

## ARTICLE 7. - MIXED-USE AND SPECIAL DISTRICTS

### DIVISION 8. - ORIGINAL AURORA DISTRICTS.

#### Sec. 146-739. - Purpose.

- (A) The purpose of the Original Aurora zone districts are to enhance the character of and create a unique identity for Original Aurora, to protect existing residential neighborhoods by creating zoning suitable to the area's urban context while also attracting quality mixed use development and redevelopment that encourages architectural diversity and high quality design, and to further the community's vision as outlined in the Comprehensive Plan.
- (B) It is the intent of the Original Aurora zone districts to:
1. Ensure a high quality appearance for Original Aurora and promote pedestrian-friendly design while also allowing flexibility, individuality and creativity;
  2. Strengthen the image, identity, and unique character of Original Aurora and to enhance its business economy;
  3. Protect and enhance residential neighborhoods, commercial areas, and other areas by encouraging physical development that is of high quality and is compatible with the character, scale, and function of its surrounding area;
  4. Promote developments that relate well to adjoining public streets, open spaces, and existing neighborhoods; and
  5. Encourage development, redevelopment and investment that contains a compatible mix of residential and non-residential uses in close proximity to each other, rather than separating uses.

#### Sec. 146-740. - Original Aurora Boundaries.

The standards in this Division 8 shall apply within the area shown below, which is also designated on the city's adopted zoning map.



**Sec. 146-741. - Zoning Districts and Purposes.**

- (A) *Original Aurora Low Density Residential - OA-R1.* The Original Aurora Low Density Residential district shall promote and protect residential neighborhoods and improve the overall image and character of Original Aurora. The building form standards and permitted uses work together to promote desirable residential areas. These regulations shall reinforce the existing development patterns while also encouraging reinvestment and new types of housing.
- (B) *Original Aurora Medium Density Residential - OA-R2.* The Original Aurora Medium Density Residential district shall promote active and pedestrian-oriented areas that have a mix of residential and small, neighborhood-scale commercial uses. The district shall permit a broad range of housing types that are compatible in scale with existing single-family homes while providing diverse housing choices for households of different age, size and income.
- (C) *Original Aurora Residential Mixed Use - OA-RMU.* The Original Aurora Residential Mixed Use district shall promote active and pedestrian-oriented areas that have a mix of high-density residential uses with the option for neighborhood-scale commercial uses on the ground floor of multi-family buildings. The district shall permit a broad range of moderate- to high-density housing types which provide a diversity of choices for households of different age, size and income.
- (D) *Original Aurora Main Street - OA-MS.* The Original Aurora Main Street district shall promote safe, active, pedestrian-scale and diverse areas through the use of building forms that clearly define and activate the public realm. Development which engages the pedestrian is encouraged and will enhance the character of this mixed use district. The district shall enhance the convenience, ease, and enjoyment of transit, walking, shopping and public gathering within the neighborhood and shall reflect its historic character.
- (E) *Original Aurora General - OA-G.* The Original Aurora General district shall promote an urban, mixed-use environment along key corridors and retail streets within the neighborhood that contains entertainment, commercial, office and residential uses. The district supports attractive architectural design and promotes pedestrian activities while also allowing for higher density, vertical development that takes advantage of the significant mountain views.

**Sec. 146-742. - Permitted Uses.**

Table 7-13 describes uses that are permitted, conditional, and not permitted in the Original Aurora districts.

Table 7-13: Permitted Uses within Original Aurora District						
Uses	Zoning District					Supplemental Use Standards
P = Permitted C = Conditional Use A = Accessory Blank = Not Permitted “Existing” = Existing on the effective date of this Division	(A)	(B)	(C)	(D)	(E)	
	OA-R1	OA-R2	OA-RMU	OA-MS	OA-G	
<b>RESIDENTIAL</b>						
<u>Household Living</u>						
Dwelling, single-family detached	P	P				
Dwelling, existing single-family detached	P	P	P	P	P	
Dwelling, accessory unit	C	C	C	C	C	Section 146-746 C.2
Dwelling, two-family (duplex)		P	P	P		
Dwelling, single-family attached (townhome)		P	P	P	P	
Dwelling, green court		P	P	P	P	Section 146-746 C.3
Dwelling, live/work		P	P	P	P	Section 146-746 C.4
Dwelling, multi-family			P	P	P	
Bed and breakfast	A	A	A	A	A	Section 146-1225
Home occupation	A	A	A	A	A	Section 146-1220 and Article 20
<u>Group Living</u>						
Continuing care retirement or assisted living facility			P	P	P	
Group home, FHAA large			P	P	P	Section 146-1219
Group home, FHAA small	P	P	P	P	P	Section 146-1219
Congregate living facility					C	

Table 7-13: Permitted Uses within Original Aurora District

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	(A)	(B)	(C)	(D)	(E)	
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	OA-R1	OA-R2	OA-RMU	OA-MS	OA-G	
<b>PUBLIC, INSTITUTIONAL, RELIGIOUS, AND CIVIC</b>						
Adult or child day care center, large			C	P	P	Section 146-1224
Adult or child day care center, small	P	P	P	P	P	Section 146-1224
Civic, cultural, or public use facility				P	P	
Club, lodge, and service organization				P	P	
Higher education institution				P	P	
Hospital					P	
Meeting, banquet, event, or conference facility				C	P	
Park and open space	P	P	P	P	P	
Place of worship	P	P	P	P	P	Section 146-1100
School, elementary or secondary	P	P	P	P	P	
<b>AGRICULTURAL and ANIMAL-RELATED</b>						
Plant and tree nursery and greenhouse				A	A	
Urban agriculture	P	P	P	P	P	
Veterinary clinic and hospital				P	P	
<b>COMMERCIAL</b>						
<u>Automotive</u>						
Fueling station, existing				P	P	
Light automotive repair, existing				P	P	
<u>Corner and Ground Floor Commercial</u>						
Corner commercial		C	C			Section 146-746 D.2
Ground floor commercial			P			Section 146-746 D.6

Table 7-13: Permitted Uses within Original Aurora District

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	OA-R1	OA-R2	OA-RMU	OA-MS	OA-G	
<u>Food, Beverage, and Lodging</u>						
After hours club or entertainment				C	C	
Bar and tavern				C	C	
Brewpub				P	P	
Brewery, distillery, or winery				C	C	
Catering service				P	P	
Drive-thru facility					C	Section 146-746 D.4
Hotel				P	P	
Microbrewery				C	P	
Restaurant				P	P	
<u>Offices</u>						
Art studio or workshop				P	P	Section 146-746 D.1
Day labor hall, existing				P		Section 146-746 D.3
Equipment rental and repair					C	Section 146-746 D.5
Medical and dental clinic				P	P	
Office				P	P	
<u>Recreation and Entertainment</u>						
Indoor recreation and entertainment				P	P	
Outdoor recreation and entertainment				C	C	
Theater				P	P	
<u>Retail Sales and Personal Services</u>						
Pawnbroker				P	P	Section 146-1246
Personal service, large				P	P	
Personal service, small				P	P	
Retail liquor store				C	C	Section 146-1250

Table 7-13: Permitted Uses within Original Aurora District						
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P = Permitted C = Conditional Use A = Accessory Blank = Not Permitted “Existing” = Existing on the effective date of this Division	(A)	(B)	(C)	(D)	(E)	
	OA-R1	OA-R2	OA-RMU	OA-MS	OA-G	
Retail sales, large				C	P	
Retail sales, small				P	P	
Retail marijuana store and testing				P	P	Section 146-1253
<u>Transportation and Freight</u>						
Commercial parking facility					C	
Public transit facility					C	
Public parking facility				P	P	
<u>Utilities and Communication</u>						
Telecom facility, rooftop mounted	A	A	A	A	A	
Utility, minor	C	C	C	C	C	

**Sec. 146-743. - Development Standards.**

(A) *Purpose.*

1. Ensure that buildings will reinforce the character of, and avoid creating adverse impacts on, surrounding developments and streets, and will create a cohesive visual identity and attractive street frontage;
2. Ensure that site design promotes efficient pedestrian, bicycle and vehicle circulation patterns and creates a high-quality street and sidewalk environment;
3. Ensure that buildings are oriented to and reinforce the intended character of the abutting roadways, allowing for easy pedestrian access to buildings and providing well-defined edges to the roadway environment;
4. Provide opportunities for uses that enliven and enrich the roadway, bicycle and pedestrian environment, such as outdoor dining, porches, patios, and landscape features; and
5. Ensure that large sites are developed in a manner that supports and encourages connectivity and create a cohesive visual identity and streetscape with common open spaces.

- (B) *Permitted Building Types, Building Envelopes, and Lot Requirements.* All new lots created and new structures constructed after the effective date of this Division shall comply with the standards set forth in Table 7-15 and Table 7-16, unless otherwise noted.

