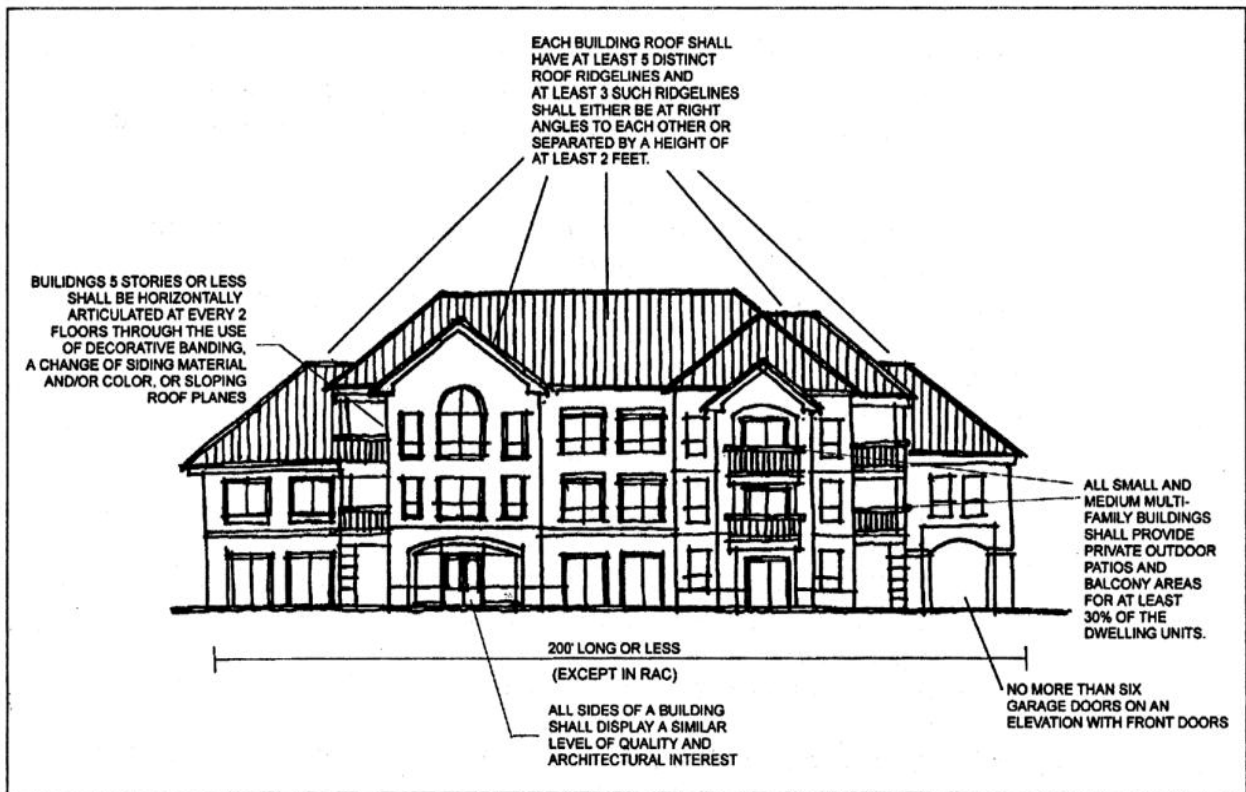


Figure 9.3: Multi-Family Building Prototype Elevation

12. Menu of Design Elements for Small, Medium, and Large Multi-Family Buildings. In addition to other applicable standards required in this section, each small, medium, or large multi-family building shall incorporate at least 5 of the following architectural features:
 - a. The average rentable living area of all units in the building is at least 900 square feet.
 - b. The total wall area of exterior walls of the building, excluding windows and doors, is at least 80 percent brick, or at least 40 percent stone in combination with brick or stucco.
 - c. The building's main roof is clad with clay or concrete tiles.
 - d. The building's main roof is pitched with at least a 6 in 12 slope.
 - e. The building's main roof is pitched with at least seven distinct ridgelines, at least two of which are at least two feet apart in height, and two of which are at right angles to the others.
 - f. At least two ends of the building step down one story or more in height.
 - g. At least 50 percent of the units in the building have an outdoor balcony of the minimum size required by the standards in this section.
 - h. All building elevations contain at least three distinct wall planes separated from each other by at least two feet.
 - i. At least 50 percent of the units are provided with an attached one-car or larger enclosed garage.
 - j. All rain downspouts are enclosed within the walls of the building.

- k. At least 4 bay windows in a small multi-family building, or at least 8 bay windows in a medium multi-family building.
- l. At least two real or simulated chimneys on an exterior wall.

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 39--43; Errata (2) of 12-30-2002, 13, 15; Errata (4) of 12-30-2002, 11--13; Errata of 1-3-2003, 5, 7)

Sec. 146-915. Non-Residential Building Design Standards.

(A) *Intent.* Provide a high quality architectural character in all non-residential developments.

(B) Standards Applicable to All Non-Residential Development.

1. Requirement for Four-Sided Design. A building's special architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.
2. Building Form. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changed in parapet heights, and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize building entries. Designs shall avoid long, unbroken, flat walls of 50 feet or greater.
 - a. Each primary building taller than 30 feet in height shall be designed so that the massing or facade articulation of the building presents a clear base, middle and top. The base or ground floor shall be appropriately articulated to provide human scale.
 - b. All stairwells, corridors, and circulation components of the building shall be completely enclosed within the building envelope.
 - c. Buildings having single walls exceeding 50 feet in length shall incorporate one or more of the following for every 50 feet in length:
 - i. Changes in color, graphical patterning, changes in texture, or changes in material;
 - ii. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches;
 - iii. Windows and fenestration;
 - iv. Arcades and pergolas;
 - v. Towers;
 - vi. Gable projections;
 - vii. Horizontal/vertical breaks; or
 - viii. Other similar techniques.
 - d. Buildings subject to the Big Box Retail requirements in subsection 146-915(C)(4) below shall be required to meet those standards in lieu of these standards.

3. Exterior Building Materials and Colors.
 - a. Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than 10 percent of the area of each elevation of a building. Permitted sign areas shall be excluded from this calculation.
 - b. Highly reflective or glare producing glass with a reflectance factor of .25 or higher is prohibited on all facades. Such prohibition shall apply regardless of whether the glass is used in window or spandrels areas.
 - c. All building facades facing and visible from E-470 shall be finished with the same mix of materials and colors and the same degree of fenestration and articulation used on the major entry walls facing the near adjacent street.
4. Roof Materials. All sloping roof areas with a pitch of 3 in 12 or greater, and visible from any public or private right-of-way, shall be surfaced with attractive and durable materials such as concrete, clay, or slate tiles, or seamed architectural metals such as tin or copper. Asphalt shingles and membrane system roofs shall not be permitted in such areas.
5. Roof Design and Colors.
 - a. Intense, bright, or fluorescent colors shall not be used on any roof areas visible from a public or private right-of-way or public open space.
 - b. When sloping roofs are used, at least one of the following elements shall be incorporated into the design for each 60 lineal feet of roof:
 - i. Projecting gables,
 - ii. Hips,
 - iii. Horizontal/vertical breaks, or
 - iv. Other similar techniques.
 - c. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 lineal feet of facade.
 - d. On all structures exceeding 3 stories in height, roofs shall be internally drained, and external scuppers and wall drains shall be prohibited.
6. Rooftop Equipment and Screening. All rooftop mechanical equipment and vents greater than 8 inches in diameter shall be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall. Screens shall be at least as high as the equipment they hide. They shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building and shall match the materials and color of a primary facade of the building. If equipment is visible because a screen does not meet this minimum height requirement, the director of planning may require construction modifications prior to issuance of a permanent certificate of occupancy.

7. Orientation of Pedestrian Entries. All office, hotel, and motel structures shall be oriented so that pedestrian entries face the nearest adjacent street (other than E-470).
8. Exposed HVAC Units and Grilles. When through-wall heating, venting, or air conditioning units appear on exterior building walls, such units must be covered by an architectural grille, and be designed in such a manner as to blend in with surrounding wall surfaces. When such units are adjacent to building windows, they shall be designed to appear to be part of the building's window pattern by matching window dimensions, colors, or trim. Such units shall not overhang surrounding wall planes, but shall be set flush with the facade or be placed inconspicuously in facade recesses.
9. Service Area and Loading Dock Screening. Loading docks, on-site storage yards, and all other service areas shall be fully screened from view from all public and private rights-of-way by walls or fences. Such screens shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. The screen height shall be of sufficient height to hide the equipment, vehicles, materials, or trash being screened from public view, but in no case shall exceed a height of 10 feet. Chain link fences, with or without slats, shall not be used to satisfy this screening requirement.

(C) Additional Standards Applicable to Commercial, Office, Hotel/Motel, Retail, Entertainment, and Restaurant Uses

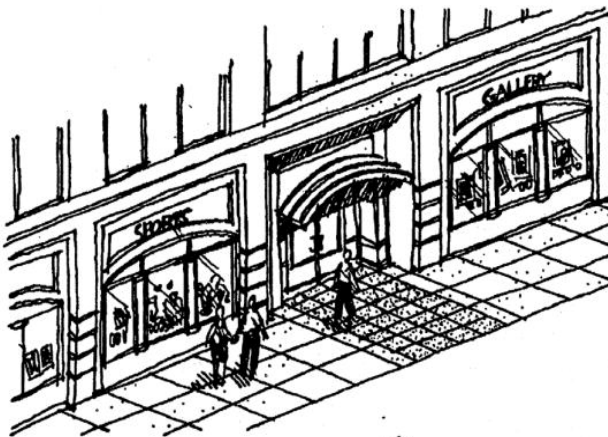
1. Exterior Building Materials
 - a. Corrugated metal panels and tilt-up concrete panels shall not be allowed.
 - b. For free-standing non-residential structures with a gross floor area of 20,000 square feet or less, at least 60 percent of the total building facade shall be surfaced in brick, decorative architectural tile, or stone. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, or standard brick masonry units.
 - c. For free-standing non-residential structures with a gross floor area of more than 20,000 square feet, at least 60 percent of the total building facade area shall be surfaced with integrally colored decorative concrete masonry units, brick, decorative architectural tile, stone, or pre-cast concrete panels with exposed aggregate. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, or standard brick masonry units.
2. Pedestrian Scale Details. To promote a sense of human scale, special accent materials and design details shall be incorporated into all first floor facades and paving areas abutting pedestrian walkways. Such features shall include, but are not limited to:
 - a. Changes in paving patterns and materials at pedestrian building entrances and other significant pedestrian locations;
 - b. Special decorative wall patterns, textures, accent materials, or graphics;
 - c. Trim bands and reveals;
 - d. Special architectural features marking pedestrian entries; and

- e. Display windows.
3. Additional Standards for Retail Uses. Each primary structure of 20,000 square feet or more containing predominantly retail uses (including big box retail as defined by these regulations) shall include at least one of the following features:
- a. An outside pedestrian covered walkway or arcade;
 - b. Awnings;
 - c. Visible areas of sloped roofs at a pitch of 1 in 3 or greater;
 - d. One or more architectural tower features; or
 - e. Buildings designed with an easily recognized historic architectural style.

