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<td>412</td>
</tr>
</tbody>
</table>
Article 146-1: General Provisions

1.1 TITLE

This ordinance shall be officially known as the Aurora Unified Development Ordinance, but is sometimes referred to within this document as “this Code”, “this UDO”, or “this Ordinance. A copy of the official UDO is available on the Aurora web site or in the Aurora Planning and Development Services Department.

1.2 AUTHORITY

This Ordinance is adopted pursuant to the Home Rule powers granted to the City by Article XX of the Colorado Constitution, the Aurora Home Rule Charter, and the powers and authority conferred by the laws of the State of Colorado, including without limitation those in C.R.S. Sec. 24-65.1-101 et. seq. (Areas and Activities of Statewide Interest), C.R.S. Sec. 29-20-101, et. seq. (Local Government Land Use Enabling Act), C.R.S. Sec. 31-23-301 et. seq. (Zoning), and C.R.S. Sec. 31-23-101, et. seq. (Subdivision), C.R.S. Sec. 29-20-104 et. seq. (Impact Fees). It is the intent of the City to have available all powers of a Home Rule to control land uses, land development, and the impacts of land use and development available under Colorado law.

1.3 PURPOSE

The purpose of this Ordinance is to:

1.3.1. Implement the adopted Aurora Comprehensive Plan, as that plan may be amended or replaced from time to time.

1.3.2. Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1.3.3. Ensure the provision of adequate public facilities and services for new development.

1.3.4. Protect the quality and character of stable residential neighborhoods.

1.3.5. Promote the economic development and fiscal sustainability of the City.

1.3.6. Provide for the efficient administration of City land use and development regulations.

1.3.7. Protect the health, safety, and general welfare of the public.

1.3.8. Encourage the conservation and efficient use of water and other natural resources.

1.3.9. To implement a connect system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1.3.10. To provide reasonable protection from possible nuisances and hazards.

1 Replaces current 146.101 and 147.1.
2 From current 146-412(A) and 147.2 with new material reflecting Aurora’s land use authority under the Colorado Constitution and state law.
3 From current 146-102 and 147.4, with additional reference to adopted Comprehensive Plan values.
1.3.11. Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

**1.4 APPLICABILITY**

1.4.1. This Ordinance shall apply to all land within the City, including any land that is annexed into the City after the effective date of this Ordinance.

1.4.2. No building or land shall be used or occupied, and no building, structure, or part of a building or structure shall be erected, moved, or altered, and no land shall be subdivided into lots or parcels for development, and no boundaries of an existing subdivided lot shall be modified or consolidated except in conformity with the provisions of this Ordinance, unless state or federal law requires that the development be completely or partially exempted from the regulation.

**1.5 OFFICIAL ZONING MAP**

1.5.1. The standards and regulations in this Ordinance applicable to specific zone districts or overlay zone districts apply to the areas of the City shown with those zone district or overlay zone district designations on the Official Zoning Map.

1.5.2. The Official Zoning Map is the latest version of the zoning map as approved or amended by City Council, and is maintained in electronic form by the Department of Planning and Development Services.

**1.6 RELATIONSHIP TO OTHER REGULATIONS**

1.6.1. If two or more of the regulations in this Ordinance conflict with each other, or conflict with other applicable laws or regulations of the City, or conflict with applicable state or federal law, the stricter provision shall apply, except as noted in Section 1.5.2

1.6.2. If any regulation contained in Section 2.8 of this Ordinance (Overlay Districts) conflicts with any other regulation in a different section of this Ordinance, the provisions of Section 2.8 shall apply regardless of whether it is more or less strict than the base zoning district.

**1.7 RELATIONSHIP TO PRIVATE COVENANTS AND CONDITIONS**

This Development Code applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not have any obligation enforce any private covenant or agreement unless it is a party to the covenant or agreement; if the City is a party to the covenant or agreement, enforcement shall be at the discretion of the City.

**1.8 EFFECTIVE DATE**

The effective date of this ordinance shall be ______________________.
1.9. Transition from Previous Ordinances

1.9.1. An application for a permit or approval that has been accepted by the Department as complete prior to the Effective Date or any amendment shall be processed in compliance with the requirements in effect when the application was accepted as complete. Minor changes to applications in this category may also be processed in compliance with the requirements in effect when the application was accepted as complete, but major changes to applications in this category shall be processed pursuant to Section _____ (__________) of this Ordinance.

1.9.2. An application for a permit or approval that has not been accepted by the Department as complete prior to the Effective Date, or that is submitted after the effective date, shall be processed in compliance with the requirements of this Ordinance.

1.9.3. Any violation of the City zoning, subdivision, or land development regulations in effect prior to the effective date of this Ordinance will continue to be a violation under this Ordinance unless the development or other activity that was a violation of the previous regulations is consistent with the requirements and regulations of this ordinance.9

1.10 Severability10

If a court of competent jurisdiction declares any part of this Ordinance to be invalid, that ruling shall not affect any other provisions of this subdivision ordinance not specifically included in that ruling. More specifically, if any development standard, sign control, or other requirement of this Ordinance is declared to be invalid, this Ordinance shall be interpreted to produce a development approval as close as possible to that which would have occurred if the development sign control, or other requirement had not been ruled invalid.

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9 From current 147-5, reworded and made applicable to all violations.
10 From current 147-5, made applicable to the entire Ordinance.
Commentary: This Article includes the zoning districts as proposed in the Needs Assessment and Annotated Outline from 2014. The Article is divided into the following parts:

Summary Table – indicating how districts were consolidated, eliminated, or created through this draft.

Residential and Open districts – includes primarily residential zoning districts as well as the agriculture and open space districts.

Mixed-use districts – includes some of the previous mixed-use districts (such as TOD and SIR) as well as several new mixed-use districts.

Special Purpose districts – includes industrial districts and the E-470 and NE Plains.

Summary tables of dimensional standards – to be filled in after dimensions are finalized as part of Module 2.

Overlay districts – includes a consolidated set of overlay zoning districts.

Planned Development districts – includes the planned development districts as indicated in the Needs Assessment.

For each zoning district, we revised the purpose statements or created new purpose statements to provide better intent for decision makers in Aurora. For the most part, the current dimensional standards were carried forward. Those dimensions will be reviewed and refined as part of our work during Module 2. Dimensional tables and a first-round illustration for each base district were included to demonstrate page layouts, even though these materials are not yet complete. As dimensional standards are updated with later modules, we will update the drawings and tables to correspond. An illustration for each Subarea in base zoning districts will also be added.

Each base zoning district also includes any standard unique to that zoning district as applicable. Some of those were included in this draft for convenience; however, adjustments and revisions to those standards will come largely with the work in Module 2 – development standards.

NOTE: THIS CHAPTER WAS ORIGINALLY RELEASED AS PART OF MODULE 1. COMMENTS ON MODULE 1 ARE NOT ADDRESSED IN THIS DOCUMENT BUT WILL BE ADDRESSED WHEN THE CONSOLIDATED DRAFT OF THE DEVELOPMENT CODE IS RELEASED FOLLOWING THE RELEASE AND DISCUSSION OF MODULES 2 AND 3.

2.1 DISTRICTS ESTABLISHED

The zoning districts listed in Table 2.2-1, Summary Table of Zoning Districts are hereby created. These districts shall have the boundaries shown on the Official Zoning Map maintained in electronic form by the Planning and Development Services Department and available on the City of Aurora website. The base zoning districts are grouped into three types — Residential and Open Space districts, Mixed-use districts, and Special Purpose districts. Following the base zoning districts are overlay districts and planned development districts.

2.2 ZONING DISTRICTS SUMMARY TABLE

The following table shows the current zoning districts compared to the proposed lineup of zoning districts. As a result of these changes, the number of base zoning districts and subareas will drop from over 60 (a large number for a city this size) to 26, and the number of overlay zone districts will change from 14 to 7.

---

11 New Section (not contained in current ordinance).

12 This summary table is new and is based largely on the Phase I Assessment Report. The first column for current Aurora zoning districts can be deleted prior to final adoption of the UDO. In the second column, districts in Red were eliminated from the current code and districts in green are new districts.
## Table 2.2.1: Summary Table of Zoning Districts