<b>Table 7-15<sup>3</sup>: Single-Family Detached, Duplex, and Townhome Standards</b>						
		OA-R1	OA-R2	OA-RMU	OA-MS	OA-G
1.	Minimum Lot Size <sup>1</sup> ( <i>Single Family Detached / Townhome End Lot or Duplex / Townhome Interior Lot</i> ) (square feet)	5,000	5,000 / 2,500 / 1,800	5,000 / 2,500 / 1,800	5,000 / 2,500 / 1,800	5,000 / 2,500 / 1,800
2.	Minimum Lot Width <sup>5</sup> ( <i>Single Family Detached / Townhome End Lot or Duplex / Townhome Interior Lot</i> )	50'	50'/25'/18'	50'/25'/18'	50'/25'/18'	50'/25'/18'
3.	Minimum Front Setback <sup>2</sup>	20'	20'	20'	0-15'	0-15'
4.	Minimum Side Setback <sup>2</sup> ( <i>Interior / Abutting Street or Alley</i> )	5'/10'	5'/10'	5'/10'	5'/10'	5'/10'
5.	Minimum Rear Setback <sup>2</sup> ( <i>Primary Structure / Accessory Structures<sup>4</sup></i> )	25'/3'	25'/3'	25'/3'	25'/3'	25'/3'
6.	Maximum Height	35'	38'	38'	38'	38'

Table 7-15 Notes

1. Lot size requirements apply to each dwelling unit.
2. Setbacks shall be measured from the surveyed property line.
3. Table 7-15 shall not apply to lots platted before the effective date of this Division or to adaptive reuse projects. Refer to Section 146-746(B) for adaptive reuse standards.
4. Refer to Section 146-746(C)(2) for accessory dwelling unit and detached garage standards.
5. All residential lots platted after the division of this Division shall be rear or alley loaded, unless they are created through subdivision or consolidation of lots within existing blocks that do not have alleys and the applicant cannot obtain the consent of other property owners within that block to create an alley.

<b>Table 7-16<sup>3</sup>: Multi-Family, Mixed Use, and Commercial Standards</b>					
		OA-R2	OA-RMU	OA-MS	OA-G
1.	Minimum Lot Size (square feet)	5,000	5,000	5,000	5,000
2.	Minimum Lot Width	50'	50'	50'	50'
3.	Minimum Front Setback <sup>2</sup> / Landscape Buffer	12'	0-12' <sup>5</sup>	0-12' <sup>5</sup>	0-12' <sup>5</sup>
4.	Minimum Side Setback <sup>2</sup> / Landscape Buffer	5-10' <sup>5</sup>	5-10' <sup>5</sup>	0-10' <sup>5</sup>	0-10' <sup>5</sup>
5.	Minimum Rear Setback <sup>2</sup> / Landscape Buffer	10'	10'	5'	5'
6.	Maximum Height	38'	100'	50' <sup>4</sup>	No Maximum <sup>1</sup>

Table 7-16 Notes

1. Maximum height of 35' applies to the portion of the building within 75' of an OA-R1 or OA-R2 zone district as measured from the property line of the nearest lot.
2. Setbacks shall be measured from the surveyed property line.
3. Table 7-16 shall not apply to lots platted before the effective date of this Division or to adaptive reuse projects. Refer to Section 146-746(B) for adaptive reuse standards.
4. For sites in a OA-MS zone district that are located within the boundary of Yosemite Street, 16<sup>th</sup> Avenue, Geneva Street and 14<sup>th</sup> Avenue, the maximum height shall be 65'.
5. Appropriate setbacks and landscape buffers will be determined based on the context of the site.

(C) *Landscape Standards.*

1. *Front.* All new structures constructed after the effective date of this Division, and all primary structures whose gross floor area is expanded by more than 25 percent after the effective date of this Division, shall provide for building perimeter landscaping only within the front yard setback. Building perimeter landscape requirements may be found in Section 146-1475(G). Front yard landscaping may be required, but will be reviewed on a case by case basis.

2. *Exemption.* Based upon site context, rear and side yard plantings may be required. Where tree openings, planters or tree grates are used, building perimeter landscaping is not required.

(D) *Streetscape Standards.*

1. *Purpose.*

- a. Create an environment that is safe, accessible, visually pleasing and comfortable for all users;
- b. Encourage pedestrian, vehicle, bicycle and transit travel equally;
- c. Maximize the beneficial uses of the public right-of-way by promoting water quality through low impact development;
- d. Integrate the streetscape design into the overall site layout; and
- e. Allow flexibility in the design of streetscapes to accommodate different conditions.

2. *Standards.* All development and redevelopment approved after the effective date of this Division shall conform to the streetscapes standards in Table 7-17, unless otherwise noted.

<b>Table 7-17<sup>1</sup>: Streetscape Standards</b>				
	Multi-Family, Mixed Use and Commercial		Single-Family Detached, Duplex and Townhome	
	New Construction	Adaptive Reuse	New Construction	Adaptive Reuse
Original Aurora Main Street (OA-MS)				
Sidewalk Width	14'-16'	5'-16'	5'-16'	5'-16'
Street Trees (1 per 35 linear feet)	X	X	X	X
Tree Openings 5'x15'	X	X	X	X
Planters / Planting Beds <sup>2</sup>	X	X	X	X
Tree Grates <sup>3</sup>	X	X		X
Original Aurora General (OA-G)				
Sidewalk Width	14'-16'	5'-16'	5'-16'	5'-16'
Street Trees (1 per 35 linear feet)	X	X	X	X
Tree Openings 5'x15'	X	X	X	X
Planters / Planting Beds <sup>2</sup>	X	X	X	X
Tree Grates <sup>3</sup>	X	X		X

<b>Table 7-17<sup>1</sup>: Streetscape Standards</b>				
	<b>Multi-Family, Mixed Use and Commercial</b>		<b>Single-Family Detached, Duplex and Townhome</b>	
	<b>New Construction</b>	<b>Adaptive Reuse</b>	<b>New Construction</b>	<b>Adaptive Reuse</b>
<b>Original Aurora Residential Mixed-Use (OA-RMU)</b>				
Sidewalk Width	5'-16'	5'-16'	5'-16'	5'-16'
Street Trees (1 per 35 linear feet)	X	X	X	X
Tree Openings 5'x15'	X	X	X	X
Planters / Planting Beds <sup>2</sup>	X	X	X	X
Tree Grates <sup>3</sup>		X		X
Tree Lawn		X	X	X
<b>Original Aurora Medium Density Residential (OA-R2)</b>				
Sidewalk Width	5'-16'	5'-16'	5'-6'	5'-6'
Street Trees (1 per 35 linear feet)	X	X	X	X
Tree Openings 5'x15'	X	X		
Planters / Planting Beds <sup>2</sup>	X	X		
Tree Grates <sup>3</sup>		X		
Tree Lawn		X	X	X
<b>Original Aurora Low Density Residential (OA-R1)</b>				
Sidewalk Width	N/A	N/A	5'-6'	5'-6'
Street Trees (1 per 35 linear feet)	N/A	N/A	X	X
Tree Lawn	N/A	N/A	X	X

Table 7-17 Notes

1. Sidewalks may be attached or detached to reflect the intent or average existing condition of a particular block as shown in adopted plans or policy documents.
2. Where utilities prevent the installation of street trees or where sidewalks are less than 6' in width, above ground planters shall be provided and shall include a combination of ornamental grasses, shrubs and perennials. A minimum of 4' of clear pedestrian passage shall be provided around all planters. Planters shall meet the Public Realm Design Standards in Section 146-743(E)(2).
3. Tree grates can be used as an alternative when site constraints impact the ability to develop the parcel and/or when outdoor seating is part of the design.

(E) *Public Realm Design Standards.*

1. *Purpose.*

- a. Create a clear and consistent design aesthetic for streetscapes within Original Aurora by specifying uniform standards for site furnishings, sidewalks, street trees, walls, fences, lighting, public art and small urban parks; and
- b. Enhance the overall character of the area by creating a distinct and identifiable place.

2. *Standards.*

The preferred Site Furnishing Components, Sidewalks Design Components, Landscape Design Components, Screening Components, and Lighting Fixtures are shown in the Original Aurora Public Realm Design Standards, which is on file in the planning department.

(F) *Connectivity.*

1. *Purpose.*

a. Accommodate the safe, efficient, and convenient movement of pedestrians, vehicles, bicycles, and transit through Original Aurora as well as to and from adjacent properties and land uses.

2. *Standards.*

a. All sites or developments approved after the effective date of this Division shall provide either private drive or public street connections to existing drives or streets on sites that share a common side lot line to the maximum extent practicable.

b. Site plans shall designate possible future connections to adjacent development if not feasible at the time of development.

c. Walkways within the site shall be located and aligned to directly and continuously connect areas or points of common pedestrian origin and destination, and shall not be located and aligned solely based on the vehicular drive aisle or parking lot configuration.

d. Walkways shall link street sidewalks with building entries through vehicular drive aisles or parking lots. All on-site primary buildings shall be connected with walkways at least 5 feet wide. Sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff lighting fixtures no more than 16 feet tall that provide consistent illumination of at least one foot-candle on the walking surface.

e. Where it is necessary for the primary pedestrian access to cross drive aisles or internal roadways, the crossing design and construction shall emphasize pedestrian safety by continuing the material, color, or design of the pedestrian access as it crosses the vehicle driving lane.