The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet heights, and similar architectural devices to avoid long, unbroken, flat wall of 50' or greater.



Each building taller than 30 feet in height shall be designed so that the massing or facade articulation of the building presents a clear base, middle and top.



To promote a sense of human scale, special accent materials and design details shall be incorporated into all first floor facades and paving areas abutting pedestrian walkways. Such features shall include, but are not limited to:

1. Changes in paving patterns at building entrances and other significant pedestrian locations;
2. Special decorative wall patterns, textures, accent materials or graphics;
3. Trim banks and reveals;
4. Special architectural features marking pedestrian entries; and
5. Display windows



Retail structures of 20,000 sq. ft. or more shall include at least one of the following:

1. An outside pedestrian covered walkway or arcade;
2. Awnings;
3. Visible areas of sloped roofs at a pitch of 1 in 3 or greater;
4. One or more architectural tower features; or
5. Buildings designed with an easily recognized historic architectural style

Figure 9.4: Non-Residential Building Design

4. Additional Standards for Big Box Retail Buildings

- a. Intent: Reduce the perceived size, scale, and homogeneity of big box retail structures and their parking areas by requiring articulation of facades, direct connections to pedestrian circulation routes, and distributed parking.
- b. Applicability: These standards shall apply to all single-story retail buildings containing 65,000 square feet or more of gross floor area.
- c. Facade Articulation: Each facade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the facade (or at least two feet), and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
- d. Facade Design. Each building facade shall have a repeating pattern that shall include no less than three instances of either (1) color change, (2) texture changes, (3) material module change, or (4) expression of an architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset reveal, or projecting rib. At least one of those elements shall repeat horizontally at an interval of no more than 30 feet.
- e. Concealing Equipment. Each building shall have either (1) overhanging eaves extending at least 3 feet past supporting walls, or (2) parapets to conceal rooftop equipment from public view. If parapets are included, they shall have an average height of no more than 15 percent of the height of the supporting wall, a maximum height at any point equal to 33 percent of the height of the supporting wall, and three dimensional cornice treatments.
- f. Pedestrian Oriented Design Features. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length.
- g. Customer Entrances. Each building shall have clearly defined, highly visible customer entrances featuring at least three of the following elements:
 - i. Canopies or porticos,
 - ii. Arcades, arches, peaked roof forms, outdoor patios, display windows, architectural tilework or moldings integrated into the building design,
 - iii. Overhangs, recesses or projections, or
 - iv. Integrated planters or wing walls that incorporate landscaped areas or seating areas.
- h. Outdoor Amenities. Each site containing a big box retail building shall provide at least two of the following: patio or seating area, pedestrian plaza with benches, transit stop, window shopping walkway, outdoor playground area, water feature, clock tower, or other deliberately shaped and highly visible outdoor amenity.

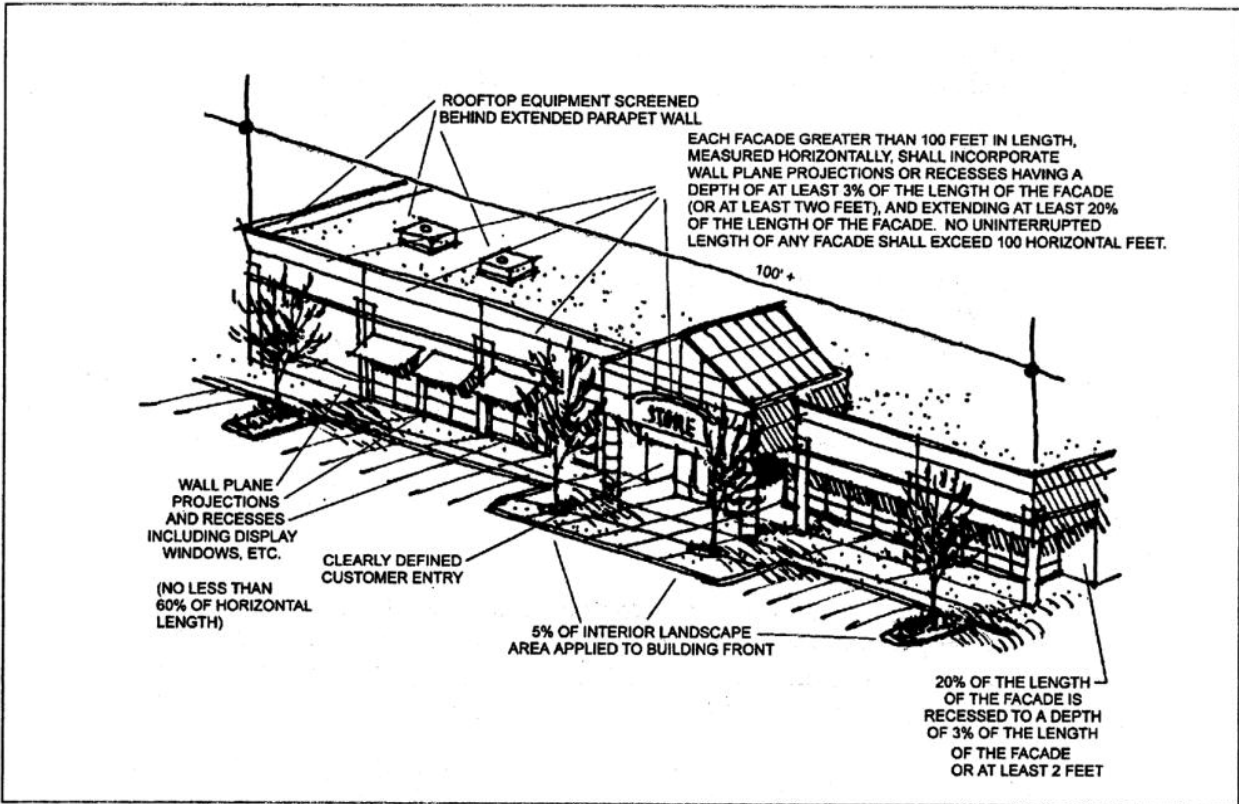


Figure 9.5: Big Box Retail Building Design

5. **Additional Standards for Hotels and Motels.** For hotels and motels of any configuration, a facade area at least equal to the total facade area of the first floor walls shall be surfaced in brick or stone. The remainder of the exterior may be surface in stucco, integrally dyed decorative concrete, or ceramic masonry units. Metal, vinyl, hardboard, or wood lap siding is prohibited. Materials such as concrete, clay, or slate tiles, seamed architectural metals, or high profile composition shingles shall be used on all sloped roofs.

(D) *Additional Standards Applicable to Industrial, Warehouse & Manufacturing Uses.* In addition to design standards required for all non-residential development, industrial, warehouses, and manufacturing structures shall comply with the following special standards.

1. **Concrete Tilt-Up Buildings.** Concrete tilt-up panels are allowed subject to the following standards:
 - a. Panels shall be embossed with reveals that repeat a common pattern.
 - b. All elevations visible from a public or private street shall include variable parapet heights and 2-foot minimum projections with the distance between not to exceed 60 feet.

- c. All main entries (or storefronts) shall be identified by utilization of an arcade, covered entry, spandrel glass, or other similar architectural feature.
2. *Metal Buildings.* Metal is prohibited as a primary exterior surface material on industrial, manufacturing, storage, distribution, or assembly buildings; metal may be used as trim material covering no more than 10 percent of the facades of such building.

(E) *Additional Standards Applicable to Buildings within Activity Centers.*

1. *Common Architectural Themes.* All uses, buildings, and areas in a Neighborhood Activity Center ("NAC") or Community Activity Center ("CAC") shall share common architectural and landscaping themes, materials, and styles. Each CAC or NAC shall create its own identity with unique design themes based on a palate of compatible rooftops, materials, and colors. Both pads and anchor stores shall incorporate all such thematic design, materials, landscaping, roof types, and colors.

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 44)

Sec. 146-916. Signage.

(A) *Intent.* Provide clear information to pedestrian, transit, and automobile travelers through signs that are sized and located to avoid dominating views. Materials, colors, and graphic design shall contribute to the visual consistency of a specific development or activity center.

(B) *Applicability--Generally.* In addition to the sign standards set forth in this document, development in the E-470 subareas shall comply with the Aurora sign regulations in article 16. In the case of conflict between a provision set forth in these E-470 Design Standards and a provision set forth in the Aurora Sign Code, the more strict or limiting provision shall apply.

(C) *Sign Program Required.* A sign program demonstrating compliance with this subsection's standards shall be required for all multi-tenant developments, including those with pad sites.

(D) *Standards Applicable to All Development.*

1. *Permitted Sign Type.* The following types of signs are permitted: (1) wall mounted signs; (2) monument-type signs; and (3) signs suspended a maximum of 24 inches over parts of the public right-of-way (including sidewalks). Suspended signs shall be allowed only in a Community Activity Center, a Neighborhood Activity Center, or along the "Main Street" in a Regional Activity Center, and only with the approval of the Department of Public Works. Except for the limited allowance for suspended signs above, every non-wall mounted sign shall be a monument sign.
2. *Standards for Monument Signs.* Monument-type signs shall be attached to the ground with a base whose width and length are at least as large as the bottom

edge of the sign face. Monument signs shall not be placed where they obscure important architectural features such as entrances, display windows, or decorative elements when viewed from the public right-of-way. Monument signs shall not exceed 8 feet in height.

3. *Standards for Wall Signs.* Wall signs may be placed on buildings in only two locations: (1) the space between the top of storefronts and the second level finish floor (12 to 16 feet above street) and (2) the cap space above the top row of windows and below the parapet edge or the leading edge of the building roof forms. Lettering heights on signs above the storefront position are limited to 42 inches per letter for signs for tenants over 20,000 square feet, 36 inches for tenants from 10,000 to 19,999 square feet, and 30 inches for tenants with less than 10,000 square feet. Wall signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns, and other decorative elements. Parapet wall signs, mansard roof signs, backlit awnings, and false front walls signs are prohibited.
4. *Informational Signage.* Within each development, information signage and way-finding systems shall be of a unified graphical system and shall be placed in consistent locations near site entries, key points on the internal automobile circulation system, building entries, seating areas, sidewalk intersections.
5. *Illumination.*
 - a. Sign lighting shall be shielded to prevent glare onto adjacent public rights-of-way and adjacent properties. Sign lighting shall be directed so that light does not stray above the light source horizontally. Lighting shall be steady and even over the entire sign face.
 - b. All lighting fixtures and elements shall be maintained in good working condition. Exposed bulbs shall not exceed 15 watts in power.
 - c. Signs shall be illuminated only during the times the establishment displaying the sign is operating or open for business.
 - d. Where sign faces are internally lit, the area of all the letters and numbers, plus the entire area of illuminated background, shall be counted as sign area for the purposes of meeting the Aurora Sign Code.
6. *Materials.* Materials and textures of signs shall be consistent with the architectural character of the site and building. Supporting sign structures of monument signs shall incorporate at least one of the primary finishes and colors of the associated primary structures.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-917. Fences and Walls.