<table>
<thead>
<tr>
<th>Current Aurora Zoning Districts</th>
<th>Proposed Aurora Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Districts</strong></td>
<td><strong>Residential and Open Districts</strong></td>
</tr>
<tr>
<td>R-A, Residential Agricultural</td>
<td>R-R, Rural Residential</td>
</tr>
<tr>
<td>R-E, Low Density Single-Family Residential</td>
<td>Eliminated, per footnote from 1975.</td>
</tr>
<tr>
<td>R-O, Low Density Single-Family Residential</td>
<td>R-1, Low-Density Single-Family Residential</td>
</tr>
<tr>
<td>R-1, Low Density Single-Family Residential</td>
<td>R-2, Medium-Density Residential</td>
</tr>
<tr>
<td>R-1A, Medium Density Single-Family Attached Residential</td>
<td>R-2, Medium Density Residential</td>
</tr>
<tr>
<td>R-2, Medium Density Residential</td>
<td>R-3, Medium-Density Multifamily Residential</td>
</tr>
<tr>
<td>R-2M, Medium Density Multiple-Family Residential</td>
<td>Eliminated, per footnote from 1985.</td>
</tr>
<tr>
<td>R-3, Medium Density Multiple-Family Residential</td>
<td>Eliminated, per footnote from 1985.</td>
</tr>
<tr>
<td>R-3MH, High Density Multiple-Family Residential</td>
<td>Eliminated, per footnote from 1975.</td>
</tr>
<tr>
<td>R-4, High Density Multiple-Family Residential</td>
<td>Eliminated, per footnote from 1985.</td>
</tr>
<tr>
<td>R-4H, High Density Multiple-Family Residential</td>
<td>Eliminated, per footnote from 1975.</td>
</tr>
<tr>
<td>R-5, High Density Multiple-Family Residential</td>
<td>Eliminated, per footnote from 1975.</td>
</tr>
<tr>
<td>M-H, Mobile Home</td>
<td>R-MH, Manufactured Home</td>
</tr>
<tr>
<td>P-MH, Mobile Home Park</td>
<td></td>
</tr>
<tr>
<td><strong>Natural Resource Districts</strong></td>
<td></td>
</tr>
<tr>
<td>A, Agricultural</td>
<td>Eliminated</td>
</tr>
<tr>
<td>O, Open</td>
<td>OS, Open Space 13</td>
</tr>
<tr>
<td>NA, Natural Area</td>
<td></td>
</tr>
<tr>
<td><strong>Business and Office Zoning Districts</strong></td>
<td><strong>Mixed-Use Districts</strong></td>
</tr>
<tr>
<td>A-O, Administrative Office</td>
<td>MU-N, Mixed-Use Neighborhood District (New District)</td>
</tr>
<tr>
<td>C-O, Commercial Office</td>
<td>MU-O, Mixed-Use Office</td>
</tr>
<tr>
<td>B-1, Retail Business</td>
<td>MU-C, Mixed-Use Corridor</td>
</tr>
<tr>
<td>B-3, Highway Service</td>
<td></td>
</tr>
<tr>
<td>B-4, Business And Commercial</td>
<td></td>
</tr>
<tr>
<td>B-2, Central Business</td>
<td>MU-OA, Mixed-Use Original Aurora</td>
</tr>
<tr>
<td><strong>Mixed-Use and Special Purpose Districts</strong></td>
<td><strong>Special Purpose Districts</strong></td>
</tr>
<tr>
<td>Fitzsimons Boundary Area (FBAD)</td>
<td>MU-FB, Mixed-Use Fitzsimons Boundary</td>
</tr>
<tr>
<td>Sustainable Infill and Redevelopment (SIR)</td>
<td>Eliminated – standards included in MU-C for Subarea A</td>
</tr>
<tr>
<td>City Center</td>
<td>Eliminated – will be included in development standards</td>
</tr>
<tr>
<td>P-1, Parking</td>
<td>Eliminated – will be included in development standards</td>
</tr>
<tr>
<td>Transit-oriented Development (TOD)</td>
<td>UC-TOD, Mixed-Use Transit-Oriented Development</td>
</tr>
<tr>
<td><strong>Industrial Districts</strong></td>
<td><strong>Special Purpose Districts</strong></td>
</tr>
<tr>
<td>M-0, Industrial Office</td>
<td>I-1, Business/Tech District</td>
</tr>
<tr>
<td>M-1, Light Industrial</td>
<td>I-2, Medium Industrial District</td>
</tr>
<tr>
<td>M-2, Medium Industrial District</td>
<td></td>
</tr>
<tr>
<td>M-3, Heavy Industrial District</td>
<td></td>
</tr>
<tr>
<td>E-470 (Low-Density Residential Subarea)</td>
<td>G-LR Growth Area Low Density Residential</td>
</tr>
<tr>
<td>E-470 (Reservoir Density Residential Subarea)</td>
<td></td>
</tr>
<tr>
<td>E-470 (Medium Density Residential Subarea)</td>
<td></td>
</tr>
<tr>
<td>NE Plains (Medium Density Residential Subarea)</td>
<td>G-MR Growth Area Medium Density Residential</td>
</tr>
<tr>
<td>E-470 (Airport Corporate Subarea)</td>
<td>G-AC Growth Area Airport Corporate</td>
</tr>
<tr>
<td>E-470 (Airport Distribution Subarea)</td>
<td>G-AD Growth Area Airport Distribution</td>
</tr>
<tr>
<td>E-470 (Buckley Research &amp; Development Subarea)</td>
<td>G-BRD Growth Area Buckley Research &amp; Development</td>
</tr>
<tr>
<td>NE Plains (I-70 Corridor Subarea)</td>
<td>G-I70 Growth Area I-70 Corridor</td>
</tr>
<tr>
<td>NE Plains (Front Range Airport Subarea)</td>
<td>G-FRA Growth Area Front Range Airport</td>
</tr>
<tr>
<td>E-470 Regional Retail/Commercial</td>
<td>Eliminated / will be remapped</td>
</tr>
</tbody>
</table>

13 This district may be split into a Parks district (for dedicated parks) and an Open Space district non-dedicated open space.
2.3 THREE CHARACTER AREAS

In order to tailor zoning, subdivision, development standards to different areas of Aurora, this UDO defines three different character areas. The three character areas generally reflect areas of the city that were platted and developed before World War II (Area A), areas that have been platted and developed after 1945 (Area B), and raw land that has yet to be developed (Area C). Some development standards vary depending on where the property is located. The map below is a conceptual map that will be revised into more definite boundaries during the course of this project.\(^\text{14}\)

\(^{14}\) Map revised since Module 1. Boundaries of subareas under continued discussion by staff.
2.4 RESIDENTIAL AND OPEN DISTRICTS

2.4.1. RESIDENTIAL – RURAL DISTRICT (R-R)

A. Purpose

The purpose of the R-R district is to allow very low density, single-family residences and limited agricultural uses within a rural environment. This district is intended to prohibit all commercial activities except for permitted home occupations. The lots in the R-R district are generally larger than in other residential districts, and some limited recreational, educational, and other uses are permitted, as shown in Table 3.2-1 (Permitted Use Table).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Use regulations</th>
<th>Article 146-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

15 The Agriculture district in current 146-600(D)(1) was not carried over, since it is not used and agricultural uses are permitted in other districts.

16 Carried forward from the existing R-A district.

17 146-500(A) modified for clarity and to clarify intent. The statement “and to promote and encourage a suitable environment for residential neighborhoods” was removed from every district because it does not offer usable guidance to decision-makers.
C. Dimensional Standards

The dimensional standards graphics are based on current dimensional standards. Following review of the applicable dimensional standards (in Module 2 – Development Standards), we will finalize district-specific graphics for each of the base zoning districts.

### Table 2.4-2
**R-R District Dimensional Standards**

<table>
<thead>
<tr>
<th>Lot Standards, Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area / Site area per dwelling unit</td>
<td>43,560 sf / 43,560 sf</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>120 feet</td>
</tr>
<tr>
<td>Lot frontage (cul-de-sac or curved frontage)</td>
<td>60 feet</td>
</tr>
<tr>
<td>Lot width at setback</td>
<td>120 feet</td>
</tr>
<tr>
<td>Landscaped area, multifamily dwellings</td>
<td>45 percent</td>
</tr>
<tr>
<td>Landscaped area, nonresidential uses</td>
<td>35 percent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks, Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>30 feet</td>
</tr>
<tr>
<td>Rear / abutting a street</td>
<td>25 feet / 25 feet</td>
</tr>
<tr>
<td>Side / abutting a local, collector, or arterial street</td>
<td>10 feet / 25 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height, maximum</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

---

18 Including ½ of adjacent streets, roads, & ways.
19 Land with an approved subdivision plat filed and recorded with the City on or before July 18, 1975, shall have a minimum area of site of 21,780 square feet. (Footnote 3 in current code.)
20 This first column in every dimensional standards table will be keyed to specific dimensional labels on district drawings in a subsequent draft.
2.4.2. RESIDENTIAL -- LOW-DENSITY SINGLE-FAMILY DISTRICT (R-1)²¹

A. Purpose²²

The purpose of the R-1 district is to promote and preserve safe and attractive low-density, single-family residences and to promote and encourage a suitable environment for residential neighborhoods. This district is intended to prohibit all commercial activities except for permitted home occupations. The R-1 district is generally comprised of medium to large suburban single-family lots, with some limited recreational, educational, gardening, and other uses permitted, as shown in Table 3.2-1 (Permitted Use Table).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Use regulations</th>
<th>Article 146-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

²¹ Consolidates current R-O and R-1 districts.
²² 146-500(B); modified for clarity and to provide better intent language.
C. Dimensional Standards

Table 2.4-4
R-1 District Dimensional Standards

<table>
<thead>
<tr>
<th>Lot Standards, Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area / Site area per dwelling unit</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>60 feet</td>
</tr>
<tr>
<td>Lot frontage (cul-de-sac or curved frontage)</td>
<td>35 feet</td>
</tr>
<tr>
<td>Lot width at setback</td>
<td>60 feet</td>
</tr>
<tr>
<td>Landscaped area, multifamily dwellings</td>
<td>45 percent</td>
</tr>
<tr>
<td>Landscaped area, nonresidential uses</td>
<td>35 percent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks, Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>25 feet</td>
</tr>
<tr>
<td>Rear / abutting a street</td>
<td>20 feet / 20 feet</td>
</tr>
<tr>
<td>Side / abutting a local / abutting a collector or arterial street</td>
<td>5 feet / 12.5 feet / 25 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height, maximum</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

D. Other District-Specific Standards

---

23 Eliminated minimum building area requirement of 1,100 square feet from the current R-O district. Also eliminated minimum lot depth standard of 100 feet from the R-O district.