(G) *Access.*

1. *Purpose.*

a. Ensure that the access to all development is safe, efficient, convenient and attractive for all modes of transportation that will use the system, including pedestrians, cars, trucks, transit, bicycles and emergency vehicles.

2. *Standards.*

a. When an alley is present, it shall serve as the primary vehicular access point.

b. Curb cuts shall be minimized and located in a manner least likely to impede pedestrian circulation and on-street parking to the maximum extent practicable.

c. All developments shall contribute to the construction of a local street system that will allow access to and from the proposed development, as well as access to all existing and future adjacent development. All required contributions shall comply with all applicable state and federal law.

d. To the maximum extent practicable, pedestrian and vehicle access shall be separated through provision of a sidewalk or walkway. Where complete separation of pedestrians and vehicles is not practicable, potential hazards shall be minimized by using landscaping, bollards, special paving, lighting and other means to clearly delineate pedestrian areas.

e. The on-site pedestrian and bicycle circulation system shall be designed to provide or allow for direct connections to major pedestrian and bicycle destinations including, but not limited to, trails, parks, schools and transit stops that are located either within or adjacent to the development.

f. Developments with existing or proposed motor vehicle access off of Colfax Avenue will be referred to the Colorado Department of Transportation (CDOT) for review, and a CDOT access permit will be required prior to construction in the CDOT right-of-way.

(H) *Outdoor Space Standards.*

1. *Purpose.*

a. Assure usable outdoor space for new commercial, mixed-use and multi-family buildings to enhance the quality of life for residents and visitors.

2. *Standards.*

a. *Commercial or Mixed-Use Building.* This standard applies to buildings constructed after the effective date of this Division. On-site outdoor space shall be provided in an amount equal to at least 5% of the building footprint plus an additional 1% of building footprint for each story of the building greater than 2 stories.

b. *Multi-Family or Mixed-Use Residential Building.* Any building constructed after the effective date of this Division that contains residential units shall provide at least 100 square feet of on-site outdoor space per dwelling unit. In meeting the total requirement, a minimum area equal to at least 5% of the building footprint for buildings 5 stories and under and at least 8% of the building footprint for buildings over 5 stories shall meet the criteria in subsection 3 below and shall be accessible and visible from a street. The remainder of the outdoor space may be provided through other spaces such as outdoor decks, balconies, rooftop amenities, internal courtyards, or similar features.

3. *Design.* The open space requirement of subsection 2 above that is not met through the credits for outdoor decks, balconies, rooftop amenities, internal courtyards, or similar features shall be met through the provision of an Active Green, a Courtyard / Patio, or a Plaza, or a combination of those types of open space, as specified in Section 146-748 "Outdoor Space Design Types."

## Sec. 146-744 – Building Design Standards.

### (A) *Purpose.*

1. Strengthen Original Aurora’s unique identity;
2. Create buildings with appropriate human scale and ensure that buildings contribute to the creation of a pedestrian-friendly environment through the provision of glazing, shading, and shelter at the pedestrian level;
3. Encourage the use of high quality materials that promote overall building longevity;
4. Provide visual interest that promotes a distinct architectural character; and
5. Encourage durable and well-designed residential developments with access to parks and open space that add to the quality of the neighborhood.

### (B) *Commercial and Mixed Use Building Design Standards.*

The following standards apply to all buildings constructed after the effective date of this Division in which the primary use is commercial or mixed use development.

#### 1. *Building Form.*

- a. All sides of the building shall include materials and design characteristics consistent with those utilized on the front facade.
- b. Except as necessary to comply with the minimum required front setbacks in Table 7-16, buildings shall be placed close to the street and oriented to create spaces that are active, attractive and inviting for pedestrians.
- c. Primary building entries shall directly face the street and shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or overhang. When a building is located at a corner, a corner-facing entry is encouraged and both street facades shall be fenestrated, articulated and finished as “front” facades.

#### 2. *Massing.*

- a. Each primary building with more than 2 floors shall have an articulated base, middle and top. Each primary building with 1-2 floors shall have an articulated base and top.
  - i. Examples of a recognizable base include thicker walls, ledges or sills; integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth-finished stone or tile; and lighter or darker colored materials or panels.
  - ii. Examples of a recognizable top include cornice treatments; sloping roof with overhangs and brackets; and stepped parapets.
- c. At least 1 change in plane, either horizontally or vertically, shall be provided on the primary facade.
- d. At least 1 change in color, texture or material, either horizontally or vertically, shall be provided on each facade.

### *3. Ground Floor Articulation.*

- a. All buildings shall provide clear glass storefront windows covering at least 40 percent of the primary street frontage façade area between 3 and 8 feet above grade.
- b. On all facades facing the public right-of-way, the ground floor level shall be at least 13 feet as measured from the finish floor level to finished ceiling height.
- c. Windows shall be defined with detail elements, such as frames, sills, and lintels that extend in front of, or are recessed into, the building facade.
- d. Side or rear walls that face walkways shall include fenestration treatments such as windows and door openings defined by frames, sills and lintels, or modulations of the wall with proportions similar to frames, sills, and lintels.

### *4. Roof Design.*

- a. Roofs shall be of a flat, pitched or curved design. Mansard roofs shall not be allowed.
- b. All buildings shall have a minimum parapet height of at least 19 feet above sidewalk grade.
- c. Parapets and walls shall be high enough to screen all mechanical equipment from public view from adjacent public streets.

### *5. Materials and Colors.*

- a. All building façade materials used shall be high quality and durable.
- b. Building materials that shall be used for commercial and mixed-use buildings include brick, CMU block, decorative tile, natural stone, architectural glass, architectural metal panel, 3 coat stucco and detailed cast concrete.
- c. Primary colors for facades shall be low reflectance, warm colors. The use of bright or fluorescent colors shall be prohibited.
- d. Building trim and accent areas may feature brighter colors.
- e. Buildings that are bounded by 14<sup>th</sup> Avenue to the south, 16<sup>th</sup> Avenue to the north, Yosemite Street to the west and Oswego Street to the east shall comply with the Colfax Exterior Color Palette that is on file in the planning department.

### *6. Compatibility.*

- a. New developments in or adjacent to existing developed areas with an established architectural character shall use a design that is complementary to that character.
- b. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area.

c. Architectural designs that are specified as requirements or options by a corporate entity in order to establish a corporate image or character for an owner, occupant, or user of the property may only be approved if the decision-making body determines that the design is consistent with the adjacent development and/or the purpose of these standards.

d. When land uses with significantly different visual character are proposed abutting each other and where gradual transitions are not possible, the development shall, to the maximum extent practicable, achieve compatibility through the provision of landscape buffers and passive open space.

e. A building step back or transitional building height is encouraged when a new building is significantly taller than existing buildings on adjacent lots. The step back or transitional building height shall occur at a level that is no higher than the height of the shorter building on the adjacent lot. A building step back is required in the OA-G district when a building meets the criteria outlined in Table 7-16.

#### *7. Service Areas.*

a. All utility panels and meters mounted on a building façade shall be integrated into the building design and shall be flush with the façade or inserted inconspicuously into a wall recess and painted to match the building façade. Avoid placing utility panels and meters on the primary façade to the maximum extent practicable.

b. Loading docks, truck parking, trash collection and other service functions shall be incorporated into the overall design of the building so that the visual impacts of these functions are fully contained and screened. Screening materials for waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the primary building.

c. All rooftop mechanical equipment shall be screened from public view from street level as viewed from all adjacent streets and walkways by integrating it into building and roof design.

#### *8. Signage.*

a. Signage in the areas bounded by 14<sup>th</sup> Avenue to the south, 16<sup>th</sup> Avenue to the north, Yosemite Street to the west and Oswego Street to the east shall comply with Section 146-1614. Buildings that are located west of Geneva Street are considered in the “Pedestrian District” and buildings that are located east of Geneva Street are considered to be within the “Roadside District” in Section 146-1614, Table 16.8.

b. With the exception of the area referenced in subsection 8.a above, all signage shall comply with Section 146-1613, Table 16.7.

c. Multi-tenant developments or master plans have the option of submitting a uniform sign program per Section 146-1617.