(A) Standards Applicable to Residential Development

1. Fences and walls shall conform to article 17.

2. All fences that face a public or private street shall include at least one column for every 60 lineal feet and one column at every fence corner and dead end. The columns shall be faced with brick, real or artificial stone, decorative iron, stucco, or integrally colored concrete masonry units. This requirement shall not apply to fences in side yards between single-family homes.
3. Where constructed of wood, fences shall have a top rail.
4. In all residential developments adjacent to E-470, a minimum 8 foot high decorative masonry soundwall shall be constructed along the development's E-470 frontage.

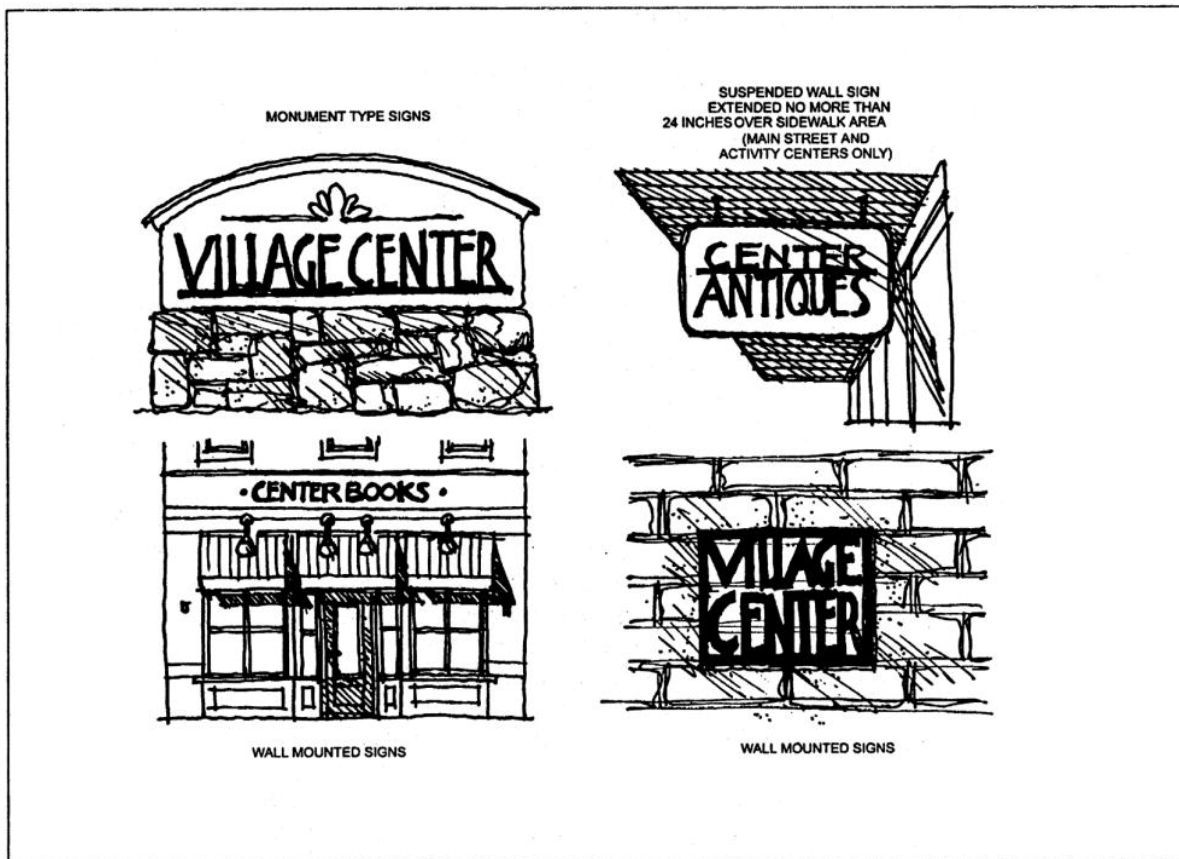


Figure 9.6: Allowed Signs

(B) Standards Applicable to Non-Residential Development

1. Fences and walls on any property boundary shall be constructed of brick, decorative masonry, stucco, or decorative metals.
2. Fences and walls shall be constructed of materials consistent with those used on primary structures.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-918. Lighting.

(A) Intent. Vehicular and pedestrian lighting shall be provided throughout all vehicular and pedestrian circulation areas to promote safety and walkability.

(B) Standards Applicable to All Development

1. Except in Low Density Residential subareas, sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one foot-candle on the walking surface.
2. On-site streets and parking areas shall be lit with full cutoff type lighting fixtures no more than 25 feet tall. Fixtures shall be downcast type.
3. Lighting along public street and landscaped areas of a specific development or activity center shall be of a recognizably unified design.
4. Lighting sources shall be color-correct types such as Halogen or metal halide, and light types of limited spectral emission, such as low pressure sodium or mercury vapor lights, are prohibited even in service areas.
5. Private and security lighting shall not cause glare above a level of 4 feet onto adjacent properties.

(Ord. No. 2001-72, 12-3-2001)

DIVISION 3. SPECIAL DESIGN STANDARDS

Sec. 146-919. Special Design Standards for Residential Neighborhoods.

(A) Intent. Create distinct, identifiable neighborhoods of a walkable size and scale, and with an appropriate mix of housing types.

(B) Applicability. These standards shall apply to all residential development in the E-470 District subareas, including without limitation single-family detached and duplex development in the E-470 mixed-use subareas. They supplement, but do not replace, the General Design Standards in this article, which also apply to all residential development unless clearly inconsistent with the requirements of this section.

(C) Standards for the Organization of All Residential Neighborhoods

1. All residential development shall be organized into approximately four neighborhoods per square mile section of land (or proportionately fewer if less than a section of land is involved). Each neighborhood shall have boundaries clearly identifiable to its residents, such as a major street, dedicated park, non-dedicated landscaped area, or significant natural feature. Pedestrian, bicycle, and automobile circulation shall be continuous across boundaries as required by the Aurora Subdivision Regulations.

2. Each residential development shall have a distinctive, landscaped entryway feature, including signage, at its major point of entry from arterial or collector streets, in conformance with section 146-1612(C)(1) and section 146-918.
3. Residential Areas in the E-470 Mixed-Use Subareas.
 - a. Residential Uses in the E-470 Regional Activity Center, Airport Corporate, and Regional Retail Subareas. No more than 25 percent of the gross land area in a Regional Activity Center (RAC) subarea, and no more than 25 percent of the gross land area located within 1/2 mile of the E-470 right-of-way (on either side of E-470) in the Airport Corporate and Regional Retail subareas, shall be devoted to residential land uses.
 - b. Residential Developments Should Be Contiguous. Where mixed-use development will include residential uses and adjacent mixed-use properties contain existing residential uses, development shall be organized so that new residential uses are located near existing residential uses wherever feasible in order to create more viable neighborhoods, and to avoid the creation of isolated pockets of residential use.
 - c. Residential Development in the E-470 Mixed-Use Zone Districts. In all mixed-use zone districts, except the Regional Activity Center zone district, residential development shall be established in a fashion that creates neighborhoods and that clearly separates residential areas from industrial areas. The following standards shall apply, as illustrated in Figure 9.7 below:
 - i. All residential development should be a part of a contiguous residential neighborhood containing at least 160 acres as described by one or more approved Framework Development Plans (FDPs). In no case shall residential development be allowed unless it is a part of a contiguous residential neighborhood containing at least 100 acres (which does not have to be under single ownership), as described by one or more approved FDPs. This required neighborhood can be mixed with non-residential uses, but must include at least 100 acres of residential development;
 - ii. The boundary of the residential neighborhood shall include at least one arterial or collector street;
 - iii. The residential neighborhood shall be separated from industrial areas by arterial or collector streets or by dedicated open space;
 - iv. Access to the residential neighborhood shall be from the arterial or collector streets, with an internal street network that provides at least two entries from the arterial or collector streets; and
 - v. Industrial access located across an arterial street from a residential neighborhood entry shall be placed out of alignment with the neighborhood entry.

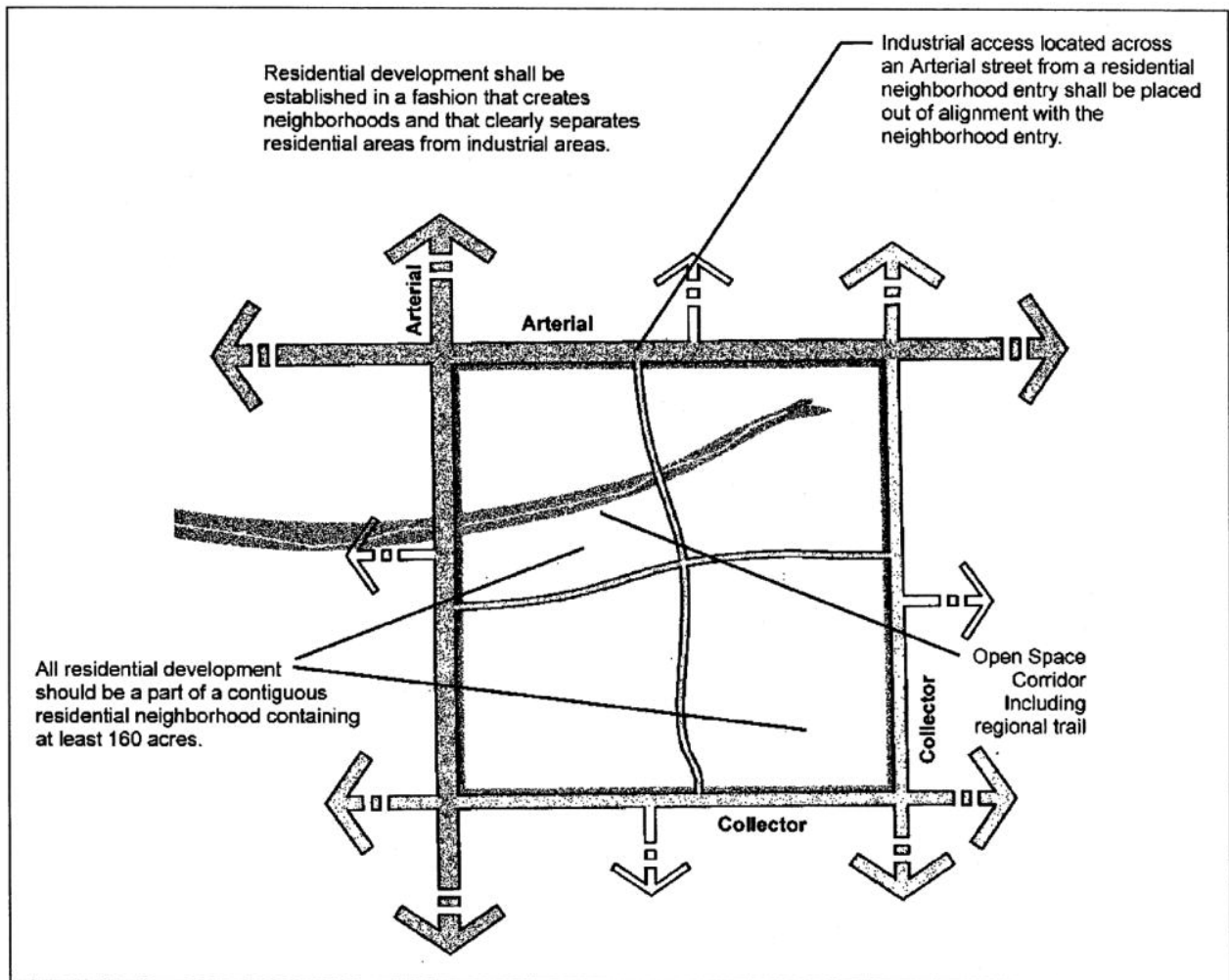


Figure 9.7: Residential with Nonresidential Surrounding Uses

(D) Standards for the Organization of Multi-Family Uses. Note: In the E-470 Corridor Zone District references to multi-family, multi-family units, multi-family development or similar references to multi-family, includes single-family attached development.