24 Footnote 1 eliminated that stated “R-1 through R-4, inclusive, minimum area of site may be reduced to 6,000 sf for lots platted prior to August of 1954.” The requirements are already 6,000 sf or less for those districts.

25 Minimum site area in the R-O is 8,400 sf. We applied the more efficient current R-1 standard of 6,000 sf.

26 Currently 70 feet in R-O district.

27 Minimum lot frontage may be reduced to 50 feet in areas that were platted prior to August 1954. (Current footnote 2.)

28 Currently 40 feet in R-O district.

29 Currently 70 feet in R-O district.

30 A recommendation to revise or reduce this ratio, because it does not produce quality open space, will be considered during Module 2.

31 Currently 10 feet in R-O district.

32 Currently 15 feet in R-O district.
2.4. Residential and Open Districts

2.4.2. Residential -- Low-Density Single-Family District (R-1)

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.
2.4.3. RESIDENTIAL -- MEDIUM-DENSITY DISTRICT (R-2)\textsuperscript{33}

A. Purpose\textsuperscript{34}

The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable open space and amenities. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The district generally prohibits commercial activity except for home occupations and typical neighborhood services. Other uses are as shown in Table 3.2-1 (Permitted Use Table).

\begin{center}
[INSERT PHOTOGRAPH OF DISTRICT CHARACTER]
\end{center}

B. Cross-References to Other Applicable UDO Sections

\begin{table}[h]
\centering
\begin{tabular}{|l|l|}
\hline
Use regulations & Article 146-3 \\
Landscaping & Section 4.x \\
Parking & Section 4.x \\
Signs & Section 4.x \\
Fences and walls & Section 4.x \\
Design standards & Section 4.x \\
\hline
\end{tabular}
\caption{Cross-References to Other Applicable UDO Sections}
\end{table}

\textsuperscript{33} Consolidates current R-1A and R-2 districts.

\textsuperscript{34} 146-500(C); modified for clarity and to provide better intent language.
C. Dimensional Standards

![Diagram of residential and open district dimensions](image)

<table>
<thead>
<tr>
<th>Table 2.4-6</th>
<th>R-2 District Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards, Minimum</strong></td>
<td></td>
</tr>
<tr>
<td>Site area$^{35}$ / Site area per dwelling unit</td>
<td>7,000 sf / 3,000 sf</td>
</tr>
<tr>
<td>Lot frontage$^{37}$</td>
<td>60 feet$^{38}$</td>
</tr>
<tr>
<td>Lot width at setback</td>
<td>60 feet$^{39}$</td>
</tr>
<tr>
<td>Landscaped area, multifamily dwellings</td>
<td>45 percent</td>
</tr>
<tr>
<td>Landscaped area, nonresidential uses</td>
<td>35 percent</td>
</tr>
<tr>
<td><strong>Setbacks, Minimum</strong></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>25 feet</td>
</tr>
<tr>
<td>Rear / abutting a street</td>
<td>25 feet / 25 feet</td>
</tr>
<tr>
<td>Side / abutting a local / abutting a collector or arterial street</td>
<td>6 feet$^{40}$ / 12.5 feet / 25 feet$^{41}$</td>
</tr>
<tr>
<td><strong>Building Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Building height, maximum</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

$^{35}$ Eliminated lot width at setback requirement (currently 60 feet in R-1A district). A recommendation to remove or reduce setbacks and open space requirements to promote more a more innovative mix of housing in this area will be considered during Module 2.

$^{36}$ Minimum site area may be reduced to 6,000 sf for lots platted prior to August of 1954. (Current footnote 1.) A recommendation to revise the minimum lot area and open space requirements to allow a wider variety of housing types and better quality open space will be considered in Module 2.

$^{37}$ Lot frontage on cul-de-sac or curved frontage requirement eliminated (currently 40 feet in R-1A district).

$^{38}$ Minimum lot frontage may be reduced to 50 feet in areas that were platted prior to August 1954. (Current footnote 2.)

$^{39}$ Currently 70 feet in R-O district.

$^{40}$ Modifications or additions to existing structures with a side yard setback of less than six feet may be made as long as a side yard setback of a minimum of five feet is maintained. (Currently footnote 6, modified for clarity.)

$^{41}$ Provision that a 15-foot setback shall be permitted on a collector street where a garage is the closest structure to the collector street or where there are no windows or doors on the side of the house facing the collector street was deleted.
D. **Other District-Specific Standards**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.
2.4.4. RESIDENTIAL -- MEDIUM-DENSITY MULTIFAMILY DISTRICT (R-3)\textsuperscript{42}

A. Purpose\textsuperscript{43}

The purpose of the R-3 district is to promote and preserve development of medium-density single-family and multifamily housing in close proximity to collector streets and public transit facilities. Uses in this district include a diverse range of housing types ranging from single-family and two-family residences to medium-density multifamily housing and limited lodging and boarding facilities. The district generally prohibits commercial activity except for home occupations and typical neighborhood services. Other uses are as shown in Table 3.2-1 (Permitted Use Table).

![Insert Photograph of District Character]

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.4-7 Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
</tr>
<tr>
<td>Landscaping</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Signs</td>
</tr>
<tr>
<td>Fences and walls</td>
</tr>
<tr>
<td>Design standards</td>
</tr>
</tbody>
</table>

\textsuperscript{42} Consolidates R-2M and R-3 districts.

\textsuperscript{43} 146-500(C); modified to provide better intent language.
C. Dimensional Standards

<table>
<thead>
<tr>
<th>Building height</th>
<th>40' max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear setback</td>
<td>XX'</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>45% (multifamily dwellings)</td>
</tr>
<tr>
<td></td>
<td>35% (nonresidential uses)</td>
</tr>
<tr>
<td>Front setback</td>
<td>XX' min.</td>
</tr>
<tr>
<td>Site area (per dwelling unit)</td>
<td>2,000 sq. ft.</td>
</tr>
</tbody>
</table>

**Table 2.4-8**

<table>
<thead>
<tr>
<th>R-3 District Dimensional Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards, Minimum</strong></td>
<td></td>
</tr>
<tr>
<td>Site area / Site area per dwelling unit</td>
<td>7,000sf / 2,000 sf</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>90 feet</td>
</tr>
<tr>
<td>Landscaped area, multifamily dwellings</td>
<td>45 percent</td>
</tr>
<tr>
<td>Landscaped area, nonresidential uses</td>
<td>35 percent</td>
</tr>
<tr>
<td><strong>Setbacks, Minimum</strong></td>
<td></td>
</tr>
<tr>
<td>See Article 14, Table 14.4 for buffer requirements.</td>
<td>Section x.xx</td>
</tr>
<tr>
<td><strong>Building Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Building height, maximum</td>
<td>40 feet</td>
</tr>
</tbody>
</table>

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

---

44 Currently 10,890 sf in the R-2M district.
45 Currently 2,178 sf in the R-2M district and 1,742 sf in the R-3 district. Rounded to 2,000 sf for simplicity.
46 Minimum lot frontage may be reduced to 50 feet in areas that were platted prior to August 1954. (Current footnote 2.)
47 A proposal to replace this standard with usable open space standards will be considered in Module 2.
48 There are not currently setback requirements in the R-3 district; rather, the setbacks are determined by the buffer requirements set forth in current table 14.4. These will be reviewed and/or reconciled with Module 2, Development Standards.
2.4.5. RESIDENTIAL -- HIGH-DENSITY DISTRICT (R-4)\(^\text{49}\)

A. Purpose\(^\text{50}\)

The purpose of the R-4 district is to allow for high-density residential development to occur in close proximity to collector streets, public transit facilities, and other public amenities. Uses in this district include a diverse range of housing types ranging from single-family and two-family residences to the highest density multifamily housing and limited lodging and boarding facilities. The R-4 district also generally permits home occupations, neighborhood services, medical facilities, and some limited office uses. Other uses are as shown in Table 3.2-1 (Permitted Use Table).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Use regulations</th>
<th>Article 146-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

\(^{49}\) Carried forward from current R-4 district.