(C) *Residential Building Design Standards.*

The following standards apply to all buildings constructed after the effective date of this Division in which the primary use is residential

1. *Multi-Family.* The following standards apply to multi-family buildings:

a. *Building Form and Massing.*

- i. At least 1 change in each wall plane, either horizontally or vertically shall be provided on the primary building facade,
- ii. At least 1 change in color, texture, or material, either horizontally or vertically, shall be provided on each façade.
- iii. Each primary building with more than 2 floors shall have an articulated base, middle and top. This typically includes a distinctive ground floor design, consistent articulation of middle floors, and a distinctive roofline.
- iv. Each primary building with 1-2 floors shall have an articulated base and top.
- v. All corridors and stairwells shall be fully enclosed within the building envelope.

b. *Building Orientation to the Street.*

- i. Design primary building facades and entries to be visible from public sidewalks and streets with clearly demarcated, accessible and lighted pathways between sidewalks and building entries.
- ii. Incorporate architectural elements such as porches, stoops, terraces and covered outdoor entries that create usable pedestrian places between the public and private realms.
- iii. Provide windows that overlook sidewalks, streets and outdoor spaces. Walls without windows are strongly discouraged.

c. *Architectural Features.*

- i. Building facades shall contain architectural design elements that enhance the pedestrian environment and surrounding properties, including pedestrian-scaled fenestration, wall plane and parapet variation, entrance designs, lighting and variation in building materials.
- ii. Utilize cornice expressions, overhangs and projections in the design of the building.
- iii. Elements such as towers and clerestories are encouraged to distinguish the upper levels from the mass of the building as a whole.
- iv. The first story shall provide variation from the upper portions of the building by incorporating architectural features that enhance the pedestrian experience.
- v. Use shaped, sloped, and pitched roof forms, or a combination of these roof forms.

d. *Materials and Colors.*

- i. Building materials that shall be used on the building façade include brick (masonry), split face masonry block, decorative tile (masonry), natural stone (masonry), engineered wood / composite, architectural metal panel, 3 coat stucco and detailed cast concrete.
- ii. The minimum percentage of masonry on the net façade area is 15 percent.
- iii. Primary colors for facades shall be low reflectance, subtle, neutral or earth tone colors. The use of bright or fluorescent colors shall be prohibited.
- iv. Buildings that are bounded by 14<sup>th</sup> Avenue to the south, 16<sup>th</sup> Avenue to the north, Yosemite Street to the west and Oswego Street to the east shall comply with the Colfax Exterior Color Palette that is on file in the planning department.

e. *Balconies.*

- i. At least 30 percent of all units shall have a balcony, deck or patio. Balconies shall consist of at least 40 square feet of usable area.

f. *Service Areas.*

- i. All utility panels and meters mounted on a building façade shall be integrated into the building design and shall be flush with the façade or inserted inconspicuously into a wall recess and painted to match the façade. Avoid placing utility panels and meters on the primary façade to the maximum extent practicable.
- ii. Loading docks, truck parking, trash collection and other service functions shall be incorporated into the overall design of the building so that the visual impacts of these functions are fully contained and screened. Screening materials for waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the primary building.
- iii. All rooftop mechanical equipment shall be screened from public view from street level as viewed from all adjacent streets and walkways by integrating it into building and roof design to the maximum extent practicable.

2. *Townhomes.* The following standards apply to townhomes:

a. *General.*

- i. Townhome buildings shall include not less than 3, nor more than 8, connected units.

b. *Building Form.*

- i. The front door of each dwelling unit shall face a public street.
- ii. Each townhome shall be articulated to provide identity for individual units and to reduce perceived building mass and bulk.

- iii. Use changes in the wall planes, both horizontally and vertically, to create buildings with varied facades and avoid the impression of a single continuous building.

*c. Architectural Features.*

- i. Building facades shall contain architectural design elements that enhance the pedestrian environment and surrounding properties, including fenestration that is similar in size and orientation to those on nearby buildings, as well as wall plane and parapet variation, entrance designs, lighting and building materials.
- ii. A clearly defined, street-facing covered front porch or stoop shall be provided for each townhome. It shall be large enough to accommodate seating for 2 people. Raised porches and stoops are encouraged.
- iii. Bay windows, cornices and other architectural projections are encouraged to break up the building façade.

*d. Roof Design.*

- i. Roof design shall be architecturally integrated with the design and scale of the building.

*e. Materials.*

- i. Acceptable building materials for townhomes that shall be used on the building façade include brick (masonry), CMU block (masonry), decorative tile (masonry), natural stone (masonry), engineered wood / composite, architectural metal panel, three coat stucco and detailed cast concrete.
- ii. The minimum percentage of masonry on the net façade area is 15 percent.

*f. Private Outdoor Space.*

- i. The lot containing a townhome shall include a private outdoor space of at least 360 square feet. Each lot containing a primary structure with multiple townhomes shall include a private outdoor space of at least 360 square feet per townhome. Permitted private outdoor space types that count towards the satisfaction of the required amount of outdoor space are: elevated terraces, patios, balconies, yards, decks and rooftop gardens.
- ii. An equivalent amount of common outdoor space may be provided as an alternative if private outdoor space is not feasible.

*3. Single-Family Detached and Duplexes.*

*a. General.*

- i. Single-family detached homes and duplexes in Original Aurora shall comply with the requirements set forth in Section 146-1302.

**Sec. 146-745 – Parking.**

(A) *Purpose.*

1. Require new development and significant redevelopment to provide adequate off-street parking spaces while also discouraging an excess amount of parking;
2. Regulate the placement, use and design of parking lots and garages;
3. Provide well-defined circulation for vehicles, bicycles and pedestrians within parking areas;
4. Ensure that accommodations for motor vehicles enriches and supports the pedestrian and bicycle environment; and
5. Prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the house to dominate the streetscape.

(B) *Parking Requirements.*

1. All uses shall provide a minimum number of parking spaces as defined in Table 7-18.

<b>Table 7-18: Required Off-Street Parking</b>	
“Existing” = Existing on the effective date of this Division	
Use Classification	Parking Space Requirements
<b>RESIDENTIAL</b>	
<u>Household Living</u>	
Dwelling, single-family detached Dwelling, existing single-family detached Dwelling, accessory unit Dwelling, duplex Dwelling, townhome Dwelling, green court Dwelling, live/work Dwelling, multi-family	1 space per dwelling unit
Bed and breakfast	1 space per guest room plus 1 additional space
<u>Group Living</u>	
Continuing care retirement or assisted living facility	1 space per 3 habitable units
Group home, FHAA large Group home, FHAA small Congregate living facility	1 space per 2 persons of design capacity
<b>PUBLIC, INSTITUTIONAL, RELIGIOUS, AND CIVIC</b>	
Adult or child day care center, large Adult or child day care center, small	1 space per 10 persons care capacity
Civic, cultural, or public use facility Club, lodge, and service organization Place of worship	1 space per 1,000 square feet gross floor area in main auditorium; or 1 space per 6 seats in main auditorium; or 2 spaces per 1,000 square feet gross floor area, whichever is greater
Higher education institution	2 spaces per 1,000 square feet office, research and library areas plus 1 space per 125 square feet in largest assembly areas

Hospital	2 spaces per 1,000 square feet gross floor area
Meeting, banquet, event, or conference facility	3 spaces per 1,000 square feet gross floor area
School, elementary or secondary	1 space per 8 seats in the main auditorium or 2 spaces per classroom, whichever is greater
<b>AGRICULTURAL and ANIMAL-RELATED</b>	
Plant and tree nursery and greenhouse	1 space per 2,500 square feet gross floor area used for outdoor display and storage
Veterinary clinic and hospital	2.5 spaces per 1,000 square feet gross floor area
<b>COMMERCIAL</b>	
<u>Food, Beverage and Lodging</u>	
After hours club or entertainment Bar and tavern Restaurant	5 spaces per 1,000 square feet gross floor area
Brewpub Microbrewery	5 spaces per 1,000 square feet of dining and tasting area
Brewery, distillery, or winery	2 spaces per 1,000 square feet gross floor area
Hotel	1 space per habitable unit
<u>Offices</u>	
Art studio or workshop	2 spaces per 1,000 square feet gross floor area
Day labor hall Equipment rental and repair Office	2.5 spaces per 1,000 square feet gross floor area
Medical and dental clinic	2.5 spaces per 1,000 square feet gross floor area
<u>Recreation and Entertainment</u>	
Indoor recreation and entertainment Outdoor recreation and entertainment	2 spaces per 1,000 square feet gross floor area
Theater	1 space per 4 seats design capacity
<u>Retail Sales and Personal Services</u>	
Personal service, large Personal service, small Retail liquor store Retail sales, large Retail sales, small Retail marijuana store and testing	2.5 spaces per 1,000 square feet gross floor area

2. Where a mix of uses creates staggered peak periods of parking demand, shared parking calculations may be made to reduce the total amount of required parking.
3. If a public parking lot is available within 300 feet of the property, spaces in that lot can also count towards on-site parking requirements.
4. Bicycle parking is required and shall be provided per Section 146-1508.

(C) *Parking Design Standards.*

The following standards apply to all parking areas and garages constructed after the effective date of this Division.