1. Intent. Guide multi-family development to areas consistent with the goals of the Aurora Comprehensive Plan.
2. Location of Multi-Family or Single-Family Attached Townhome Uses in Residential Zone Districts. Except for rows of single-family attached townhomes consisting of only two dwellings, the nearest parcel boundary of a multi-family or single-family attached townhome residential development shall be located:
 - a. Within 330 feet of a Neighborhood or Community Activity Center, or

- b. Adjacent to an arterial street and within 1,320 feet of an arterial/arterial intersection, or
- c. Within 330 feet of any point where an arterial street abuts a major open space (private landscaped area or dedicated park/open space) of at least two acres in size.

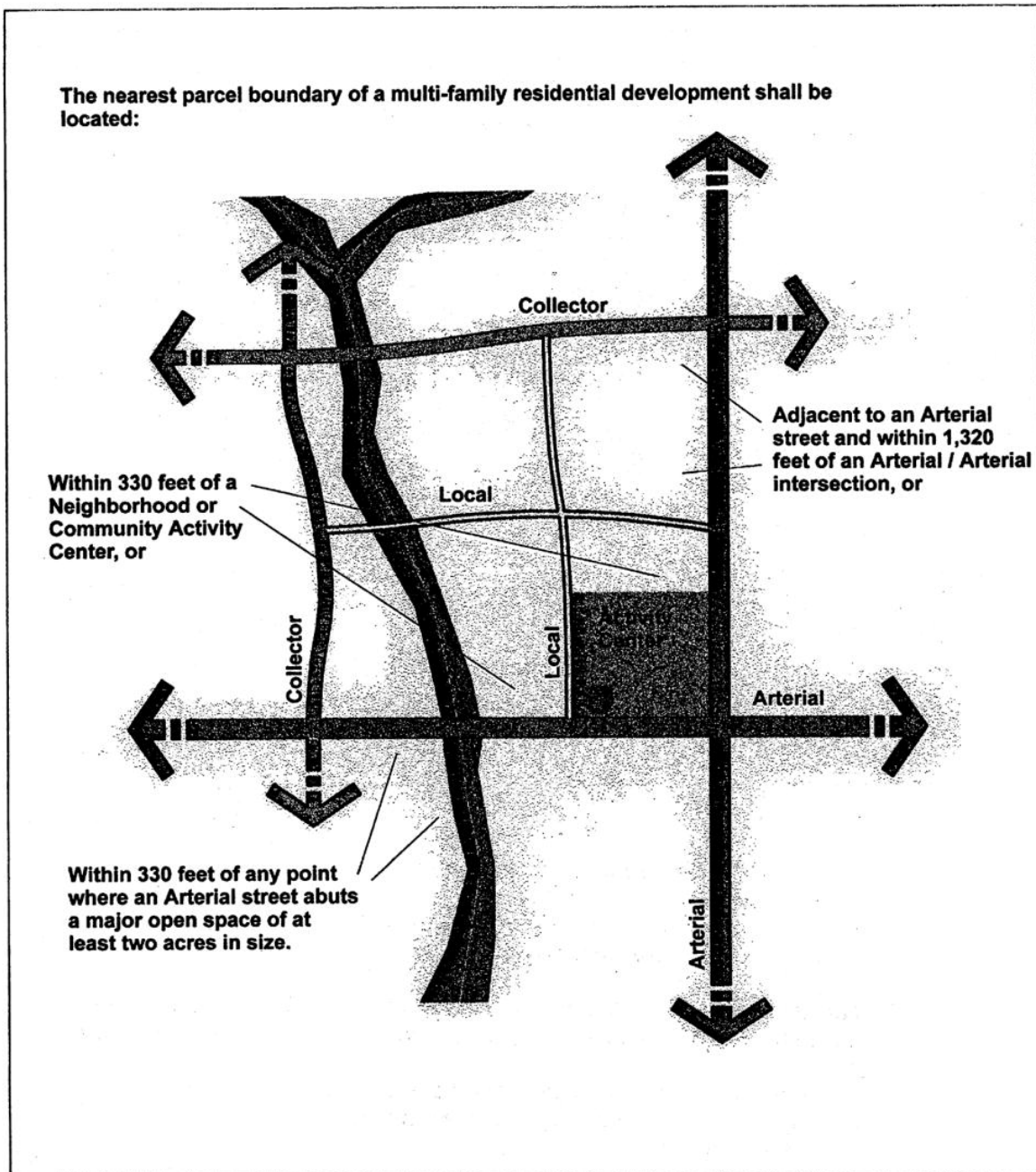


Figure 9.8: Location of Multi-Family Uses in Residential Subareas

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 45--48; Errata of 9-27-2002; Errata (4) of 12-30-2002, 14)

Sec. 146-920. Special Design Standards for Neighborhood Activity Centers ("NACs").

(A) Intent. Require the construction of small-scale, mixed-use activity centers that are appropriately located and scaled to improve the livability of residential neighborhoods while avoiding strip development patterns and avoiding the creation of destination retail or business uses serving areas beyond the immediate neighborhood. Pursuant to these standards, NACs may be created within the E-470 residential subareas without the need to rezone or reclassify land to another subarea.

(B) Applicability. These standards shall apply to all land designated for use as an NAC on a framework development plan or contextual site plan document. They supplement, but do not replace, the General Design Standards in this article, which also apply to all development in NAC areas unless clearly inconsistent with the requirements of this section.

(C) Threshold for Inclusion of an NAC. Each residential use area, that, alone or in combination with other phases of the same development, includes 160 or more acres of land, shall include at least one NAC, unless the residential use area is subject to a framework development plan that includes an NAC located on nearby lands and designed to serve the proposed residential use area.

(D) Maximum Size of an NAC. Each NAC shall be located on a site of not more than 5 acres, except that this maximum size requirement shall not apply to schools, parks, or places of worship.

(E) Location of an NAC

1. Each NAC shall be located at the intersection of two collector streets, or at the intersection of a collector and a local street. Except for public parks and school sites, uses within an NAC shall not extend farther than 660 feet from such intersection along either street. As an exception to this rule, an NAC may be located at the intersection of an arterial street and a collector street if there is no community activity center existing or approved along the arterial street within one mile of the site in both directions.
2. No NAC shall be located adjacent to the E-470 right-of-way.
3. No part of an NAC shall be located within 1,320 feet of another NAC or a community activity center.

(F) Required Elements of an NAC. Each NAC shall contain the following elements:

1. A public plaza or outdoor meeting area clearly visible from an adjacent street;
2. At least two of the uses identified in Table 9.2, Permitted Uses in the E-470 Residential Zone Districts, as permitted uses in an NAC. Such uses may include (but are not required to include) retail or service uses; and

3. Not more than 50,000 square feet of gross floor area, except that this size restriction shall not apply to schools, places of worship, or non-commercial neighborhood recreation facilities within the NAC.

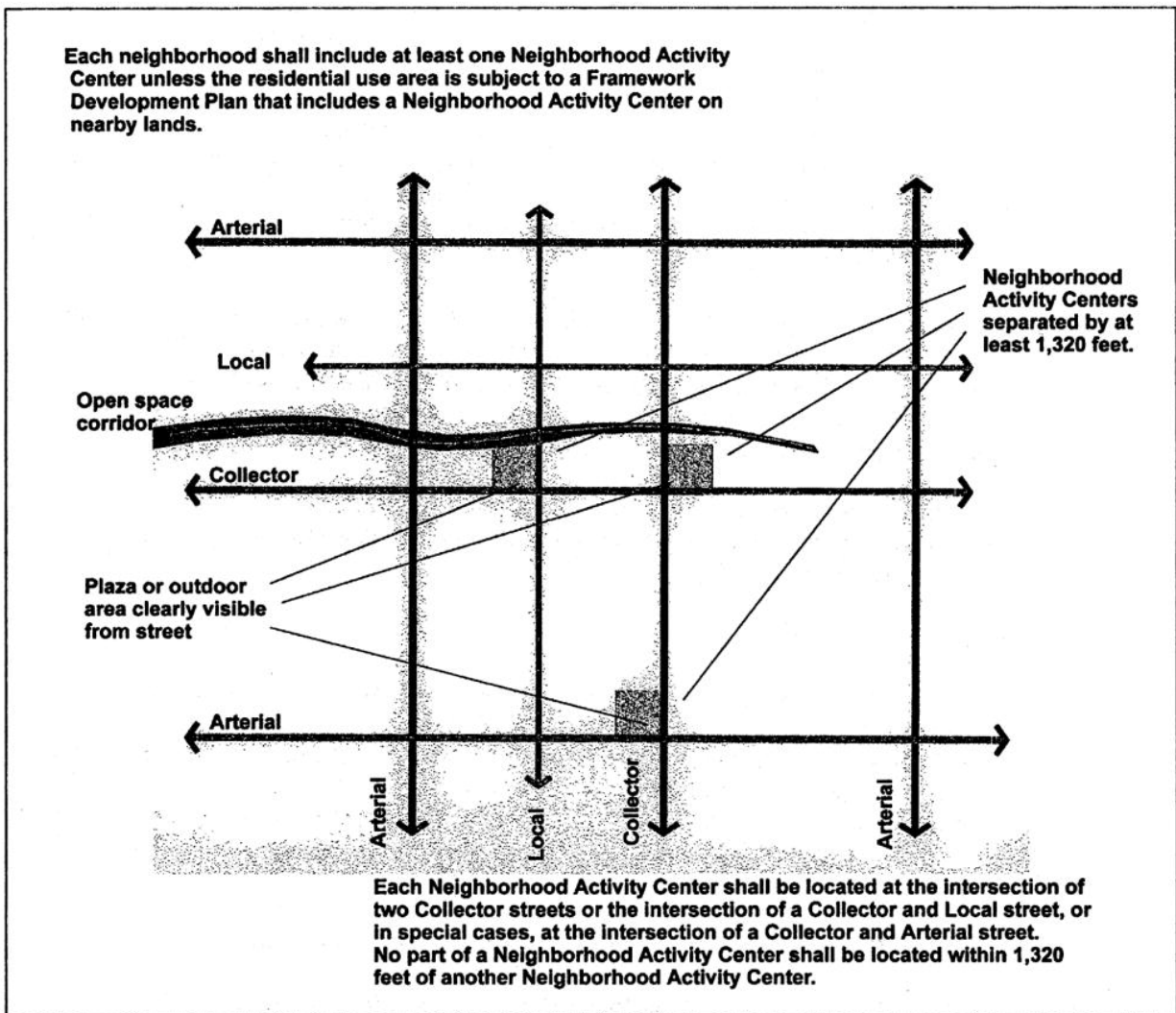


Figure 9.9: Organization of NACs

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-921. Special Design Standards for Community Activity Centers ("CACs").