\(^{50}\) 146-500(C): modified for clarity and to provide better intent language. If this district continues to permit non-residential uses, it will be recategorized as a Mixed Use zone district.
2.4. Residential and Open Districts

2.4.5. Residential – High-Density District (R-4)

C. Dimensional Standards

<table>
<thead>
<tr>
<th>Table 2.4-10</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R-4 District Dimensional Standards</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Standards, Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area / Site area per dwelling unit</td>
</tr>
<tr>
<td>Lot frontage</td>
</tr>
<tr>
<td>Landscaped area, multifamily dwellings</td>
</tr>
<tr>
<td>Landscaped area, nonresidential uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks, Minimum[^54]</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Article 14, Table 14.4 for buffer requirements.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height, maximum</td>
</tr>
</tbody>
</table>

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

[^51]: Currently 1,089 sf - rounded to 1,000 sf for simplicity.
[^52]: Minimum lot frontage may be reduced to 50 feet in areas that were platted prior to August 1954. (Current footnote 2.)
[^53]: A proposal to replace the open space requirements with usable open space standards will be considered in Module 2.
[^54]: There are not currently setback requirements in the R-3 district; rather, the setbacks are determined by the buffer requirements set forth in current table 14.4. These will be reviewed and/or reconciled with Module 2, Development Standards.
2.4.6. RESIDENTIAL -- MANUFACTURED HOME PARK (R-MH)\textsuperscript{55}

\textbf{A. Purpose}\textsuperscript{56}

The purpose of the R-MH district is to promote and encourage a suitable environment for manufactured housing and manufactured home parks, and to require those areas to incorporate high quality planning and design. Uses permitted in the R-MH district are shown in Table 3.2-1 (Permitted Use Table).

\textbf{B. Cross-References to Other Applicable UDO Sections}

\begin{table}[h]
\centering
\begin{tabular}{|l|l|}
\hline
Use regulations & Article 146-3 \\
\hline
Landscaping & Section 4.x \\
\hline
Parking & Section 4.x \\
\hline
Signs & Section 4.x \\
\hline
Fences and walls & Section 4.x \\
\hline
Design standards & Section 4.x \\
\hline
\end{tabular}
\caption{Cross-References to Other Applicable UDO Sections}
\end{table}

\textsuperscript{55} This district consolidates the current M-H and P-MH districts. There are not currently any dimensional standards provided for the M-H district.

\textsuperscript{56} Consolidates 146-500(D) & (E); modified for clarity and to provide better intent language.
C. Dimensional Standards

<table>
<thead>
<tr>
<th>Table 2.4-12</th>
<th>R-MH District Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Site area per dwelling unit, minimum</td>
<td>4,200 sf</td>
</tr>
<tr>
<td>Density, maximum</td>
<td>7 dwelling units per acre</td>
</tr>
<tr>
<td>Lot frontage, minimum</td>
<td>38 feet</td>
</tr>
<tr>
<td>Landscaped area, multifamily dwellings</td>
<td>45 percent^57</td>
</tr>
<tr>
<td>Landscaped area, nonresidential uses</td>
<td>35 percent</td>
</tr>
<tr>
<td><strong>Setbacks, Minimum</strong></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>15 feet</td>
</tr>
<tr>
<td>Rear / abutting a street</td>
<td>8 feet / 15 feet</td>
</tr>
<tr>
<td>Side / abutting a local, collector, or arterial street</td>
<td>5 feet^58 / 15 feet</td>
</tr>
<tr>
<td>Building separation between units, minimum</td>
<td>16 feet^59</td>
</tr>
<tr>
<td><strong>Building Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Building height, maximum</td>
<td>20 feet</td>
</tr>
<tr>
<td>Common area structures height, maximum</td>
<td>30 feet</td>
</tr>
</tbody>
</table>

^57 A proposal to replace this standard with usable open space standards will be considered in Module 2.
^58 Modifications or additions to existing structures with a side yard setback of less than six feet may be made as long as a side yard setback of a minimum of five feet is maintained. (Currently footnote 6, modified for clarity.)
^59 Provision reading “Residential building, other than single-family detached dwellings, shall not be located closer to an adjacent building than a distance equal to one-half the height of the taller of the two buildings” was deleted as unnecessary.
D. **Other District Specific Standards**

This use shall comply with all standards in Articles I and II of Title 90 of the Aurora City Code, and in addition shall comply with the following standards.

1. **Development Standards**

<table>
<thead>
<tr>
<th>Table 2-14</th>
<th>Manufactured Housing Park Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project and Site Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Site area, minimum</td>
<td>10 acres</td>
</tr>
<tr>
<td>Lot size, minimum</td>
<td>4,200 square feet</td>
</tr>
<tr>
<td>Gross residential density, maximum</td>
<td>7 units per acre</td>
</tr>
<tr>
<td>Lot frontage, minimum</td>
<td>38 feet</td>
</tr>
</tbody>
</table>

| **Setbacks, Minimum** | |
| Front setback | 15 feet on center, and no less than 10 feet from any point on the structure |
| Side setback, interior lot lines | 5 feet |
| Side setback, abutting a street | 15 feet |
| Rear setback | 8 feet |
| Distance between units | 16 feet |

| **Building Standards** | |
| Max. height for dwelling units and accessory buildings, maximum | 20 feet |
| Max. height for common area structures | 30 feet |

2. **Perimeter Fencing**

Perimeter fencing for a manufactured housing park in any R-MH district is required and shall not be located within the setback required by this Section. Fences shall be compatible with neighboring structures and durable to require infrequent repair.

3. **Landscaping Generally**

a. The minimum amount of landscaped open space incorporated into any project shall be 25 percent of the gross acreage. A minimum of 10 percent of that open space shall be dedicated to common usage.

b. The minimum landscaped setback requirements for any manufactured housing parks shall be as follows:
   i. Abutting a state or federal highway or city-designated principal arterial: 50 feet from flow line.
   ii. Abutting any public street right-of-way other than a state or federally owned highway: 25 feet from flow line.
   iii. Abutting any exterior boundary other than those mentioned in Subsections 3.b.i and 3.b.ii: 10 feet.

---

60 146-1228. Wording throughout revised for clarity.
61 Previously Table 12.3
62 Reduced from 45%.
c. Additional landscaping in these setbacks shall consist of bermed plant material, both evergreen and deciduous, to create an efficient buffer zone.

d. Individual landscaping is required for each individual lot, including foundation landscaping along the base of all units in compliance with Section xx [now 146-1419(H)] regarding erosion control. Plant materials that grow above and along fencelowers should be used to soften the horizontal appearance of the linear fence treatment.

e. An automatic irrigation system meeting the requirements of Section XXX is required.

4. Detention Ponds

Any required detention and retention ponds shall be integrated into the site design and shall meet the requirements of the Aurora Storm Drainage Design and Technical Criteria. Generally, slopes shall not exceed 3:1 and all ponds shall be properly drained. Standing water is prohibited other than in circulating water features.

5. Parking Standards

a. Parking areas shall have curbs or wheel stops.

b. Residential parking spaces shall be located near each unit.

c. In addition to residential parking, five percent of the total parking required shall be provided as visitor parking, which shall be dispersed throughout the park.

d. Parking areas shall not be used for the repair or storage of junked vehicles as defined in Section 114-26 of this Code.

6. Street Standards

a. All streets, both public and private, shall be designed and constructed to standards and specifications established by the city engineer.

b. All streets shall provide safe and convenient access to all units and park facilities and for access by emergency vehicles, as indicated by standard city criteria and practices.

c. Roadway identification signs shall be provided on private streets, indicating the street name and address ranges for that Section of the roadway if it has no outlet.

7. Pedestrian Linkages

Convenient, safe pedestrian path networks shall be provided from dwelling units to recreation areas, bus stops, parking areas, commercial uses, nearby schools, and any public facility. All access shall conform to city standards.

8. Refuse Disposal

Trash dumpsters in any R-MH district shall be located at convenient locations throughout the site and screened by a minimum six-foot-high enclosure, accessible by gate.

9. Recreational Vehicle Parking Requirements

a. A dust-free storage area surfaced with gravel, asphalt or concrete for boats, boat trailers, motor homes, and pickup campers shall be provided in an amount equal to

---

63 Revised from should.
64 Cross-reference added so that citywide water conservation standards apply here as well.
65 Limits on slopes and ban on standing water replaced with cross-reference to standards manual.
66 Wording revised for clarity.
67 “Should” replaced by “shall” for emergency access.
2.4. Residential and Open Districts

2.4.6. Residential -- Manufactured Home Park (R-MH)

80 square feet per dwelling unit within the manufactured housing park. Storage areas shall be screened from view from surrounding streets.

b. No boat, trailer, or detached camper shall be kept, stored, or parked on any public right-of-way or private road within the park for more than 24 hours.

10. Exterior Lighting
   Exterior lighting shall be provided and located to emphasize entrances, exits, and any barriers. Lighting shall be downcast to minimize glare. 68

11. Storage Facilities
   Conveniently located storage facilities equal to at least 36 square feet of space per unit shall be provided for the storage of additional personal belongings.

12. Other Standards
   All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

---

68 This standard may be deleted when citywide lighting standards are revised in Module 2.
2.4.7. OPEN SPACE DISTRICT (OS)\textsuperscript{69}

A. Purpose\textsuperscript{70}

The Open district is intended to include large open land areas that, due to topographical features or proximity to natural drainage courses or established airports, are generally unsuitable for development. The district is also intended to preserve the natural environment and protect native flora and fauna. Open areas may consist of one or more of the following categories:

1. Natural areas, including but not limited to wildlife habitat and migration routes, native plant communities, stream corridors, wetlands, the natural plains environment, unique geological formations, and unusual terrain;

2. Resource management areas, including but not limited to the protection of mineral resources, agricultural lands, and water resources for both conservation and open space benefits;

3. Areas with unique aesthetic qualities that are enhanced through view preservation or the preservation of open space corridors along streams and roadways, or areas that provide other unique open space features for surrounding neighborhoods; and

4. Environmental hazard areas designated to remain open for the protection of the public health and safety. These areas will only be designated if they serve a tangible benefit, including but not limited to drainage routes or water ways, trail connections, buffers, wildlife habitat or migration routes, or preservation of native plant communities.\textsuperscript{71}

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.4-13</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

\textsuperscript{69} Consolidates current O district and NA district. This district may be split into a Parks district (for dedicated parks) and an Open Space district for non-dedicated.