1. *General.*

- a. Minimize the visual impact of surface parking by locating it at the rear or to the side of a site or block to the maximum extent practicable.
- b. Parking stall dimensions shall comply with Section 146-1509.
- c. Parking lots shall be screened along street frontages by a low wall, landscape hedge or ornamental fence. Landscaping shall consist of one of the following:
  - i. A 3-foot tall low continuous hedge;
  - ii. A 3-foot tall decorative masonry wall that matches the primary building in combination with landscaping; or
  - iii. A decorative metal picket fence on a wall base in combination with a low continuous hedge.
- d. Landscaped islands with raised curbs shall be used to define the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways. Using sustainable design strategies in parking lots, including the use of bioswales and permeable paving to manage stormwater, and extensive use of trees and other plant material to reduce the urban heat island effect, is encouraged to the maximum extent practicable.

2. *Commercial and Mixed-Use Buildings.*

- a. No more than 50 percent of the lot frontage along streets shall consist of surface parking or drive aisles.
- b. Parking areas near building entries must provide clear pedestrian access to the building, unobstructed by parked vehicles. Pedestrian access that connects sidewalks to building entries shall be provided.
- c. Landscaping shall be provided within parking areas to break up expansive asphalt areas, provide shade to reduce heat island effects and provide cover and protection for pedestrians.
- d. The parking lot layout shall provide continuous, direct pedestrian and bicycle access while minimizing the need for pedestrians and bicycles to cross drive aisle to the maximum extent practicable. Raised pedestrian crossings, special paving, signs, lights and bollards shall be provided at significant points of conflict.
- e. To the maximum extent practicable, the ground floor of parking structures shall be designed with active uses along the street frontage except along those portions of the façade required for vehicular and pedestrian access. To the maximum extent practicable, stories above the ground floor of a parking structure shall be designed with building materials similar to the ground floor and shall include windows, openings and other architectural features to enhance the parking structure design.

### 3. *Multi-Family Buildings.*

- a. No more than 50 percent of the lot frontage along streets shall consist of parking or drive aisles.
- b. At least 35 percent of resident parking shall be in garages, and at least 50 percent of those garages shall be attached to a residential structure.
- c. Any detached garage façade that faces a street or adjacent development shall include at least one change in wall plane, materials, roof plane, or shall include functional windows or doorways or architectural features of similar proportions to windows and doorways to avoid long blank walls.
- d. Any detached garage structure that faces a street or adjacent development shall not exceed 60 feet in length along that street frontage. A minimum of 7 feet of landscaping must be provided between any 2 such perimeter garages.
- e. Parking areas near building entries shall provide clear pedestrian access to the building, unobstructed by parked vehicles. Pedestrian access that connects sidewalks to building entries shall be provided.
- f. To the maximum extent practicable, the ground floor of parking structures shall be designed with active uses along the street frontage except where frontage is needed to provide for vehicular and pedestrian access. To the maximum extent practicable, stories above the ground floor of a parking structure shall be designed with building materials similar to the ground floor and shall include windows, openings and other architectural features to enhance the parking structure design.

### 4. *Townhomes.*

- a. Off-street parking shall be located behind the dwelling and access to such parking shall be gained from an alley or, if there is no alley, then from the street via a driveway extending to the rear building line of the house that does not exceed 10 feet in width.
- b. All townhomes shall contain either an attached or detached garage.
- c. Any parking garage constructed after the effective date of this Division shall maintain a minimum setback of 3 feet between the garage and the rear property line.

### 5. *Single-Family Detached and Duplexes.*

- a. Off-street parking shall be located behind the dwelling and access to such parking shall be from an alley or, if there is no alley, then from the street via a driveway which, up to the rear building line of the house, does not exceed 10 feet in width.
- b. No lot that abuts an alley shall have parking in the required front setback area.
- c. All parking garages constructed after the effective date of this Division shall maintain a minimum setback of 3 feet between the garage and the rear property line.

**Sec. 146-746 –Design Standards and Supplemental Use Standards.**

(A) *Generally.* All uses and development shall conform to the following standards:

1. All uses that are subject to use-specific standards shall also comply with applicable provisions of Section 146-744 and Article 13. In case of a conflict between these use-specific standards and other requirements listed in this Division, the use-specific standards in this Division shall apply unless otherwise noted. For supplemental use standards not defined in this Section 146-746, please refer to Article 12.

2. Subsection (B) below contains additional design standards that apply to adaptive reuse projects.

3. Subsections (C) and (D) below contains additional use-specific standards that apply to specific permitted or approved conditional uses within the Original Aurora zone districts.

(B) *Adaptive Reuse.*

The standards in this subsection (B) apply to the reuse or modification of buildings where such reuse or modification is within the limits of the “Touch Rule” described in Section 146-726(E). Applications for reuse or modifications beyond the limits of that Touch Rule are considered new construction and shall comply with all standards applicable to new construction rather than the standards in this subsection (B).

1. *Adaptive Reuse.*

a. *Applicability.*

- i. The adaptive reuse of a building is permitted in all Original Aurora districts with the exception of OA-R1. The proposed adaptive reuse must be a permitted use or must be approved as a conditional use in the Original Aurora district in which the building is located as shown in Section 146-742, Table 7-13.

b. *Intent.*

- i. The intent of these adaptive reuse standards is to encourage and facilitate the reuse of existing buildings that are underutilized or underperforming by modifying site development standards that would otherwise make the reuse or existing buildings, structures and sites impracticable.
- ii. Enhancements to the exterior of an adaptive reuse building should focus on elements that improve ground floor design of the building. Ground floor designs should support a pedestrian-friendly environment, define the main entry, provide visual interest and enhance the public realm.
- iii. The adaptive reuse standards in this subsection 146-746(B) may be waived by the Planning Director if the Director determines that the strict application of these standards would unduly restrict opportunities for redevelopment and that strict application of these standards is not necessary to protect adjacent properties from any adverse impacts of the proposed redevelopment.

*c. Setbacks.*

- i. Primary structures constructed before the effective date of this Division may remain in use regardless of any noncompliance with required setbacks. Any additions or façade changes involving greater than 25 continuous linear feet of exterior wall facing a public right-of-way shall comply with zoning setbacks.

*d. Height.*

- i. The heights of buildings existing on the effective date of this Division shall be exempt from building height limits established by this Division. The addition of parapets or roof structures, equipment or other enclosures or non-habitable space is allowed. Any new or additional habitable spaces or floors shall comply with the height limits established by this Division for the Original Aurora district where the property is located.

*e. Design Standards.*

- i. When an adaptive reuse project includes the alteration, reconstruction or remodeling of the exterior walls or facades of a building, the design standards in Section 146-744(B) shall apply to the facades being altered or reconstructed to the maximum extent practicable.

*f. Access and Infrastructure.*

- i. Existing access points and driveways may remain in use, but the consolidation of access points and driveways is encouraged.
- ii. Developments with access off of Colfax Avenue will be referred to the Colorado Department of Transportation (CDOT) for review, and a CDOT access permit will be required prior to construction in the CDOT right-of-way.
- iii. Sidewalks adjacent to an adaptive reuse project shall be improved to comply with Section 146-743, Table 17.7 to the greatest extent practicable.
- iv. Adaptive reuse projects are encouraged to provide site furnishings, sidewalks, landscaping, screening and lighting in conformance with Section 146-743(E).

*g. Landscaping.*

- i. At minimum, dead or missing landscaping in designated landscape areas existing before the effective date of this Division shall be replaced or installed.
- ii. Trees and other landscaping shall be provided in tree openings, tree grates, planters or planting beds along the adjacent street frontages to the maximum extent practicable per Table 7-13.
- iii. Where the scale or character of the proposed adaptive reuse differs significantly from the scale and character of development on abutting properties (as determined by the Director), the Director may require the installation of fences, walls, or vegetation to mitigate impacts of the proposed adaptive reuse on the abutting property to the maximum extent practicable given the size and dimensions of the adaptive reuse property.

- iv. The use of landscaped areas to achieve water quality objectives is encouraged, but does not negate the applicant's responsibilities to provide the landscaping required by code.

h. *Parking.*

- i. Additional parking spaces shall not be required for an adaptive reuse project, provided that any existing on-site parking spaces are not removed (unless those existing parking spaces are not needed to meet the minimum parking standards of Table 7-18 for the use or are needed for the purposes of water quality or landscaping).
- ii. The location of new parking areas for an adaptive reuse project shall comply with Section 146-745(C) to the maximum extent practicable.

i. *Process.*

- i. A redevelopment plan shall be submitted for all adaptive reuse projects. Redevelopment plans are reviewed by staff and are approved by the Planning Director.
- ii. Prior to submitting an application for an adaptive reuse project, a meeting shall be held with staff from appropriate departments to determine what requirements will apply.