(A) Intent. These standards are intended to encourage the construction of small-scale, mixed-use activity centers that are appropriately located and scaled to serve multiple neighborhoods while avoiding strip development patterns along arterial streets and avoiding the over-supply of such areas. Pursuant to these standards, CACs may be created within the E-470 residential subareas without the need to rezone or reclassify land to another subarea.

(B) Applicability. These standards shall apply to all land designated for use as a CAC on a framework development plan or contextual site plan document. They supplement, but do not replace, the general design standards in this article, which also apply to all development in CAC areas unless clearly inconsistent with the requirements of this section.

(C) Location. Each CAC shall be located at the intersection of two arterial streets or at the intersection of an arterial street with the E-470 tollway. CACs may occur on no more than two corners of a single arterial/arterial or arterial/E-470 intersection. The CAC shall not extend further than 1,320 feet from such intersection along either street, except that a CAC included as part of framework development plan for a land area at least 640 acres in size may extend 2,000 feet from the arterial/arterial or arterial/E-470 intersection.

(D) Size.

1. Except when located at the intersection of an arterial and E-470, each CAC shall include contiguous parcels that are a minimum of 12 acres and a maximum of 30 acres in size.
2. Each CAC located at the intersection of an arterial and the E-470 tollway shall be a minimum of 12 acres and a maximum of 40 acres in size.

(E) Required Element

1. Each CAC shall contain the following elements:
 - a. At least one public plaza or outdoor meeting area clearly visible from an adjacent street.
 - b. At least two of the uses identified in Table 9.3, Permitted Uses in the E-470 Residential Zone Districts (which may, but need not include retail or service uses).
 - c. A reserved "anchor site" to accommodate a retail or service land use with at least 50,000 square feet of gross floor area.
 - d. A landscaped area containing at least 6,400 square feet located at the corner of each arterial/arterial or arterial/E-470 intersection, and within which buildings and parking shall not be permitted. Any side of this area shall be no less than 60 feet in length and no greater than 100 feet.
 - e. Each CAC shall include at least one pedestrian auto connection to the local street system in the adjacent residential neighborhood(s), which shall permit residents of such neighborhood(s) to enter the CAC without using an arterial street.
 - f. At least one walkable internal street or drivelane shall be provided (which may but does not have to accommodate automobile traffic). Such walkable street shall meeting the following criteria:
 - i. It shall connect the CAC to one of the adjacent arterial or local streets;
 - ii. It shall have a minimum travel width of 23 feet;

- iii. At least 40 percent of the street frontage shall be bordered by plazas or buildings with facades located no more than 15 feet from the sidewalk;
 - iv. It shall be interrupted by no more than one driveway per 100 linear feet; and
 - v. There shall be direct pedestrian and automobile access (without the need to travel along an arterial street) from the interior of the CAC to a Type 1 local street located farther from the arterial/arterial intersection.
2. Motor Vehicle Fuel Dispensing Stations within a Community Activity Center shall not be located closer than 300 feet from the arterial/arterial or arterial/E-470 intersection.

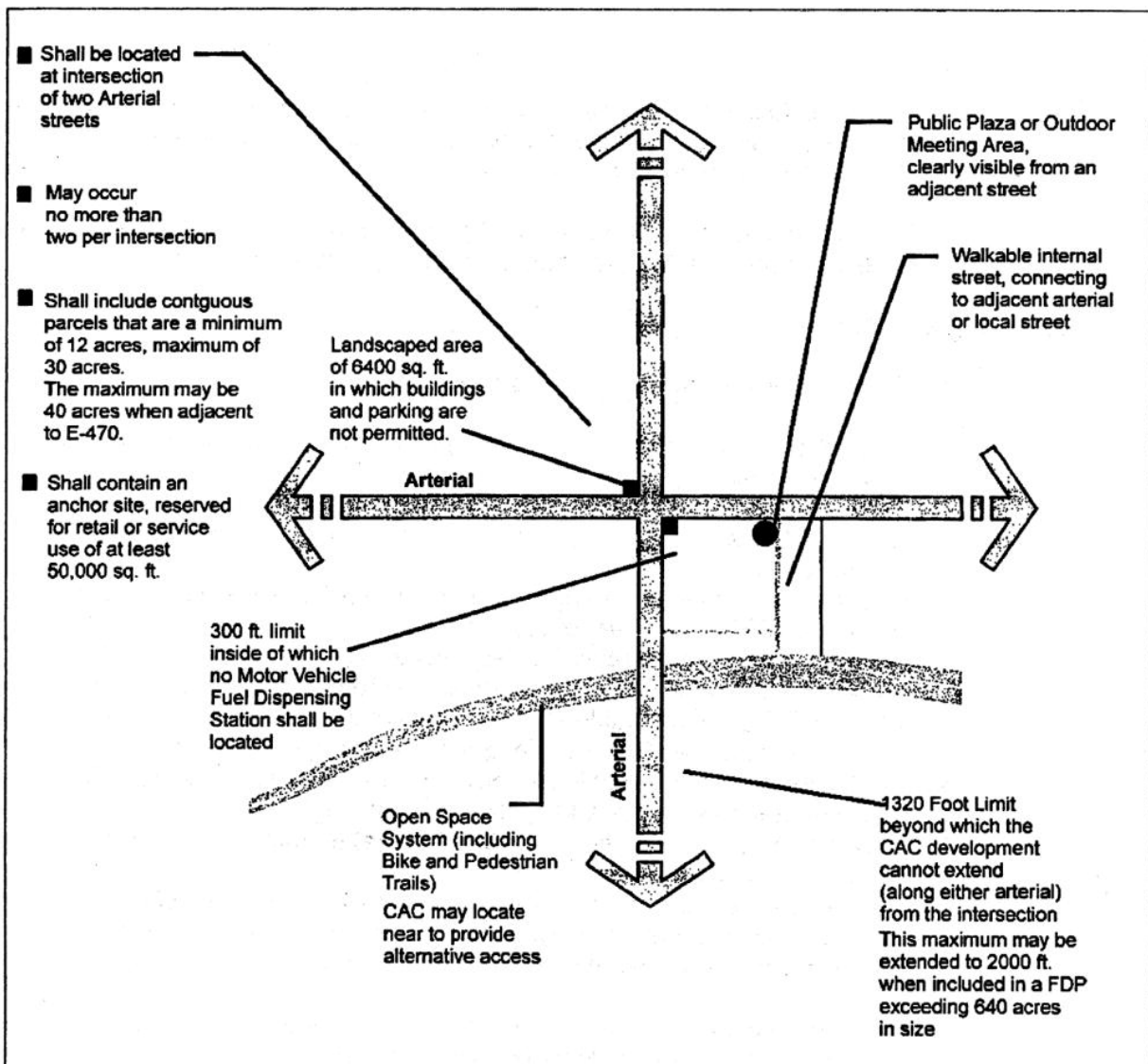


Figure 9.10: Organization of CACs

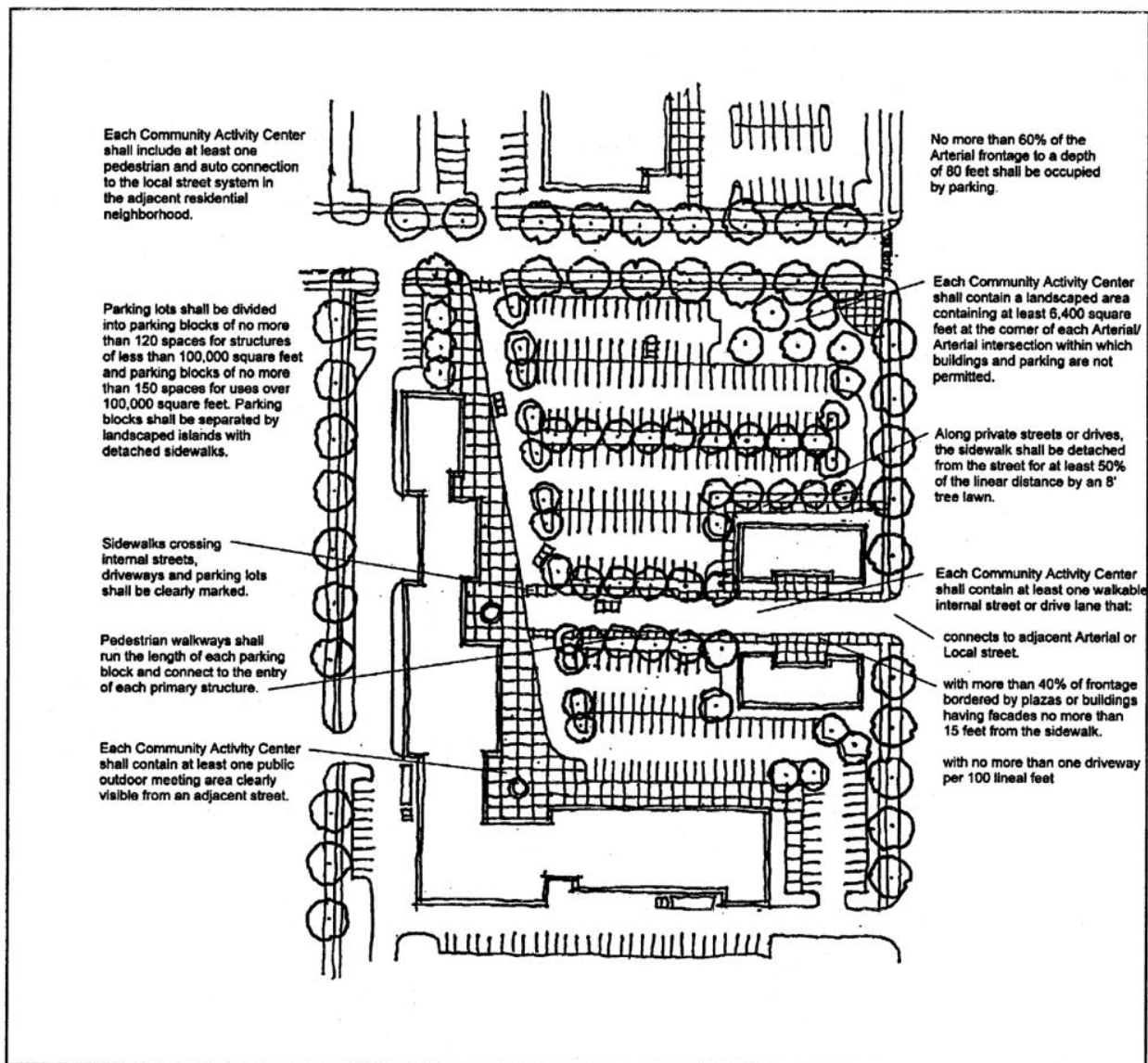


Figure 9.11: CAC Design

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-922. Special Design Standards for Regional Activity Centers ("RACs").