\textsuperscript{70} 146-600(D); revised for clarity and to reflect consolidation of O and NA districts.

\textsuperscript{71} A recommendation for more objective standards to implement this purpose will be considered in Module 2.
C. Dimensional Standards

<table>
<thead>
<tr>
<th>Setbacks, Minimum</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>For permanent structures from property lines</td>
<td>25 feet</td>
</tr>
<tr>
<td>For parking areas from property lines</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height, maximum</td>
<td>20 feet</td>
</tr>
</tbody>
</table>

D. Other District-Specific Standards

1. Permanent structures are permitted with conditional use approval on privately-owned land in the O district.\(^73\)

2. All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

---

\(^72\) The current Open district does not include minimum setback requirements. Because the O and NA districts were consolidated, we used a more conservative approach by incorporating the minimum setback requirements from the NA district.

\(^73\) Per Table 6.3, Section 146-60. Conditional use approval requirement was limited to private lands in this district, since structures on public park land are governed by the Parks and Open Space Board and Parks Department staff.
2.5 MIXED-USE DISTRICTS

2.5.1. MIXED-USE -- NEIGHBORHOOD DISTRICT (MU-N)

A. Purpose

The MU-N district is intended to accommodate neighborhood scale commercial nodes. The MU-N district supports small-scale, mixed-use neighborhood activity centers that are appropriately located and scaled to provide minor/convenience services near residential neighborhoods while avoiding strip development patterns and avoiding the creation of destination retail or business uses serving areas beyond the immediate neighborhood. The MU-N district allows for a mix of medium- to high-density multifamily residential in addition to neighborhood commercial uses. Other uses are as shown in Table 3.2-1 (Permitted Use Table).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.5-1</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

---

74 The current SIR district is not carried over, but its principles of flexible, by-right uses and development standards to promote redevelopment are carried forward in the MU-C district standards for Subarea A. The current City Center district is not carried over, because a combination of other zoning districts can achieve the same results.

75 New district to replace the Neighborhood Activity Center designation in the current E-470 and NEP districts; this type of district is needed throughout Aurora.

76 Carried forward from 146-920(A); revised for clarity and to provide better intent language.
### C. Dimensional Standards

**Table 2.5-2**

MU-N District Dimensional Standards

<table>
<thead>
<tr>
<th>Project and Site Standards</th>
<th>Minimum Site Area for a Neighborhood Activity Center</th>
<th>2 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks, Minimum</td>
<td>From all streets bordering or passing through a neighborhood activity center</td>
<td>20 feet</td>
</tr>
<tr>
<td></td>
<td>From all residential property lines</td>
<td>20 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>Maximum building height</th>
<th>Two stories</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maximum total gross floor area of all structures in a neighborhood activity center</td>
<td>50,000 sf</td>
</tr>
<tr>
<td></td>
<td>Maximum gross floor area of each individual use, except grocery stores, places of worship, schools, or recreation centers</td>
<td>15,000 sf</td>
</tr>
</tbody>
</table>

### D. Other District-Specific Standards

1. A Conditional Use Permit shall be required for any primary or accessory use operating between the hours of 12:00 midnight and 6:00 a.m.\(^{80}\)

2. Each individual MU-N district shall contain the following elements:\(^{81}\)
   a. A public plaza or outdoor meeting area clearly visible from an adjacent street;
   b. At least one pedestrian and one auto connection to the local street system in the adjacent residential neighborhood(s), which shall permit residents of such neighborhood(s) to enter the district without using an arterial street.

---

\(^{77}\) Carried forward from current 146-913(G); 146-920(D) and (F); and 146-1012(E). Maximum area reduced from 5 acres to 2 acres.

\(^{78}\) 146-1012(E)1.

\(^{79}\) New. For Table 7-12, Section 146-730, Table 9.2, Section146-903, and Table 10.2, Section 146-1002. No longer applicable to UC-TOD.

\(^{80}\) New.
3. All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.
2.5.2. MIXED-USE -- OFFICE DISTRICT (MU-O)\textsuperscript{82}

A. Purpose\textsuperscript{83}

The purpose of the MU-O district is to accommodate a broad range of office and related low impact uses near residential areas. This district is intended to allow lower scale and low traffic generation office and residential uses in areas that can buffer single-family residential areas from nearby more intensive commercial development. This district allows both residential and commercial uses, with limited retail, services, and institutional uses. Other uses permitted in this district are as shown in Table 3.2-1 (Permitted Use Table).

\begin{table}[h]
\centering
\begin{tabular}{|l|l|}
\hline
Use regulations & Article 146-3 \\
Landscaping & Section 4.x \\
Parking & Section 4.x \\
Signs & Section 4.x \\
Fences and walls & Section 4.x \\
Design standards & Section 4.x \\
\hline
\end{tabular}
\caption{Cross-References to Other Applicable UDO Sections}
\end{table}

\textsuperscript{82} Replaces the C-O district; renamed to reflect mix of land uses.
\textsuperscript{83} 146-600(B); revised for clarity and to provide better intent language.
C. Dimensional Standards

Building height: 100’ max.

Setbacks: (see note)

In any illustration where “(see note)” is labeled, it means that there are several options, depending on Subareas or other locational requirements. Those will be refined through the dimensional and development standards with Module 2.

<table>
<thead>
<tr>
<th>Table 2.5-4</th>
<th>MU-O District Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards, Minimum</strong></td>
<td>General layout requirements are established through the landscaping requirements in Article 14.</td>
</tr>
<tr>
<td><strong>Setbacks, Minimum</strong></td>
<td>From centerline of alley</td>
</tr>
<tr>
<td></td>
<td>See Article 14, Table 14.5 for buffer requirements.</td>
</tr>
<tr>
<td><strong>Building Standards</strong></td>
<td>Building height, maximum</td>
</tr>
</tbody>
</table>

D. Other District-Specific Standards

1. Each individual MU-O district shall contain a public plaza or outdoor meeting area clearly visible from an adjacent street.

2. All development shall comply with all other applicable regulations in this Unified Development Ordinance including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

---

84 Lot standards are addressed in Article 14, per current Table 6.4 (Row #3). Will be reviewed and potentially adjusted through Module 2 – Development Standards.

85 Building setbacks not currently defined. The current regulations address setbacks through the buffer requirements in Article 14. These requirements will be evaluated and potentially adjusted through Module 2 – Development Standards.

86 New.

87 New.
2.5.3. MIXED-USE – CORRIDOR DISTRICT (MU-C)\textsuperscript{88}

A. Purpose\textsuperscript{89}

The purpose of the MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling by motor vehicles on Aurora's major corridors, and to allow for higher intensity general business and service activities. The MU-C district should be located and designed to allow for access by pedestrians, bicyclists, and various types of public transportation, in addition to automobiles. This district will have two sets of development standards, one applicable to older commercial corridors in need of redevelopment, and a second set for newer commercial corridor experiencing initial development. Uses permitted in this district are as shown in Table 3.2-1 (Permitted Use Table).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.5-5 Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
</tr>
<tr>
<td>Landscaping</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Signs</td>
</tr>
<tr>
<td>Fences and walls</td>
</tr>
<tr>
<td>Design standards</td>
</tr>
</tbody>
</table>

\textsuperscript{88} New district. Represents a consolidation of the B-1, B-3, and B-4 districts; as well as the standards from the E-470 and NE Plains CAC Subareas. Older corridors in Subarea A are subject to the current SIR district standards. Newer corridors in Subareas B and C will be subject to updated E-470 and NE Plains standards for CAC areas.

\textsuperscript{89} Consolidates 146-600(A)1, 3, and 4, revised for clarity and to provide district intent.
C. Dimensional Standards

![Image of building and street layout]

**Table 2.5-6**  
MU-C District Dimensional Standards

<table>
<thead>
<tr>
<th>Lot Standards, Minimum</th>
<th>Subarea A</th>
<th>Subareas B&amp;C</th>
</tr>
</thead>
<tbody>
<tr>
<td>General layout requirements are established through the landscaping requirements in Article 14.</td>
<td>Section x.xx</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks, Minimum</th>
<th>From centerline of alley</th>
<th>10 feet</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>See Article 14, Table 14.5 for buffer requirements.</em></td>
<td>Section x.xx</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
<th>Building height, maximum</th>
<th>75 feet*</th>
</tr>
</thead>
</table>

D. Other District-Specific Standards*3

1. Standards applicable in Subarea A*4

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*3 Lot standards are addressed in Article 14, per current Table 6.4 (Row #3). Will be reviewed and potentially adjusted through Module 2 – Development Standards.

*4 Building setbacks not currently defined. The current regulations address setbacks through the buffer requirements in Article 14. These requirements will be evaluated and potentially adjusted through Module 2 – Development Standards.

*5 Currently only 45 feet in NEP CACs and 50 feet in the B-1 district.