(C) *Residential Uses.*

1. *Bed and Breakfast.*

- a. The bed and breakfast use is limited to single-family detached dwellings.
- b. The property owner of the single-family detached dwelling must live on-site.
- c. Food service shall only be provided to residents and overnight guests.
- d. No food preparation or cooking shall be conducted within any bedroom.
- e. Each guest stay shall be limited to a maximum of 30 consecutive days.
- f. The exterior design of any exterior modification of the structure or premises shall include façade articulation, windows, and a number of building entrances on the primary building façade that are similar to those in the surrounding neighborhood.
- g. The applicant for a bed and breakfast use shall certify that the use will not violate any real property covenants.

2. *Dwelling, Accessory Unit.*

a. *Units Existing on the Effective Date of this Section.*

- i. Notwithstanding the designation in Table 7-13, any accessory dwelling unit legally created before the effective date of this section shall be deemed to be a permitted use, and shall not require approval of a conditional use permit.

- ii. Notwithstanding the designation in Table 7-13, any accessory dwelling unit that was not legally created, but that existed on the effective date of this section, shall be deemed to be an illegal use, but may be approved for continued occupancy through the approval of a conditional use permit requiring that the unit be brought into compliance with the standards in subsection (C)2b below to the maximum extent practicable.

b. *New Accessory Dwelling Unit.*

- i. An accessory dwelling unit must be detached from the primary dwelling.
- ii. An accessory dwelling unit is only permitted on a lot served by an alley.
- iii. An accessory dwelling unit is only permitted on a lot, or each combination of 2 or more contiguous lots developed with a single primary single-family dwelling that contains more than 4,000 square feet of area.
- iv. An accessory dwelling unit shall be a maximum of 650 square feet in size.
- v. Only one accessory dwelling unit is permitted per single-family detached home.
- vi. The lot containing the accessory dwelling unit must contain at least 350 square feet of usable private open space, and each dimension of the private open space must be at least 10 feet.
- vii. The accessory dwelling shall not exceed 24 feet in height.
- viii. The building architecture and materials of the accessory dwelling unit shall be complementary or superior to the primary dwelling, and the façade cannot be constructed of metal.
- ix. One additional off-street parking space, accessed from the rear alley, is required for each accessory dwelling unit.
- x. The property owner shall occupy either the primary dwelling unit or accessory dwelling unit.
- xi. No lot containing both a primary dwelling unit and an accessory dwelling unit may be subdivided so that the accessory dwelling unit occupies a different platted lot than the primary dwelling unit.
- xii. Each detached accessory dwelling unit shall comply with all setbacks applicable to other accessory structures.
- xiii. The required setback for an accessory dwelling unit located on top of an existing structure that does not meet applicable setbacks shall be no less than the setback of the existing structure.
- xiv. Windows for a second story accessory dwelling unit shall be sited to preserve the privacy of adjacent residences to the maximum extent practicable.

### 3. *Dwelling, Green Court.*

a. *Intent.* The green court option is intended to contribute to a mix of housing types and land uses by permitting more flexible arrangements of buildings and opens spaces that best meet the overall urban design goals for Original Aurora.

b. *Standards.*

- i. All street connectivity and block standards of Section 146-743(F) shall apply.
- ii. No more than 10 dwelling units may face the same green court. All dwelling units shall have front entry features fronting on a green court or a street.
- iii. Each green court shall have direct frontage on a street that includes on-street parking and sidewalks on both sides. The green court shall have a minimum of 30 feet of continuous frontage along the abutting street and shall include direct pedestrian access to the green court from that street frontage.
- iv. Minimum lot areas may be reduced from those required in Tables 7-15 or 7-16, as applicable, provided that the building setbacks in Tables 7-15 or 7-16, as applicable, are provided. All buildings shall be set back a minimum of 10 feet from the green court. Side setbacks between buildings shall comply with minimum building code requirements. Rear setbacks of each dwelling unit shall be a minimum of 3 feet from each property line. Porches and stoops facing the green court may encroach up to 10 feet from the building façade provided that any roof or covering structure associated with the porch or stoop extends no more than 10 feet above grade. Porches and stoops shall be at least 64 square feet in area, and shall be at least 8 feet wide in their narrowest dimension.
- v. The minimum area of the green court shall be 30 percent of the total area of all lots or areas designed for dwelling units that face onto the green court. All green court areas shall be a minimum of 20 feet in each dimension unless stated otherwise in this section.
- vi. At least 65 percent of the green court area shall be an open green. Open greens are flat open areas with landscaping intended to accommodate foot traffic and play areas. Sidewalks are located outside of the open green. Large deciduous canopy trees are allowed in open greens but shall be located along the perimeter in order to allow usable space under the tree canopy.
- vii. Green court dwelling units shall comply with the townhome residential design standards in Section 146-744(C), except that they need not face on a public street or provide direct access to a sidewalk along a public street.
- viii. Maintenance and management of the green court area shall be provided by a homeowner's association or other similar entity.

### 4. *Dwelling, Live/Work.*

a. Not more than 3 people may be engaged in the making, servicing or selling of goods, or provision of personal and professional services, within a single unit.

- b. At least 1 person engaged in the making, servicing, or selling of goods on the property shall reside in the unit.
- c. The residential unit shall generally be located above or behind the non-residential areas of the structure.
- d. The area devoted to commercial activity shall not exceed 50 percent of the gross floor area of the area devoted to the dwelling unit.
- e. The work activities shall not adversely impact the public health, safety, or welfare of adjacent properties.

(D) *Non-Residential Uses.*

1. *Art Studio or Workshop.*

- a. Each art studio or workshop residential unit shall be considered a separate and distinct residential unit for the purpose of calculating development density. Art studios and workshops that incorporate the residential element shall be occupied and used only by an artist and the household of the artist whose galleries or studios are located in the same building.
- b. The studio and/or work area of the workshop shall be located in the front of the building with access to the public street and the sidewalk. Access to the street shall be located and designed so that the studio or work area can be accessed without having to go through the residential element or any other use permitted or approved in the building. The access shall include a front door to the street and sidewalk.

2. *Corner Commercial.*

a. *Applicability.*

- i. Corner commercial uses are only permitted on properties that are within the OA-R2 or OA-RMU districts and are located at the corner of 2 streets.

b. *Intent.*

- i. A corner commercial use is intended to be neighborhood-friendly and pedestrian-oriented. This shall be a priority in all elements of the project, from building design to parking and lighting.
- ii. When feasible, converting an existing residence to a corner commercial use is preferred over constructing a new building.
- iii. For the conversion of an existing residence to a corner commercial use, the retention of its residential character is encouraged.

c. *Uses.*

- i. Corner commercial uses include restaurants, retail sales, art studios or workshops, offices and personal services.
- ii. Prohibited uses include any use not listed in subsection c.i above, including but not limited to, dry cleaners, drive-thru facilities, gas stations, liquor stores, after hour clubs, bars, indoor and outdoor recreation, tattoo parlors, retail marijuana sales, automotive uses and industrial uses.

d. *Hours of Operation.*

- i. Hours of operation for all corner commercial uses shall be limited to between 6:00 am and 10:00 pm.
- ii. All deliveries and trash pick-up shall occur during those business hours.

e. *General Considerations.*

- i. Sidewalks adjacent to the development shall be improved to comply with Section 146-743, Table 17.7. An ADA accessible route is required from the public right-of-way to the primary building entrance.
- ii. Outdoor seating or plaza areas shall be provided along street frontages for all corner commercial uses where consistent with sidewalk safety and clear passage standards to the maximum extent practicable. These areas should be located away from adjacent residential uses to the maximum extent practicable.

e. *Design Standards.*

- i. For the construction of a new building for a corner commercial use, the design standards in Section 146-744(B) shall apply.
- ii. Corner commercial uses shall be of a design and scale that is complementary to the surrounding area.
- iii. Signage shall comply with Section 146-1613, Table 16.7.
- iv. Lighting shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. Light sources shall be of a full cut-off luminaire type, and concealed or shielded to minimize the potential for glare and unnecessary diffusion on adjacent properties. Where adjacent to residential uses, maintained average illuminance shall not exceed 1.0 foot-candle at the property line.
- v. Service areas (i.e. waste collection) shall be located to minimize impacts to adjacent residences and shall not be visible from adjacent street frontages to the maximum extent practicable. Screening materials for waste collection shall be the same as, or of equal quality to, the materials used for the primary building.

f. *Parking.*

- i. If a new building is being constructed to accommodate the corner commercial use, the amount of off-street parking required by Section 146-745(B), Table 7-18 shall be provided unless the applicant submits a parking analysis that documents that a lower amount of off-street parking will meet the needs of employees and patrons of the use without creating negative parking impacts on the surrounding neighborhood, and the Planning Director determines that the findings of that analysis are substantially accurate.
- ii. Parking shall be located behind an existing or new building so that it is screened with a low wall or hedge from adjacent street frontages and properties to the maximum extent practicable.
- iii. On-street parking that abuts the property can count towards on-site parking requirements. If a public parking lot is available within 300 feet of the property, spaces in that lot can also count towards on-site parking requirements.

g. *Landscaping.*

- i. At minimum, dead or missing landscaping in designated landscape areas existing before the effective date of this Division shall be replaced or installed as part of a corner commercial project.
- ii. Trees and other landscaping shall be provided in tree openings, tree grates, planters or planting beds along the adjacent street frontages to the maximum extent practicable per Table 7-13.
- iii. Where the scale or character of the proposed corner commercial use differs significantly from the scale and character of development on abutting properties (as determined by the Director), the Director may require the installation of fences, walls, or vegetation to mitigate impacts of the proposed use on the abutting property to the maximum extent practicable given the size and dimensions of the corner commercial property.
- iv. The use of landscaped areas to achieve water quality objectives is encouraged, but does not negate the applicant's responsibilities to provide the landscaping required by code.

h. *Process.*

- i. A conditional use approval shall be required for all corner commercial uses to prove that the use will be harmonious with the neighborhood and will not have an adverse impact. A detailed operations plan shall be submitted with this conditional use request. The conditional use request requires notification to adjacent property owners and all registered neighborhood organization. The conditional use is heard before the Planning and Zoning Commission.
- ii. A redevelopment plan shall be submitted concurrently with the conditional use request when an existing residence is converted to a corner commercial use.