(A) Intent. This section intends to promote a distinctive, unified character and to ensure high quality development in each RAC. More specifically, this section intends to promote:

1. A larger scale of development that presents a recognizable skyline or silhouette, and a visible transition in building massing and concentration from a visible focal point;

2. Well-designed, large-scale regional retail, commercial, and office buildings;
3. A mix of uses that reduce demand for auto travel and increase visual interest;
4. A clear street organization and easy access, particularly from E-470;
5. A safe and pleasant pedestrian environment connected to the streets and walkways around the RAC and to the public or landscaped area system;
6. Nodes for multi-modal movement, including mass transit facilities; and
7. A pleasant visual environment with high quality architectural materials, properly sized and positioned signage, and intensive landscaping with generous open areas.

(B) Applicability. These standards apply to all development in the RAC subareas. They supplement, but do not replace, the General Design Standards in this article, which also apply to all development in the RAC subareas unless clearly inconsistent with the requirements of this section.

(C) Major Organizing Elements

1. Intent. Incorporate key design elements that allow each RAC to accommodate large-scale economic generators while still creating a relatively small walkable core area to act as image-makers for the E-470 corridor.
2. Required Organizing Elements.
 - a. Each RAC subarea shall incorporate the three organizing elements described in this subsection in order to create a relatively small walkable core area and create a high quality image when viewed from E-470. Where an RAC subarea extends on both sides of E-470, these three organizing elements shall be included on both sides of E-470. RAC zone districts containing less than 50 acres and not contiguous to other land zoned RAC shall be required to meet organizational standards applicable to Community Activity Centers rather than those listed in this section.
 - b. To the maximum extent feasible, such elements shall be organized generally as shown on Figure 9.12 or Figure 9.13, as applicable. The specific layout of the required elements may be modified if necessary to accommodate natural features (such as stream corridors) or major infrastructure developments (such as E-470), or to align with existing streets or infrastructure where they exist.
 - i. Organizing Element #1. A Focal Point that serves as the center of the area with the highest development density or the most intense activity in the RAC. The focal point shall include a distinctively designed building or feature that is visible from E-470 and that is immediately adjacent to the Walkable Main Street element (as defined below). The Focal Point shall be located within one-half mile of the E-470 right-of-way, shall be connected to the Main Street (as defined below), and may be located within a High Visibility site (as defined below). The tallest buildings and the buildings with the highest development density within the RAC shall be located on

Focal Point Sites, which shall include all of the land within 660 feet of the Focal Point, and which may also (at the applicant's option) include any additional land located within 660 feet of the Main Street.

- ii. Organizing Element #2. A Walkable Main Street, at least 660 feet long, to act as a linear pedestrian feature within or connecting to the Focal Point. The Main Street shall be a public or private street or major walkway that serves as the primary walkable street in each RAC, and it may or may not allow automobile traffic (at the applicant's option). The building sites adjacent to the Main Street are referred to as Main Street Sites. In the case of a regional shopping mall containing at least 1,000,000 square feet of gross floor area, the Main Street may be designed as an extension of the mall's circulation axis to adjacent outdoor areas, provided at least 440 feet of the "Main Street" shall be located outdoors.
- iii. Organizing Element #3. A Boundary Road that roughly parallels the alignment of E-470 (and also turns to parallel the alignment of I-70 at the E-470/I70 interchange) and terminates other streets running toward E-470. The Boundary Road shall be located at least 300 feet from the E-470 right-of-way to define a single row of building sites located between the Boundary Road and E-470, which are referred to as High Visibility Sites. In the case of a regional shopping mall or other regional use containing at least 1,000,000 square feet of gross floor area, the Boundary Road may (at the applicant's option) be a frontage road located closer than 300 feet to the E-470 or I-70 rights-of-way. Where such a large regional use is incorporated into the RAC, the Boundary Road does not need to create High Visibility sites. When the Boundary Road is designed as a frontage road, the areas between the Boundary Road and the E-470 and I-70 rights-of-way shall meet the parking lot perimeter landscaping requirements of article 13.

(D) Street Network and Pedestrian Circulation.

- 1. Intent. Provide an exceptional system of automobile and pedestrian circulation throughout each RAC district, and use that system to reinforce the walkability of the Main Street area.
- 2. Generally Accepted Street Network Standards.
 - a. Each RAC shall include a street network of arterial, collector, and local streets meeting all street spacing and layout requirements of the Aurora Subdivision Regulations and Street Regulations. Those regulations generally call for arterial streets on each section line (dividing the land into areas of approximately 640 acres each), collector streets on each half-section line (further dividing the land into area of approximately 160 acres each). They call for local streets that generally provide at least one continuous north-south connection and one continuous east-west connection through the center of each area defined by the arterial and collector street network. If designed to pass through the center of each land area defined by the collector streets, these local streets would define

land parcels of approximately 40 acres each. However, by offsetting the local streets, intact parcels of 120 or more acres could be preserved to accommodate large users such as regional shopping malls.

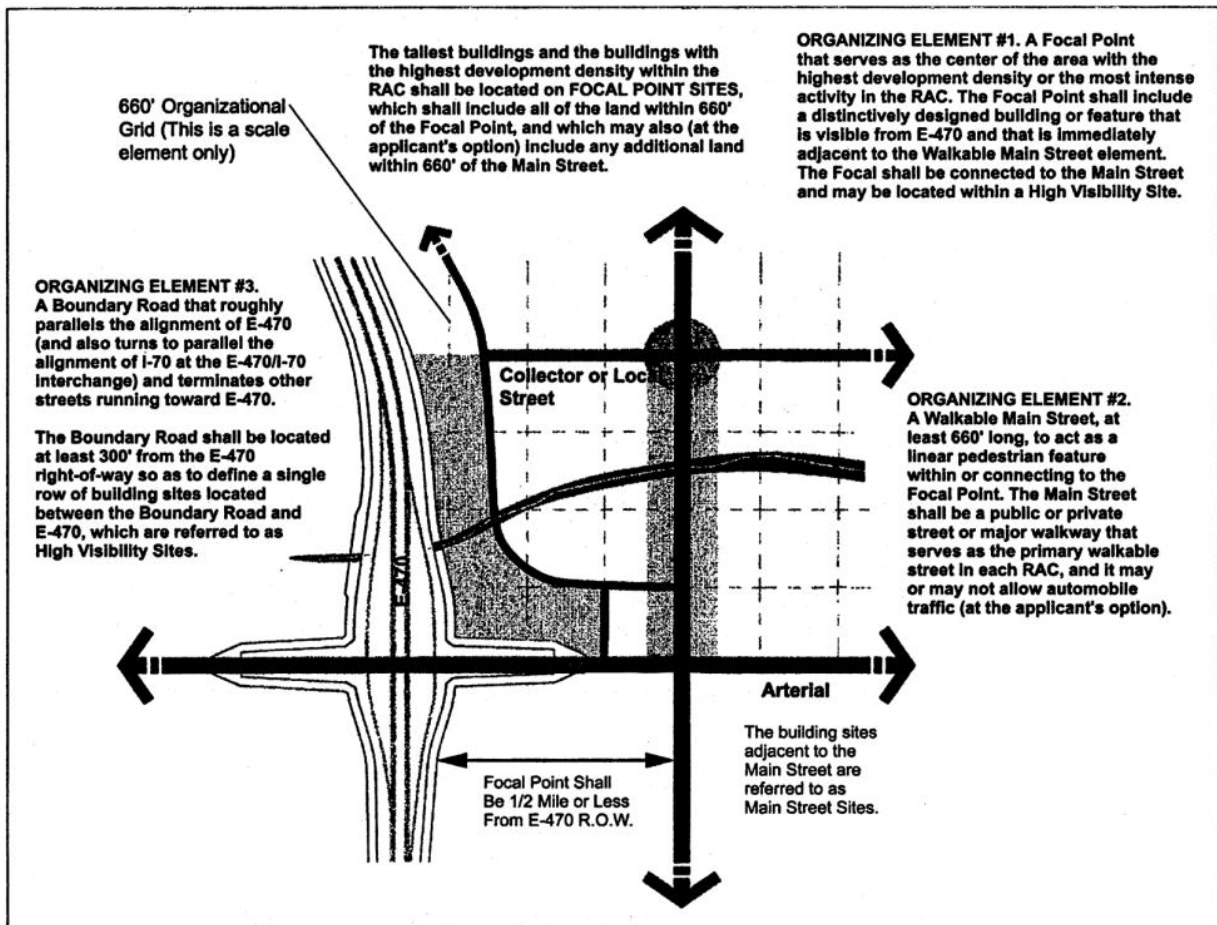


Figure 9.12: RAC Organizing Elements

- b. Where a building or structure is located at a terminus of the Local street network system (i.e., at the end of a "T" intersection), the building or structure shall incorporate at least 1 distinct architectural feature, such as a tower, pergola, arcade, arch, or fountain that is visible from the point where the Local street ends in the "T" intersection.
3. Generally Accepted Pedestrian Circulation Standards. In addition to complying with Aurora Street Standards requirements for sidewalks, each RAC shall include a pedestrian circulation network, including a network of walkways that supplements the system of sidewalks on the street network as necessary to provide relatively direct pedestrian access between each principal structure within the RAC. In general, the pedestrian circulation network shall provide at least one continuous north-south pedestrian connection and one continuous east-west pedestrian connection (either of which could be associated with streets) through each area defined by the network of arterial, collector, and

local streets. In the case of large users such as regional shopping malls, these north-south and east-west pedestrian connections shall be continuous from the perimeter of the site to some pedestrian entrance to the large user, but need not be continuous through the large user building.