*6 146-921(E)

*7 To promote contextual redevelopment in Subarea A, the current SIR standards will now apply to all infill sites in this district. The SIR Handbook will be renamed as the Aurora Infill Handbook and adopted as a City rule/regulation.
a. Compatibility\textsuperscript{95}

The mass and height of any proposed development in Subarea A district shall be compatible with adjacent development, as described in the Aurora Infill Handbook.

b. Parking\textsuperscript{96}

The provisions of Section xx [now 146-1504] (Parking and Loading) shall not apply. The Department of Planning and Development shall determine the parking requirement based on consideration of traffic safety, pedestrian safety, the need to encourage reuse of older properties, and avoidance of overflow parking in residential neighborhoods. The design and layout for parking in Section 146-1604, including the provision of garages, apply all parking provided.

c. Connectivity\textsuperscript{97}

i. Pedestrian and Bicycle Connections

A complete system of sidewalks and bicycle and pedestrian routes that connects to all uses on the site and to perimeter sidewalks or to adjacent properties and neighborhoods shall be installed. The system shall conform to the provisions of Section xx [now 146-1107] concerning pedestrian and bicycle access within and between development sites, the Aurora Infill Handbook, and all other applicable City regulations, standards and guidelines.

ii. Vehicular Connections

A system of vehicular circulation connecting all uses within the site, and connecting to adjacent sites and streets where permitted, shall be installed. Such connections shall conform to the provisions of Section xx [now 146-1107] concerning motor vehicle access within and between development sites, the Aurora Infill Handbook, and all other applicable city regulations, standards and guidelines.

d. Architecture\textsuperscript{98}

The design of any proposed development shall conform to the following architectural standards, as determined by the Director of Planning and Development:

i. Ground Floor Design

Ground floor designs shall support a pedestrian-friendly environment, provide visual interest, help to create an atmosphere that promotes foot traffic, enhance the street edge, and encourage an active street.

ii. Durable Materials

Durable materials shall be used on the exterior portions of buildings.

iii. Building Articulation

Buildings shall be articulated.

iv. Exterior Walk-Up Stairs

Multi-family dwellings shall be well-designed with no exterior walkup stairs.

v. Drive-Through Facilities

Drive-in/Drive through facilities shall be designed to serve the development while mitigating impact on surrounding properties and adjacent streets. Drive-through windows and aisles that face an arterial shall be fully screened so that they are not visible from the arterial. Drive-in/Drive-through facilities shall not inhibit the safe and natural movement of pedestrians to, through, or around the site.

\textsuperscript{95} 146-735(A).
\textsuperscript{96} 146-735(B); revised for clarity.
\textsuperscript{97} 146-735(C); revised for clarity.
\textsuperscript{98} 146-736(A); revised for clarity.
vi. **Roof Design**

Roofs shall present a form similar to surrounding development, have significant changes in plane and height, and enhance the form and style of the building.

vii. **Place Making**

Development or redevelopment shall include an outdoor gathering space that is appropriate to the situation and scale of the site, such as urban parks, plazas, or pedestrian street.

e. **Energy and Resource Conservation**

Each new development shall include at least one of the following as described in the Aurora Infill Handbook:

i. Passive solar;

ii. Renewable energy;

iii. Green infrastructure;

iv. Heat island effect reduction;

v. Local production of healthy food; or

vi. Building construction that exceeds current City Code requirements for energy and water efficiency.

f. **Adaptive Reuse**

Where a proposed development involves the reuse of an existing building, the design standards set forth in this Section 146-2.4.7 shall apply to the extent feasible and practicable, as determined by the Director.

2. **Standards applicable in Subareas B and C**

All new development in Subareas B and C shall comply with the following standards.

a. **All development containing only non-residential uses shall be located within 600 feet of an intersection of two arterial streets, or two collector streets, or an arterial street and a collector street.**

b. **The following elements shall be included in each new development:**

i. At least one public plaza or outdoor meeting area clearly visible from an adjacent street.

ii. At least one pedestrian and one auto connection to the local street system in the adjacent residential neighborhood(s), which shall permit residents of such neighborhood(s) to enter the district without using an arterial street.

iii. At least two different uses identified in Table 3.2-1, Permitted Uses.

iv. At least one walkable internal street or drive lane (which may but does not have to accommodate automobile traffic) meeting the following criteria:

v. It shall connect the MU-C district to one of the adjacent arterial or local streets;

vi. It shall have a minimum travel width of 23 feet;

vii. At least 40 percent of the street frontage shall be bordered by plazas or buildings with façades located no more than 15 feet from the sidewalk;

---

99 146-737. Waiver provision was deleted and will be addressed in a general waiver Section of Chapter 146-500.

100 146-736(B). Waiver provision was deleted and will be addressed in a general waiver Section of Chapter 146-500.

101 New to prevent “padding out” of newer corridors.

102 Derived from E-470 CAC standards; requirements for 50,000 sf anchor site, for landscaped corner feature, and limits on curb cuts deleted based on past experience.

103 Removed reference to E-470 district.
2.5. Mixed-Use Districts

2.5.3. Mixed-Use – Corridor District (MU-C)

3. All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.
2.5.4. MIXED-USE -- ORIGINAL AURORA DISTRICT (MU-OA)

A. Purpose

The purpose of the MU-OA district is to accommodate older urban business areas. The MU-OA district provides some goods and services similar to those in the MU-C district, but focuses heavily on pedestrian or "walk-in" traffic compared to motor vehicle traffic. The MU-OA district is intended to encourage economic development and investment within its borders and to help improve the appearance and convenience of use of the district for residents, shoppers, and visitors. This district allows for both residential and commercial uses, including retail. Other uses permitted in this district are as shown in Table 3.2-1 (Permitted Use Table).

B. Two Sub-Districts

The MU-OA district shall be divided into two sub-districts as indicated by the dotted line on a separate map “MU-OA Subareas map”, available in the Department of Planning and Development Services. The map area to the west of the dotted line is known as the "Pedestrian Sub-District" and the map area to the east of the dotted line is known as the "Roadside Sub-District." Each subdistrict is subject to different development standards.

C. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.5-7 Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
</tr>
<tr>
<td>Landscaping</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Signs</td>
</tr>
<tr>
<td>Fences and walls</td>
</tr>
<tr>
<td>Design standards</td>
</tr>
</tbody>
</table>

104 Renamed from the B-2 district. Also incorporates the standards from the Colfax Mainstreet Overlay District.

105 146-600(A)2 and 146-850; revised for clarity and to provide better intent language.

106 Clarifies current text about these two areas.
D. Dimensional Standards

<table>
<thead>
<tr>
<th>Lot Standards, Minimum</th>
<th>Pedestrian Sub-district</th>
<th>Roadside Sub-district</th>
</tr>
</thead>
<tbody>
<tr>
<td>General layout requirements are established through the landscaping requirements in Article 14.</td>
<td>Section x.xx</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks for New Buildings and Building Additions, Minimum</th>
<th>Pedestrian Sub-district</th>
<th>Roadside Sub-district</th>
</tr>
</thead>
<tbody>
<tr>
<td>From Colfax Avenue</td>
<td>Min. 10 / Max 15 feet</td>
<td>Shall not extend into required landscape buffer (see Article 14)</td>
</tr>
<tr>
<td>Entries and arcades may be recessed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>From side streets</td>
<td>Min 5 / Max 10 feet</td>
<td>Shall not extend into required landscape buffer (see Article 14)</td>
</tr>
<tr>
<td>Entries and arcades may be recessed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>From centerline of alley</td>
<td>10 feet</td>
<td></td>
</tr>
<tr>
<td>See Article 14, Table 14.5 for buffer requirements</td>
<td>Section x.xx</td>
<td></td>
</tr>
</tbody>
</table>

### Building Standards

| Building height, maximum | 75 feet |

---

107 Lot standards are addressed in Article 14, per current Table 6.4 (Row #3). Those standards will be reviewed and potentially adjusted through Module 2 – Development Standards.

108 Previously in Table 8.3 in Section 146-855. Vague advisory text on low screening walls or fences was deleted.

109 Revised from single 15 foot (Colfax) and 10 foot (side street) min/max number to provide more flexibility.

110 Building setbacks not currently defined. The current regulations address setbacks through the buffer requirements in Article 14. These requirements will be evaluated and potentially adjusted through Module 2 – Development Standards.
E. Applicability of Design Regulations\textsuperscript{111}

The following provisions describe the applicability of the design regulations in Sections 2.5.4.F through 2.5.4.O.