- iii. A minor site plan shall be submitted concurrently with the conditional use request when a new building is constructed for a corner commercial use.
- iv. Prior to submitting an application for a corner commercial development, a meeting shall be held with staff from appropriate departments to determine what requirements will apply.

### *3. Existing Day Labor Hall.*

- a. Day Labor Halls shall provide an indoor waiting area of adequate size and seating capacity to accommodate current and prospective clients and employees.
- b. Restroom facilities shall be available to all employees and customers of the Day Labor Hall during all hours of operation. Restrooms shall be internally accessible from the business reception/waiting area.
- c. Day Labor Halls located directly adjacent to residentially zoned areas shall not operate between the hours of 8 p.m. and 6 a.m.
- d. The minimum distance between any 2 Day Labor Halls shall be 1,500 feet, measured by a straight line between the nearest points on the property lines of the 2 properties.

### *4. Drive-Thru Facilities.*

- a. Drive-thru aisles (order stations, pick-up windows, bank teller windows, money machines, etc.) shall be located on the side or rear of primary structures to minimize their visibility from public streets.
- b. To the maximum extent practicable, drive-through aisles shall not be located between the primary structure and adjacent public streets or sidewalks. If this is not possible, drive-through aisles and facilities shall be screened from adjacent streets by a brick or masonry wall between 2 and 3 feet in height.
- c. Pedestrian walkways between the public sidewalk and the primary building entrance shall be located to avoid the need to cross drive-through aisles to the maximum extent practicable.
- d. Provide adequate stacking spaces for automobiles before and after use of the facility per Section 146-1509.
- e. Each entrance to a drive-through aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
- f. No liquor sales shall occur through a drive-thru window.

### *5. Equipment Rental and Repair.*

- a. This use is limited to the repair of household and small business equipment and shall have a maximum of 7,500 square feet of gross floor area on the ground floor. Outdoor storage is prohibited.

6. *Ground Floor Commercial.*

a. *Applicability.*

- i. Ground floor commercial uses are permitted in the OA-RMU district on the first floor of existing or proposed multi-family buildings.

b. *Intent.*

- i. A ground floor commercial use is intended to be neighborhood-friendly and pedestrian-oriented. This shall be a priority in all elements of the project, from building design to parking to lighting.

c. *Uses.*

- i. Permitted ground floor commercial uses include restaurants, retail sales, art studios or workshops, offices and personal services.
- ii. Prohibited uses include any use not listed in subsection c.i above, including but not limited to, dry cleaners, drive-thru facilities, gas stations, liquor stores, after hour clubs, bars, indoor and outdoor recreation, tattoo parlors, retail marijuana sales, automotive uses and industrial uses.
- iii. Ground floor commercial uses shall front a street or a common courtyard.

d. *Hours of Operation.*

- i. Hours of operation for all ground floor commercial uses shall be limited to between 6:00 am and 10:00 pm.
- ii. All deliveries and trash pick-up shall occur during business hours.

e. *General Considerations.*

- i. Sidewalks adjacent to the development shall be improved to comply with Section 146-743, Table 17.7. An ADA accessible route is required from the public right-of-way to the primary building entrance.

f. *Design Standards.*

- i. When ground floor commercial is added to an existing multi-family building, the design standards in Section 146-744(B) regarding ground floor articulation shall apply to the maximum extent practicable.
- ii. When ground floor commercial is proposed in a new multi-family building, the design standards in Section 146-744(B) shall apply to the commercial component of the project.
- iii. Lighting shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. Light sources shall be of a full cut-off luminaire type, and concealed or shielded to minimize the potential for glare and unnecessary diffusion on adjacent properties. Where adjacent to residential uses, maintained average illuminance shall not exceed 1.0 foot-candle at the property line.

- iv. Signage shall comply with Section 146-1613, Table 16.7.
- v. Service areas (i.e. waste collection) shall be located to minimize impacts to adjacent residences and shall not be visible from adjacent street frontages to the maximum extent practicable. Screening materials for waste collection shall be the same as, or of equal quality to, the materials used for the principal building.

*g. Parking.*

- i. If a new building is being constructed to accommodate the corner commercial use, the amount of off-street parking required by Section 146-745(B), Table 7-18 shall be provided unless the applicant submits a parking analysis that documents that a lower amount of off-street parking will meet the needs of employees and patrons of the use without creating negative parking impacts on the surrounding neighborhood, and the Planning Director determines that the findings of that analysis are substantially accurate.
- ii. Parking for new buildings constructed after the effective date of this Division shall be located behind an existing or new building so that it is screened from adjacent street frontages and properties to the maximum extent practicable. Parking lots shall be screened along street frontages by a low wall, landscape hedge or ornamental fence.
- iii. On-street parking that abuts the property can count towards on-site parking requirements. If a public parking lot is available within 300 feet of the property, spaces in that lot can also count towards on-site parking requirements.

*h. Landscaping.*

- i. At minimum, dead or missing landscaping in designated landscape areas existing before the effective date of this Division shall be replaced or installed as part of a ground floor commercial project.
- ii. Trees and other landscaping shall be provided in tree openings, tree grates, planters or planting beds along the adjacent street frontages to the maximum extent practicable per Table 7-13.
- iii. Where the scale or character of the proposed ground floor commercial use differs significantly from the scale and character of development on abutting properties (as determined by the Director), the Director may require the installation of fences, walls, or vegetation to mitigate impacts of the proposed use on the abutting property to the maximum extent practicable given the size and dimensions of the ground floor commercial property.
- iv. The use of landscaped areas to achieve water quality objectives is encouraged, but does not negate the applicant's responsibilities to provide the landscaping required by code.

i. *Process.*

- i. A redevelopment plan shall be submitted when ground floor commercial is requested in a multi-family building that does not have an approved site plan on file with the city. Redevelopment plans are reviewed by staff and are approved by the Planning Director.
- ii. A minor site plan amendment shall be submitted when ground floor commercial is requested in a multi-family building that has an approved site plan on file with the city. Minor site plan amendments are reviewed by staff and are approved by the Planning Director.
- iii. A major or minor site plan (depending on the size of the building) shall be submitted when ground floor commercial is requested in a new multi-family building. Minor site plans are approved by the Planning Director, while major site plans are approved by the Planning and Zoning Commission.
- iv. Prior to submitting an application for a ground floor commercial development, a meeting should be held with staff from appropriate departments to determine what requirements will apply.

**Sec. 146-747 – Process.**

(A) *Types of Applications.*

1. *Major Site Plan.*

- a. An application shall be considered a major site plan when it does not meet the dwelling unit or size limits for consideration as a minor site plan in subsection (A).2 below:
- b. Applications shall comply with the approval criteria outlined in Section 146-405.

2. *Minor Site Plan.*

- a. An application shall be considered a minor site plan when:
  - i. A commercial or mixed-use building is less than 5,000 square feet for single-story or is less than 10,000 square feet for multi-story.
  - ii. A residential building contains between 2 and 8 units.
- b. Applications shall comply with the approval criteria outlined in Section 146-405.

3. *Redevelopment Plan.*

- a. An application shall be considered a redevelopment plan when modifications are proposed to an existing property or building that lacks an approved site plan. This is processed as a “minor amendment.”
- b. Applications shall comply with the approval criteria outlined in Section 146-406.

(B) *Process*

1. All applications in the Original Aurora zone districts shall follow the procedures outlined in Table 7-19. For applications not explicitly identified in Table 7-19, please refer to Article 4.

Table 7-19: Process	
Type of Application	Approval Authority
Major Site Plan	Planning and Zoning Commission
Minor Site Plan	Planning Director <sup>1</sup>
Redevelopment Plan	Planning Director

Table 7-19 Notes

1. If waivers from code requirements are requested as part of a minor site plan application or there are concerns from adjacent property owners or nearby residents, the Planning Director has the authority to require that the application be heard at a public hearing in front of the Planning and Zoning Commission.