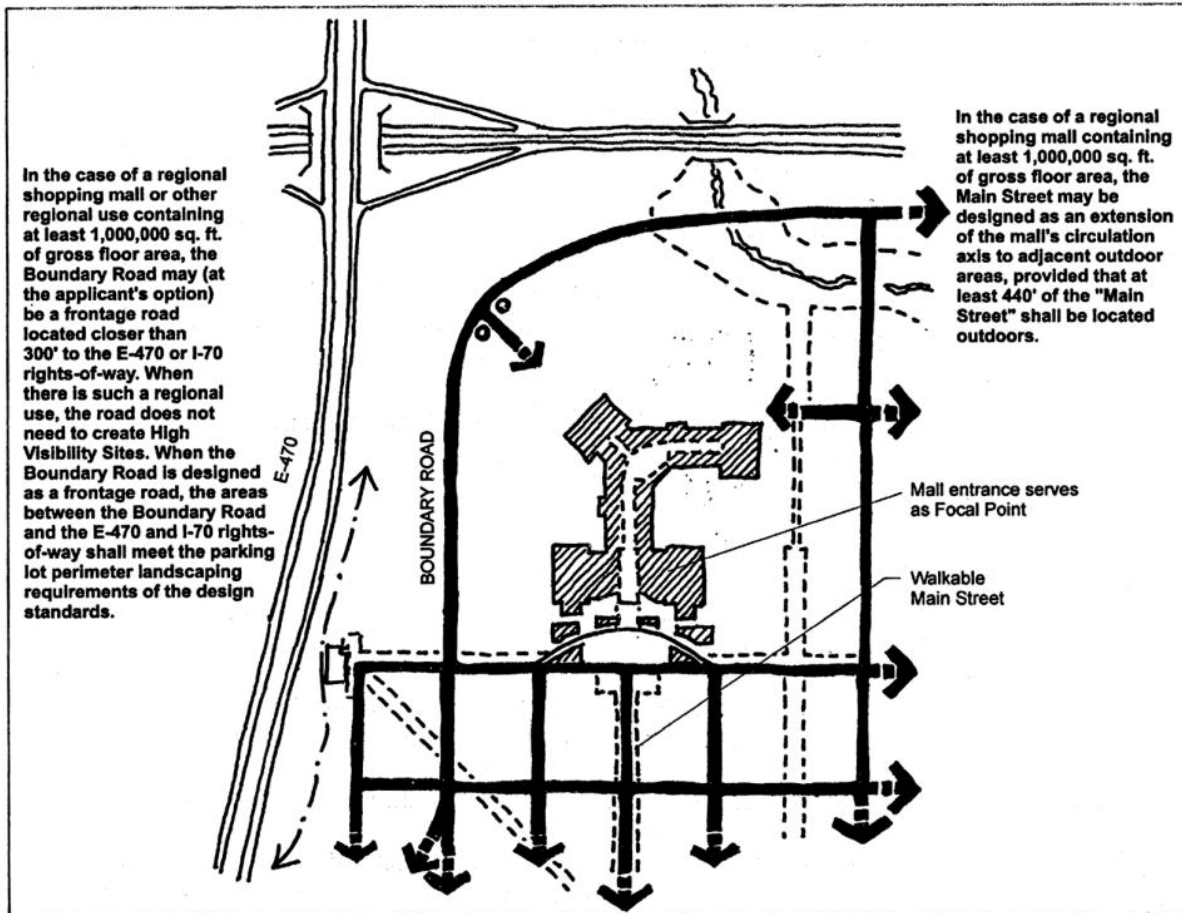


Figure 9.13: RAC Organizing Elements with a Large Regional Use

4. Standards Applicable to Specific Sites within an RAC.
 - a. Main Street Sites.
 - i. An element of the pedestrian circulation network (which could be a street) shall cross the Main Street at least every 660 feet, on average, along its length.
 - ii. Sidewalks along the Main Street shall be a minimum of 8 feet wide; a 3-foot-wide private pavement easement shall be provided adjoining the edge of the sidewalk.
 - b. High Visibility Sites. The pedestrian circulation network does not need to extend between the Boundary Road toward E-470 except as necessary to link to a pedestrian or bicycle trail along the same side of E-470.

(E) Location of Certain Land Uses.

1. Standards Applicable to All Development within an RAC. No more than 2 motor vehicle fuel dispensing stations shall occur at any single intersection.
2. Standards Applicable to Specific Sites within an RAC.
 - a. Focal Point Sites. Motor vehicle fuel dispensing stations, motor vehicle painting and auto body repair garages, and motor vehicle washing and polishing facilities shall not be permitted on Focal Point sites.
 - b. Main Street and High Visibility Sites.
 - i. Motor vehicle fuel dispensing stations, motor vehicle painting and auto body repair garages, and motor vehicle washing and polishing facilities shall not be permitted on Main Street sites or High Visibility sites.
 - ii. Drive-through uses shall not be permitted on Main Street sites or High Visibility sites.

(F) Mix of Land Uses.

1. Intent. Ensure that each large area within each RAC subarea includes a mix of uses to create variety and create the proximity of different types of uses that promotes walkability.
2. Residential Uses in the Mixed-Use Subarea. No more than 25 percent of the gross land area in an RAC subarea shall be devoted to residential land uses.

(G) On-Site Automobile, Pedestrian, and Bicycle Circulation.

1. Intent. Create automobile and pedestrian circulation systems that promote efficient circulation while minimizing auto/pedestrian conflicts and encouraging walkability along the Main Street. Create a continuous pedestrian environment that links all primary buildings and open spaces, and that makes it as convenient to move between nearby sites by foot or bicycle as it is by automobile.
2. Standards Applicable to All Development. All portions of the required street network and the required pedestrian circulation network shall extend through development sites.

(H) Landscaped Area.

1. Intent. Create a continuous open space system that provides pedestrian areas linking all components of the street and parking system to building entry and access points, and that allows pedestrians to walk from one development to another within an RAC.
2. Standards Applicable to All Development. At least 25 percent of the land area within each non-residential development site (except Main Street sites) shall be developed as landscaped area, which shall be located to connect with adjacent public and landscaped areas.
3. Standards Applicable to Main Street Sites.
 - a. Exempt from 25 percent Requirement. In order to promote a more urban scale of development, Main Street sites shall not be required to provide 25 percent landscaped area, but shall be required to meet Aurora Street Standard requirements for tree lawns and applicable requirements for parking lot and perimeter landscaping described below.

- b. Open Plazas Required.
 - i. A minimum of one open plaza at least 5,000 square feet in size and containing public seating areas shall be created on at least one side of Main Street.
 - ii. Wherever possible, the open plaza shall be located where a park, open space area (common or public), trail, or drainageway crosses or terminates Main Street and shall provide direct pedestrian connections to such park, open space, or drainageway.
 - iii. Where buildings are adjacent to such plazas, they shall contain at least one of the following elements on the side of the building facing the plaza: building entries, windows facing onto plaza, arcades along plaza edges, outdoor seating areas or cafes, or a similar feature that encourages pedestrian use of the plaza.

(I) On-Site Parking.

- 1. Intent. Encourage the location of parking areas so that they are less dominant when viewed from E-470, the Main Street, and arterial and collector streets. Guide significant amounts of required parking areas to the side or rear of buildings, rather than in front of them, to encourage a more pedestrian-friendly street frontage along the Main Street.
- 2. Standards Applicable to RAC High Visibility Sites. No more than 50 percent of the E-470 frontage shall be occupied by surface parking except where such parking would not be visible from E-470 due to terrain or pre-existing vegetation.
- 3. Standards Applicable to Main Street Sites.
 - a. No more than 25 percent of the Main Street frontage of any site shall be occupied by parking.
 - b. Where ground floors of parking structures front onto Main Street, such parking structures, shall either (1) have all ground floor frontages located within 30 feet of the street occupied by non-parking uses, or (2) have driving aisles, ceiling heights, utility layouts, and structural openings designed to be consistent with future occupancy of the ground floor street frontage by consumer retail or service uses.

(J) Building Height, Massing, Setbacks and Build-To's.

- 1. Intent. Use building height and massing to emphasize important corners, designate points of entry, create a visible skyline to differentiate the RACs as more significant activity nodes than surrounding areas, and preserve views from the RAC to E-470 and views from E-470 into the RAC. Guide taller buildings to Activity Focal Points, where they can reinforce the importance of the RAC intersections when viewed from a distance along E-470, and to put occupants of some of the larger structures in the Corridor within easy walking distance of Main Street. Bring buildings along Main Street close to the Main Street property line to create street enclosure and encourage walkability. Create a front yard to enhance perceived quality along the E-470 frontage.
- 2. Standards Applicable to All Development in an RAC (Excluding Main Street Sites).
 - a. No primary or accessory building located outside the Focal Point sites shall be taller than the tallest primary or accessory structure on Focal Point sites

in the same RAC. If no primary or accessory structures taller than 100 feet then exist on a Focal Point or High Visibility site in the same RAC, then no primary or accessory building located outside the Focal Point sites shall be taller than 100 feet.

- b. Primary and accessory buildings shall be set back at least 10 feet from all streets other than the Main Street.
3. Standards Applicable to High Visibility Sites.
 - a. There is no maximum height for primary or accessory buildings on High Visibility sites, except as stated in standards 2a. above.
 - b. On High Visibility sites, the facades of primary structures facing E-470 shall not be located farther than 150 feet from the E-470 right-of-way.
4. Standards Applicable to Focal Point Sites. There is no maximum height for primary or accessory buildings on Focal Point sites.

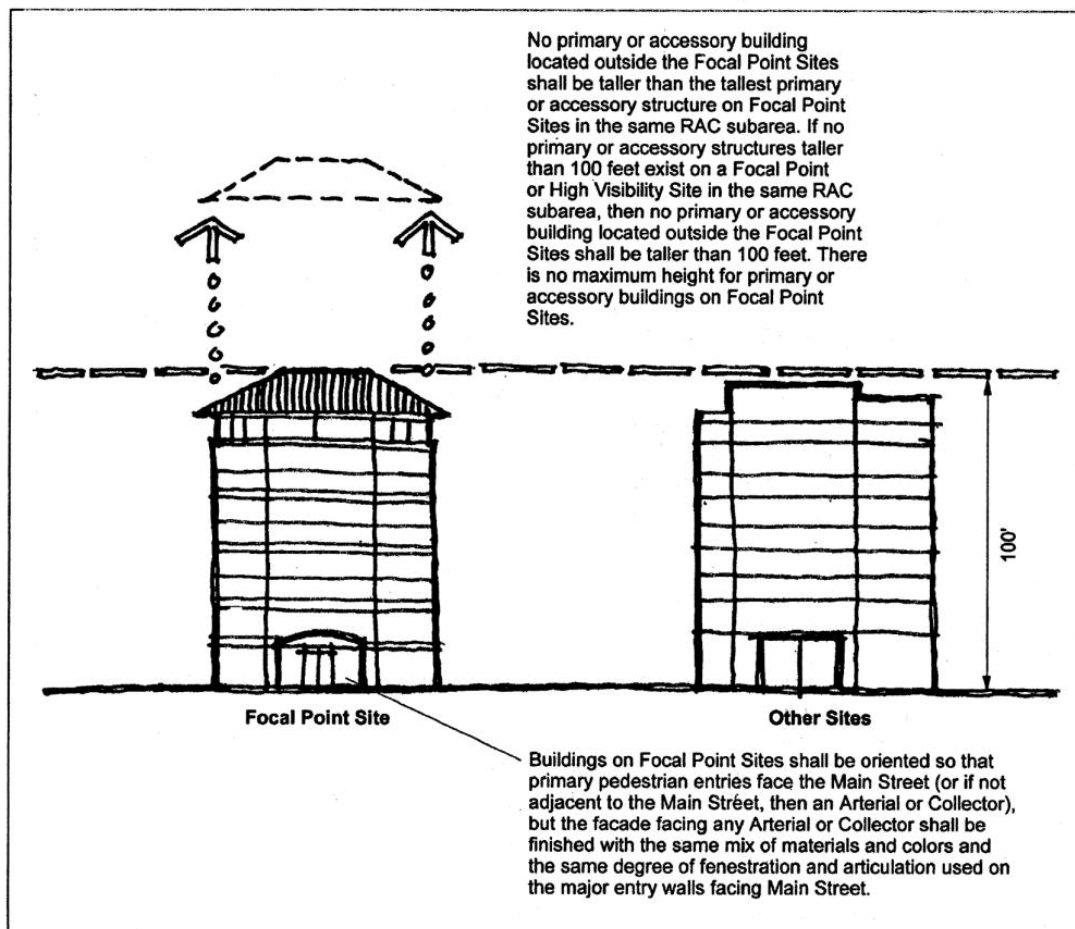


Figure 9.14: Focal Point Design

5. Standards Applicable to Main Street Sites.
 - a. There is no maximum height for primary or accessory buildings on Main Street sites, except as stated in standards 2a. above.