1. Existing Residential Uses

Residential uses that are not located in buildings with non-residential uses shall comply with the district's requirements for setbacks, exterior building materials and colors, landscaping, streetscape improvements and parking lot frontage. Hotels, motels, assisted living facilities, residential treatment centers, and mixed-use (including residential and non-residential uses) shall comply with all of the district standards.\textsuperscript{112}

2. New Construction and Changes to Existing Development\textsuperscript{113}

Except as described in Subsection 1 above, any new exterior construction or landscaping, or any exterior changes to existing development including changes to building façades, awnings, paint colors, signage, streetscape, landscaping, public rights-of-way, parking areas, drives, or other site plan changes shall meet the design requirements of this Section subject to the following provisions:

a. Touch Rule

In the case of existing development, only the items or site plan features changed or proposed to be changed need conform to the district design standards. Those items or features left untouched do not need to conform except where property changes include a net increase in building area of 2,000 square feet or more. In that case the entire existing site shall be brought into conformance with district requirements to the maximum extent feasible and practical.

b. Painting

Notwithstanding the provisions of Sec. xx [generally allowing repairs in all districts], touch-up painting totaling less than 30 percent of any side of a structure do not have to conform to district design standards. Any repainting of 30 percent or more of any side of a structure shall conform to district color requirements. The removal and replacement of a sign shall conform to district sign standards.\textsuperscript{114}

F. Streetscapes

1. Along Colfax Avenue\textsuperscript{115}

a. New Buildings and Building Additions\textsuperscript{116}

i. Pedestrian Sub-District

A full attached sidewalk from curb to building setback shall be installed and shall contain special paving strips and street trees. Install planters as space may allow. Plant street trees in irrigated tree pits at the rate of at least one tree for each 30 lineal feet of frontage. Install a five-foot wide strip of unit pavers along the curb edge.

ii. Roadside Sub-District

Streetscapes shall be installed as currently required by Section xx [now Chapter 146, Article 14] and Aurora street standards, except that street trees shall be placed in tree lawns at the rate of one tree for every 30 feet of frontage.

\textsuperscript{111} 146-852. Subsections restating nonconformity law were not carried over.

\textsuperscript{112} Subsection 2.4.4. simplified to avoid restating nonconformity law.

\textsuperscript{113} Provision permitting waivers in cases where compliance is infeasible deleted; revised citywide waiver standards will apply. Provisions exempting routine maintenance were deleted since that will be covered by a citywide requirement in Module 2.

\textsuperscript{114} Provision that changing a sign message requires compliance with district standards was deleted.

\textsuperscript{115} Previously located in Table 8.3, Section 146-855.

\textsuperscript{116} Exceptions to street tree planting to protect sight triangles will be added as a citywide standard in Module 2.
b. Existing Buildings
   i. Pedestrian Sub-District
      A full attached sidewalk from curb to building setback shall be installed and shall contain special paving strips and street trees. Install planters as current setbacks may allow. Plant street trees in irrigated tree pits at the rate of at least one tree for each 30 lineal feet of frontage where sidewalks are at least 9 feet in width.
   ii. Roadside Sub-District
      To the maximum extent allowable by existing conditions, tree lawn, landscape buffers, and sidewalk widths shall meet the current requirements of Section xx [now Chapter 146, Article 14] and Aurora street standards. Wherever feasible, street trees shall be placed at a rate of at least one tree for every 30 feet of frontage.

2. Streetscapes along Side Streets
   a. New Buildings and Building Additions
      i. Pedestrian Sub-District
         A full attached sidewalk from curb to building setback shall be installed and shall contain paving strips with a pattern or color different than standard concrete paving. Plant street trees in irrigated tree pits at the rate of at least one tree for each 30 lineal feet of frontage.
      ii. Roadside Sub-District
         Streetscapes shall meet the existing requirements of Section xx [now Chapter 146, Article 14] and Aurora street standards.

b. Existing Buildings
   i. Pedestrian Sub-District
      A full attached sidewalk from curb to existing building setback, but not to exceed 10 feet in width, shall be installed. Plant street trees in irrigated tree pits at the rate of at least one tree for each 30 lineal feet of frontage where sidewalks are at least nine feet in width. Where existing setbacks are greater than 10 feet, provide landscaping or patio areas between the back of the sidewalk and the existing building.
   ii. Roadside Sub-District
      To the maximum extent allowable by existing fixed conditions, tree lawns, landscape buffers, and sidewalk widths shall meet the current requirements of Section xx [now Chapter 146, Article 14] and Aurora street standards.

3. Street Furniture and Public Fixtures
   a. Street furniture (benches, bus stops, trash receptacles, informational kiosks, newspaper stands) may be selected and installed by the city or developer. All street furniture fronting Colfax Avenue will be coordinated in a style and color to be established by the city to improve visual appeal and promote economic development.
   b. If required because of anticipated high site usage, individual landowners may be required to provide an area within their development or redevelopment to accommodate a bench, trash receptacle or other amenities. Where provided, all outdoor plaza furniture will be similar to the approved street furniture style.

---

117 Previously located in Table 8.3, Section 146-855.
118 Revised to define what “special paving” is.
119 Previously located in Table 8.3, Section 146-855. Last clause of Subsection a. and first clause of Subsection b added to provide criteria for the decisions.
4. Landscape Planter Boxes and Walls, Containers, and Curbing/Edging

   a. Landscape containers shall be of a design and color similar to the design standards to be selected by the city. All landscape containers shall be concrete, stone or fired clay pottery, or of a similar quality and durability, and shall be placed on low landscape walls.

   b. In the Pedestrian Sub-district, hanging plant containers may be used along with street or pedestrian lighting fixtures if coordinated with the North Aurora Business Association.

G. Pedestrian Circulation

1. New Buildings and Building Additions

   a. Pedestrian Sub-District
      There shall be a continuous and unobstructed pedestrian pathway of at least six feet, along the full Colfax frontage of the property. The area shall be free of stoops, steps, signs, planters, street furniture, newspaper kiosks, utility boxes and all similar obstructions.

   b. Roadside Sub-District
      Pedestrian circulation shall be provided as required by City code requirements.

2. Existing Buildings

   a. Pedestrian Sub-District
      To the maximum extent allowable by existing fixed conditions, site plans shall meet the same unobstructed pedestrian pathway design requirements as for new construction.

   b. Roadside Sub-District
      Pedestrian circulation shall be provided as required by City code requirements.

H. Parking and Access

1. Parking Lot Edges along Colfax Avenue

   a. New Buildings and Building Additions
      i. Pedestrian Sub-District
         Parking lot frontages shall not be allowed, except that driveways accessing parking areas in the rear of buildings are allowed along Colfax if permitted by the Colorado Department of Transportation.

      ii. Roadside Sub-District
         Parking lot frontages shall be limited to no more than 50 percent of the total lot frontage and 25 percent of the total lot area.

   b. Existing Buildings
      i. Pedestrian Sub-District
         No new parking lot frontage shall be allowed. Existing lots shall be screened with a low brick wall or continuous low hedge, while still providing direct pedestrian access to Colfax and building entrances along Colfax Avenue.

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120 Previously located in Table 8.3, Section 146-855.
121 Option for at-grade installation deleted to encourage planters that can serve as seating; options to stone, clay, and pottery added.
122 New heading.
123 Previously located in Table 8.3, Section 146-855.
124 Previously located in Table 8.3, Section 146-855.
125 Lot area restriction is new.
ii. Roadside Sub-District

No new parking lot frontage shall be allowed if the addition would create a total parking lot frontage in excess of 50 percent of the frontage. Existing lots shall be screened with a low brick wall or continuous low hedge while still providing direct pedestrian access to Colfax and building entrances along Colfax Avenue.

2. Curb Cuts\(^{127}\)

a. New Buildings and Building Additions

Existing multiple curb cuts shall be consolidated and cross-access easements granted wherever allowed by abutting owners and (if the curb cut would provide access to Colfax Avenue) by the Colorado Department of Transportation.

b. Existing Buildings

To the maximum extent allowable by existing fixed conditions, the requirements for new buildings and additions shall apply.

I. Lighting Fixtures\(^{128}\)

Where new street lights or pedestrian style light fixtures on public or private property are proposed, their design and color shall be consistent with city standards adopted for the district to promote visual appeal and economic development. In the Pedestrian Sub-district, streetlight fixtures shall incorporate hanging devices for community event banners and plant containers.

J. Architectural Design Standards\(^{129}\)

1. In General

All new buildings and building renovations shall have different base, middle, and top cornice treatment, without pitched or mansard roof structures, and shall include large display windows along street frontages. They often featured horizontal trim bands, awnings, marquees, canopies, and distinctive sign designs. Glass with a reflectance factor of 0.25 or higher is prohibited.\(^{130}\)

2. Buildings and Building Additions in the Pedestrian Sub-District

a. In the Pedestrian Sub-district, at least 60 percent of the total area between three and eight feet grade on all elevations facing streets or plazas shall contain windows. Other than on storefront areas, glass curtain wall designs are prohibited. No building alterations shall reduce the total transparent window area on an existing façade. On elevations other than those facing Colfax, and on building levels above the ground floor, such window areas may be "faux" windows. All real and faux window openings shall be set recessed at least six inches into surrounding walls and shall feature prominent windowsills.\(^{131}\)

b. All façades facing Colfax shall contain at least one prominently placed pedestrian entrance. Mansard roofs shall not be allowed, and main roofs facing Colfax shall be of a flat or curved design. Corner buildings should place at least one entrance on a diagonal location at the corner whenever feasible. Façades facing Colfax shall have a minimum parapet height of at least 19 feet and shall be high enough to screen any mechanical equipment that would otherwise be visible.

3. Exterior Building Material Standards for each Sub-District

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\(^{126}\) Pedestrian access provision has been added to parking lot screening requirement.

\(^{127}\) Previously located in Table 8.3, Section 146-855.

\(^{128}\) Previously located in Table 8.3, Section 146-855. Last clause of first sentence added to provide criteria for the decision.