**Sec. 146-748. - Special Definitions.**

*Adaptive Reuse* refers to the process of reusing a site containing a building for a purpose other than that for which it was designed or previously used.

*After Hours Club or Entertainment* means a restaurant, tavern, bar, meeting, banquet, event, conference facility or other establishment (whether or not alcohol is served) that operates between midnight and 5:00 am that also includes any of the following: live music, live entertainment, amplified recorded music, bottle service, bottle buckets, elaborate lighting, or dance floor, or that permit entry of more persons than can be comfortably seated in the facility at one time. Amplified music does not include background music played at low volumes and not audible outside the premises.

*Alley-Loaded* describes primary use or structure, an accessory dwelling unit, garage, or other accessory structure, or lot on which or to which the access comes or could come from an alley abutting the property.

*Art Studio or Workshop* means a use with an interior building area for artist galleries, studios, and residences used for the creation, display, and associated sale of various artistic mediums and creative arts.

*Awning* means a framed architectural feature that is attached to and supported from the wall of a building, and that is covered with canvas fabric, or other material as its primary surface, and that, shields or has the appearance of shielding a doorway or window from the elements.

*Back of Sidewalk* means the side of a street sidewalk furthest from the street to which that sidewalk is roughly parallel.

*Bar and Tavern* means an establishment engaged in the preparation and retail sale of alcoholic beverages or tobacco for consumption on the premises and that may or may not serve food. If food is served, the revenue from food sales is smaller than the revenue from sale of alcoholic beverages.

*Civic, Cultural or Public Use Facility* includes museums, art galleries, botanical or zoological gardens, libraries, visitor centers, and similar establishments that document and present natural, historic, scientific, or cultural interests; as well as facilities for the performance or presentation of theater arts, dance, drama, and similar cultural pursuits to the general public. This use does not include sexually-oriented businesses.

*Continuing Care Retirement* means a community for care of the elderly that has common facilities and provides licensed intermediate and skilled nursing facilities for its residents, as well as other supportive services. This use generally includes a variety of housing types and provides a variety of levels of assistance and care so that its residents may obtain higher levels of care and service as they age without having to move to another residential care facility.

*Corner Commercial* means shops, professional services and offices that are located on a corner lot abutting 2 public streets and that comply with any use-specific standards for the Original Aurora district in which the corner property is located.

*Curbside Landscape* means the landscaped portion of a street or drive lane right-of-way located between the back of curb and face of sidewalk or walk where street trees or other plant material is installed.

*Day Labor Hall* means a business office engaged in procuring employment for others, and/or in procuring employees for employers, on an hourly, daily, or weekly basis. Governmental offices shall not be considered day labor halls.

*Distillery* means a facility where distilling, typically of alcoholic liquors, is done.

*Dwelling, Accessory Unit* means a single detached unit that is secondary to the lot of a larger, primary house. An accessory dwelling unit provides basic requirements for independent living, sleeping, cooking and sanitation within the unit.

*Dwelling, Green Court* means 3 or more dwelling units where each unit is attached to other units by party walls, where habitable spaces of different units are arranged in a side-by-side, rather than a stacked configuration, and where the front doors of one or more of the attached dwelling units do not face a public street.

*Dwelling, Multi-Family* means a building with 3 or more separate independent housekeeping dwelling units for permanent occupancy, where such units have habitable living spaces arranged in a stacked configuration. This use does not include hotels, motels, or inns, regardless of the length of stay of customers of such motels, hotels, or inns.

*Dwelling, Single-Family Attached (Townhome)* means 3 or more dwelling units where each unit is attached to other units by party walls, where habitable spaces of different units are arranged in a side-by-side, rather than a stacked configuration.

*Ground Floor Commercial Use* means a commercial use listed in Table 7-13 as permitted in the Original Aurora district where the property is located, and that occupies space only on the ground floor of a multi-family building.

*Group Home, FHAA* is a dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Colorado, including but not limited to facilities providing housing for handicapped, mentally ill, or developmentally disabled persons.

1. "Group Home, FHAA Large" is a facility designed for and occupied by 7 or more residents living together.
2. "Group Home, FHAA Small" is a facility designed for and occupied by no more than 6 residents living together.

*Higher Education Institution* means any college, university, post-secondary or higher educational facility or trade school beyond high school without an on-campus housing facility that meets applicable State requirements to award degrees and primarily teaches usable skills that prepare students for employment in a profession or trade.

*Indoor Recreation and Entertainment* means indoor facilities for entertainment, sports, and recreational activities such as health clubs, bowling, skating, swimming, tennis, teen clubs, health and fitness centers, gyms, escape rooms, and similar indoor activities.

*Landscape Design Components* include species recommendations for street trees and other plantings.

*Light Automotive Repair* means automotive repair and service, but excluding removal of engines, transmissions, axles, paint, or body/frame repair.

*Lighting Fixture Types* include street and pedestrian lighting

*Mixed Use Building* means a single building containing more than one primary permitted land use or a single development of more than one building containing more than one primary permitted land use. In a mixed used development, the different types of land uses are in close proximity, are planned as a unified complementary whole, and are functionally integrated to the use of vehicular and pedestrian access and parking areas.

*Office* uses provide executive, management, administrative, or professional services, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include government, real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, medical, dental, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

*Outdoor Recreation and Entertainment* means outdoor facilities, excluding racetracks and stadiums, for outdoor concerts, amusement parks, miniature golf, drive-in theaters, go-cart tracks, and other similar outdoor activities, and that may provide limited bleacher-type seating for the convenience of users. Also includes facilities for outdoor sports such as golf courses, driving ranges, swimming pools, tennis and basketball courts, sports fields, and playgrounds.

*Outdoor Seating or Dining* means service facilities or seating areas accessory to a restaurant or establishment serving items to be consumed on site.

*Outdoor Space Design Types* means the types of spaces that can meet the requirements for outdoor space and shall be designed based upon the standards below unless otherwise permitted.

1. “Plaza” is an outdoor space for civic purposes and formal gathering that meets the following standards. Building facades define any boundaries of a Plaza not bordered by public rights-of-way or other active pedestrian corridors. Access shall be accommodated by at least two well-defined and easily identified areas for public access. Plazas bordered by public right-of-way may accommodate one or both access areas. A Plaza is largely comprised of constructed materials to withstand heavy pedestrian traffic, but can contain other elements.

2. “Active Green” is an outdoor space primarily for unstructured recreation, which may include aesthetic landscape elements, that meets the following standards. An Active Green is bordered by public rights-of-way or internal access ways on at least two sides. Front building facades and/or formal edge landscaped elements define any boundaries of the Active Green not bordered by public rights-of-way or internal access ways. Frontage on rights-of-way or internal access ways may be accommodated by pedestrian connections. Generally, there are few constructed elements except for small gathering places created as a focal point.
3. “Courtyard / Patio” is an outdoor space accessible to the public streets but generally serving one or a few surrounding buildings. Courtyards are primarily bordered by building facades, but have at least one side fully or partially bordered by a public right-of-way. A Courtyard contains a balance of formal landscape features and constructed materials to withstand heavy pedestrian traffic and gathering.

*Personal Service* means establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Personal services usually include but are not limited to: laundry, diaper service, beauty shops, barbershops, shoe repair, personal copying/shipping services, daytime non-medical pet care, and similar uses. Dry cleaning is not included.

1. “Personal Service, Large” is a facility with more than 15,000 square feet of gross floor area.
2. “Personal Service, Small” is a facility with up to 15,000 square feet of gross floor area.

*Restaurant* means an establishment where full meals and beverages are prepared, served, and consumed, either on premises (inside or outside), taken out, or delivered, including full-service and limited service restaurants, cafeterias, snack, and nonalcoholic beverage bars. Restaurants may also include an accessory dance floor less than 220 square feet that does not operate after midnight. Drive-in or drive-through facilities are only permitted if listed as a permitted use in the zone district where the property is located and may require a Conditional Use Permit. A restaurant may include the sale of alcoholic beverages or a brewing facility, subject to local licensing requirements for alcoholic beverages. If alcohol is served, food sales will be 50 percent or more of the combined food and alcohol sales.

*Retail Sales* mean an establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This use does not include any form of retail sales or other use listed separately in Table 7-13.

1. “Retail Sales, Large” is an establishment with more than 15,000 square feet of gross floor area.
2. “Retail Sales, Small” is an establishment with up to 15,000 square feet of gross floor area.

*Screening Components* include walls and fences.

*Sidewalk Design Components* include sidewalk layout, pattern, pavers, material and color.

*Site Furnishing Components* include utility boxes, benches, trash receptacles, news corrals, bicycle racks and planters.

*Urban Agriculture* means the use of a parcel of land 5 acres or smaller in size for the cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production of food products from food grown on the premises and accessory keeping of animals or bees subject to City regulations.