- b. Where primary structures face the Main Street, at least 50 percent of the linear distance of the building frontage facing the Main Street property line shall be built to within 15 feet of the right-of-way of the Main Street. This requirement applies only to the lower 30 feet of each facade, and higher portions of the facade may be stepped back further from the right-of-way.

(K) Building Separation.

- 1. Intent. Separations between buildings along the Main Street shall be minimized to create sufficient density for comfortable walking distances.
- 2. Standards Applicable to All Development in an RAC. Separations between adjacent buildings along arterials or collectors (other than Main Street) shall not exceed 180 feet.
- 3. Standards Applicable to Main Street Sites. Separations between primary structures fronting on Main Street shall not exceed 45 feet.

(L) Building Orientation.

- 1. Intent. Buildings shall be oriented to emphasize the importance of E-470 frontage, Main Street frontage, and arterial and collector frontage.
- 2. Standards Applicable to High Visibility Sites. Buildings shall be oriented so that major primary pedestrian entries face the Boundary Street, but the facade facing E-470 shall be finished with the same mix of materials and colors and the same degree of fenestration and articulation used on the major entry walls facing the Boundary Street.
- 3. Standards Applicable to Focal Point Sites. Buildings on Focal Point sites shall be oriented so that primary pedestrian entries face the Main Street (or if not adjacent to the Main Street, then an arterial or collector), but the facade facing any arterial or collector shall be finished with the same mix of materials and colors and the same degree of fenestration and articulation used on the major entry walls facing Main Street.
- 4. Standards Applicable to Main Street Sites. Buildings adjacent to Main Street shall be oriented so that primary pedestrian entries face the Main Street.

(M) Architectural Elements.

- 1. Intent. Create an image of high quality development and coordination in the design of larger and taller buildings to create a distinct and memorable image for each RAC.
- 2. Standards Applicable to All Developments in an RAC. Within each RAC, each building taller than 50 feet and each building larger than 100,000 square feet shall include at least one common architectural element that visually links such buildings to each other and distinguishes the RAC from other RAC areas when viewed from E-470. The common architectural element shall be chosen by the

developer of the first building required to contain that element, at the time of such development. Common architectural elements may include building materials of a distinctive color, common lighting features to accent building cornices or rooflines, common roof shapes, or other elements readily visible and distinguishable by motorists traveling E-470.

3. Standards Applicable to Main Street Sites. Where a primary structure fronts on Main Street in a Regional Activity Center, the following additional design requirements shall apply:
 - a. Between 25 percent and 50 percent of the ground floor facade of non-residential primary structures facing Main Street shall be made of glass rather than opaque materials.
 - b. Each 25 feet of linear distance of the facade facing Main Street shall contain at least one vertical or horizontal protrusion or reveal at least 8 inches wide and at least 4 inches in depth from the wall plane of the facade. Such scaling elements shall be repeated in a consistent rhythm along the facade.
 - c. There shall be at least one pedestrian entry to the primary structure from the Main Street, and that entry shall be emphasized through changes in plane, differentiation in material and/or color, or greater level of detail.
 - d. Main Street facades shall include at least one of the following elements: awnings, pergolas, colonnades, barrel vaults, fountains, or free-standing pavilions.

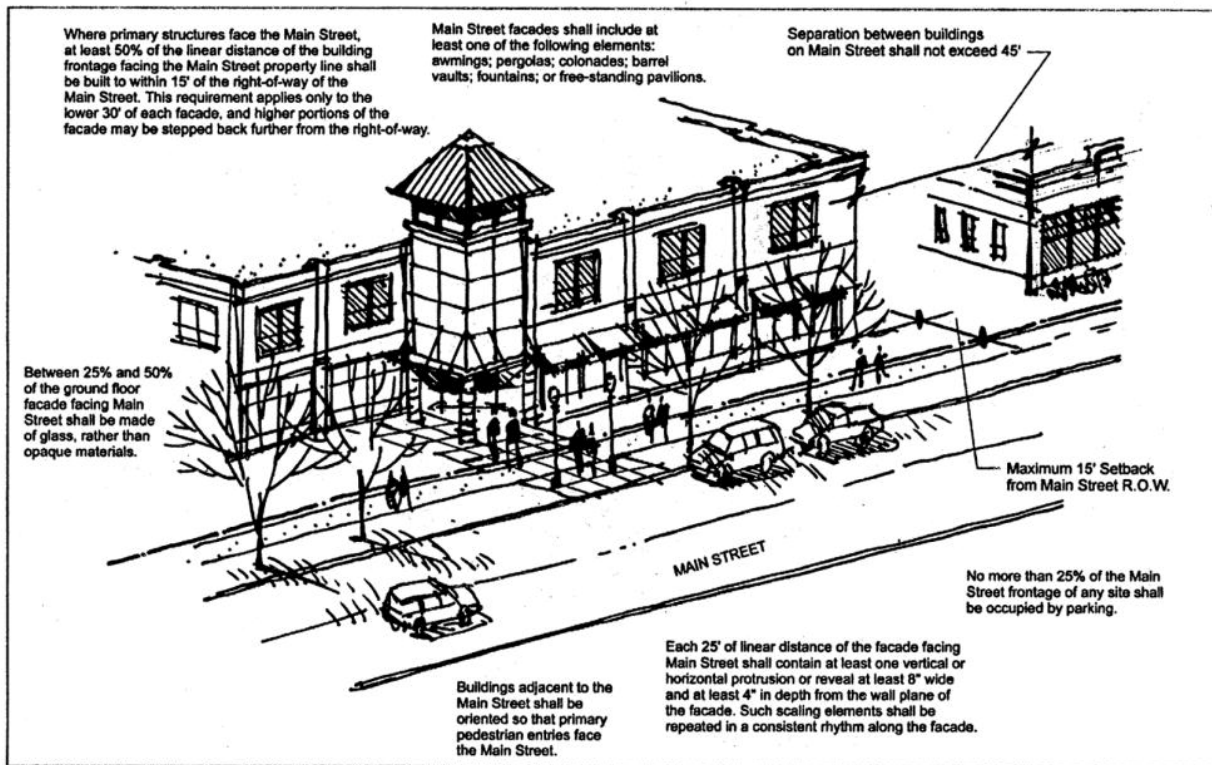


Figure 9.15: Main Street Design

(N) Lighting.

1. Standards Applicable to All Development in an RAC. Civic buildings and buildings or portions of buildings over 100 feet tall shall use floodlighting to emphasize the height of the building at night. Such lighting shall be projected onto building faces from a position above the first floor so not to create glare at the level of pedestrians or public rights-of-way.
2. Standards Applicable to Main Street Sites.
 - a. Lighting fixtures on the Main Street shall have a maximum height of 12 feet and shall be located in the required 8-foot-wide tree lawn.
 - b. Lighting fixtures shall be spaced a maximum of 36 feet apart from one another.
 - c. Lighting fixtures on the Main Street shall have a minimum light intensity of 1 lumen per square foot and a maximum intensity of 2 lumens per square foot.

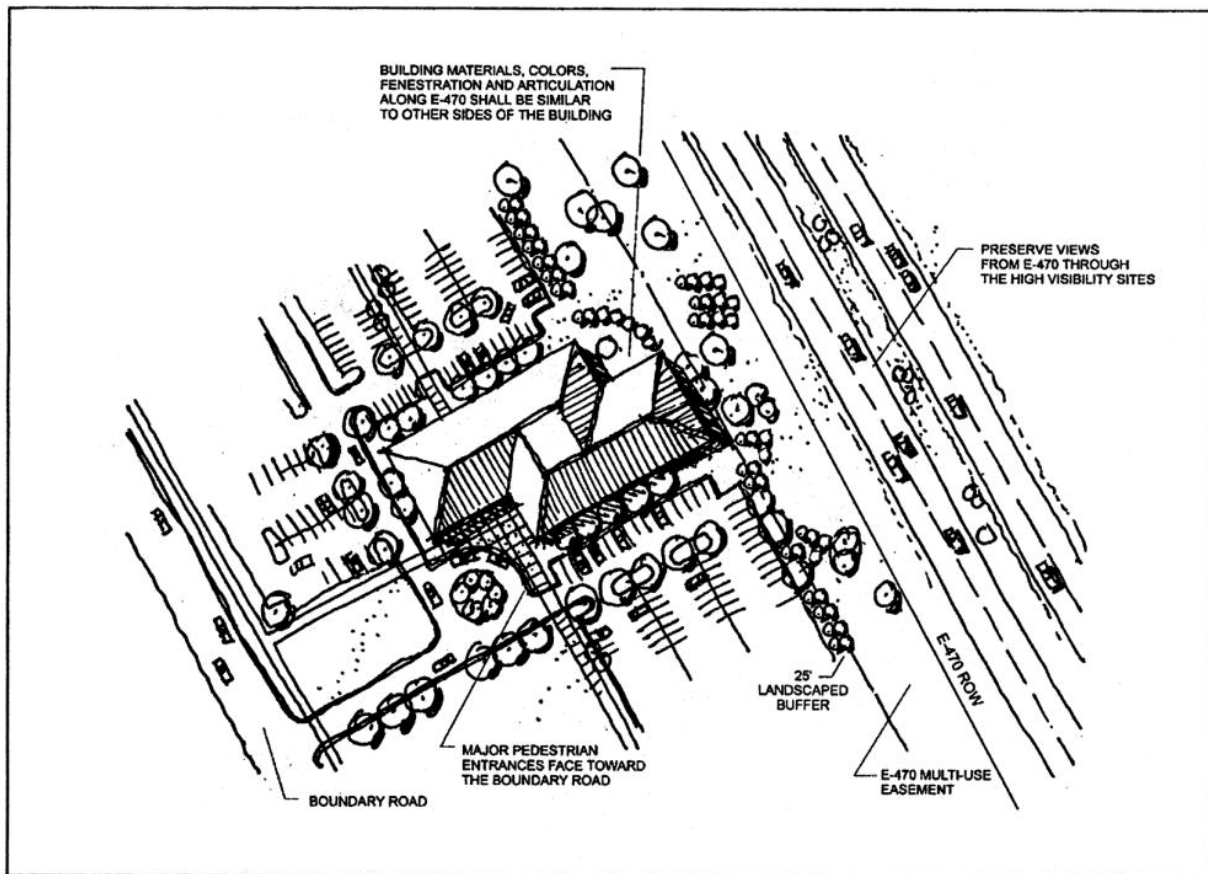


Figure 9.16: High Visibility Site Design

(Ord. No. 2001-72, 12-3-2001; Errata (2) of 12-30-2002, 16)

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