\(^{129}\) 146-856.

\(^{130}\) Wording clarified.

\(^{131}\) Prohibition on interior obstructions of street frontage windows removed as difficult to enforce.
a. Roadside Sub-District Standards
   i. New Buildings and Building Additions
      The use of wood panels, lap siding, or non-durable, shall be limited to no more than 25 percent of any building façade, and shall not be used on façades facing Colfax Avenue. Pre-fabricated metal buildings are not allowed.132
   ii. Renovations of Existing Buildings
      Renovations to existing buildings shall follow the requirements for new construction wherever possible.

b. Pedestrian Sub-District
   i. New Buildings and Building Additions133
      Provisions of Subsection a.i above shall apply. In addition, 75% of the remaining net wall areas of façades facing Colfax Avenue shall be faced with unpainted brick, smooth-face stone, or a combination of the two.
   ii. Renovations of Existing Buildings134
      Provisions of Subsection a.i above shall apply. In addition, existing unpainted brick and stone shall not be painted unless the brick has deteriorated or been damaged so that it cannot be reconditioned. Restoration and removal of paint from existing painted brick walls is encouraged wherever economically feasible. Renovation shall follow the requirements for new construction wherever possible.

K. Building Colors135
   1. Color Scheme
      All new structures and repainting of existing structures shall feature a one-, two-, or three-color design scheme, consisting of a primary color, and/or a secondary color, and/or an accent color. A single color scheme shall match one of the Colfax Overlay District color schemes on file in the Department of Planning and Development. A two or three color scheme shall match the examples of the color scheme on file in the Department of Planning and Development or the applicant may propose a secondary accent color that is complimentary to the primary color and generally consistent with the levels of contrast in the approved color schemes on file. Bright colors used as building accent colors shall not constitute more than 10 percent of the building façade.

   2. Predominantly Brick Structures
      Where brick or masonry is the primary material, the natural brick color is a red, tan, gray, or earth tone, and the bricks are not glazed, the natural brick color will be considered the predominant color. When brick is considered the predominant color, a secondary accent color may be selected from the approved color scheme on file in the Department of Planning and Development or the applicant may propose a one or two-color design scheme that is complimentary to the primary color and generally consistent with the levels of contrast in the approved color schemes on file.136

   3. Permit Required
      Except for touch-up painting, all repainting shall require a Department of Planning and Development permit.

132 Wording simplified.
133 Wording simplified. Provision for exceptions for building additions was deleted and will be replaced by general waiver/adjustment provision in Module 3.
134 Wording simplified.
135 146-857. Appeal provision deleted; standard appeal provisions in Chapter 500 shall apply.
136 Wording revised for clarity.
L. Public Art\textsuperscript{137}

Murals, sculptures, interactive art, and other public works of art are encouraged, especially in the Pedestrian Sub-District, and may be incorporated into functional items such as bicycle racks or planters. Artwork funded by the city shall be reviewed by the Art in Public Places Commission.

M. Prohibition on Security Bars\textsuperscript{138}

The installation of exterior or interior security bars, grates, and similar devices are not allowed on new or existing structures anywhere in the district. Existing security bars and grates may remain until the window structure to which they are attached is replaced or redesigned.

N. Awnings\textsuperscript{139}

Translucent internally lit or back-lit awnings are prohibited. Black, dark gray, intense, or fluorescent colors shall not be used on awnings. Awnings overhanging a public right-of-way or easement shall require a revocable license prior to placement.

O. Coordination of Street Tree Locations with Signs, Awnings, and other Building Projections\textsuperscript{140}

No sign, awning, or building projection shall interfere with the location of any existing or future planned street trees required by the district. Where no street trees exist adjacent to a subject property, permits for signs, awning and building projections shall show future tree locations.

P. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

\textsuperscript{137} 146-859. Wording revised for clarity.
\textsuperscript{138} 146-860.
\textsuperscript{139} 146-861.
\textsuperscript{140} 146-862.
2.5.5. MIXED-USE -- FITZSIMONS BOUNDARY DISTRICT (MU-FB)\textsuperscript{141}

A. Purpose\textsuperscript{142}

The MU-FB district is intended to include the important redevelopment area surrounding the former Fitzsimons Army Medical Center. It includes land uses that support and enhance redevelopment at Fitzsimons and improvements to surrounding neighborhoods. The MU-FB district is intended to provide services for and link the University of Colorado Health Sciences Center and the area being developed by the Fitzsimons Redevelopment Authority with the surrounding neighborhoods. It shall promote needed services for both the university and the neighborhoods. The MU-FB district is intended to include special design approaches that are coordinated with redevelopment at Fitzsimons and surrounding neighborhoods. The MU-FB district is intended to remove blighted conditions and to create a unique and special identity for the zoning district. Uses in the MU-FB district are as shown in Table 3.2-1 (Table of Permitted Uses).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Use regulations</th>
<th>Article 146-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

\textsuperscript{141} Carried forward from current FBAD district; renamed to reflect mix of land uses. Current four Subareas consolidated into one; prohibition on hotels in one Subarea is carried forward in use regulations. Minimum unit size standards were deleted. Many design standards in Subsections D through P were simplified and revised for clarity.

\textsuperscript{142} 146-708; revised for clarity. Reference to enhancing tax base removed because that is true of all districts.
C. Dimensional Standards

<table>
<thead>
<tr>
<th>Table 2.5-10</th>
<th>MU-FB District Dimensional Standards¹⁴³</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project and Site Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Residential density, minimum</td>
<td>25 dwelling units per acre</td>
</tr>
<tr>
<td><strong>Setbacks and Build-To Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Setback, minimum, from property line along the south side of Colfax, east of Peoria.</td>
<td>0 feet</td>
</tr>
<tr>
<td>Setback, maximum, from property line unless in back of a parking area (along the south side of Colfax, East of Peoria).</td>
<td>10-15 feet</td>
</tr>
<tr>
<td>Setback, minimum, from back of sidewalk along the west side of Peoria, north of Colfax.</td>
<td>0 feet</td>
</tr>
<tr>
<td>Setback, minimum setback from back of sidewalk along the local side street off of Colfax and Peoria</td>
<td>5 feet</td>
</tr>
<tr>
<td>All other frontages in the MU-FB district</td>
<td>See Article 14, Section xxx</td>
</tr>
<tr>
<td><strong>Building Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Building height, maximum</td>
<td>None</td>
</tr>
<tr>
<td>Building height, maximum – structures within 75 feet of residentially zoned property outside of MU-FB zoning district¹⁴⁴</td>
<td>35 feet</td>
</tr>
<tr>
<td>Building height, minimum – along all arterial street frontages</td>
<td>19 feet [1]</td>
</tr>
</tbody>
</table>

¹⁴³ Carried forward from current 146-712 (Tables 7.5 and 7.6).
¹⁴⁴ Per Table 7.6 – Row #2.
D. Compliance with Master Plan\(^{145}\)

Where an individual use is part of a Master Plan, as defined in this UDO, such building shall conform to all the approved design standards for that plan. The standards in Subsections E through P below apply to buildings or areas not addressed in a Master Plan.

E. Parking Lots and Structures\(^{146}\)

1. A maximum of 25 percent of the lot frontage along arterial street frontages may include parking lot frontage.\(^{147}\)
2. A maximum of 25% of the site area may be devoted to automobile parking lots or garages.
3. All parking areas and service drives within 80 feet of property lines running along public streets shall be screened by one or more of the following methods:
   a. A two and one-half to three-foot high masonry wall;\(^{148}\)
   b. A two and one-half to three-foot high continuous landscaped hedge; or
   c. Open wrought iron or tubular steel fencing between three and six feet in height.
4. Carports (i.e. parking shelters that are unenclosed on one or more sides) are prohibited.\(^{149}\)

F. Landscaping\(^{150}\)

<table>
<thead>
<tr>
<th>Table 2.5-11</th>
<th>MU-FB Landscape Standards(^{151})</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Landscape Standards, Minimum</strong></td>
<td><strong>Along the South Side of Colfax East of Peoria</strong></td>
</tr>
<tr>
<td>Landscape buffer depth behind sidewalks to screen parking lot frontage</td>
<td>10 feet</td>
</tr>
<tr>
<td>Landscape buffer depth behind sidewalks in front of buildings (with zero-foot building setback)</td>
<td>None</td>
</tr>
<tr>
<td>Landscape buffer depth behind sidewalks in front of buildings (with greater than zero feet building setback)</td>
<td>5 feet of either hardscaping or landscape for the first 5 feet of setback; plus a minimum of one foot of landscape area for each additional foot of setback up to 10 feet</td>
</tr>
<tr>
<td><strong>Street trees, minimum</strong></td>
<td>One tree for every 30 lineal feet of frontage</td>
</tr>
</tbody>
</table>

**NOTES:**

[1] – Remaining ROW from sidewalk to curb line to be hardscaping consisting of patterned pavement, street

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\(^{145}\) 146-712, Table 7.7. Wording clarified.

\(^{146}\) 146-712, Tables 7.5 and 7.6.

\(^{147}\) 146-712, Table 7.5. Percentage reduced from 50 to 25%.

\(^{148}\) Standardless phrase “of approved design” was deleted.

\(^{149}\) 146-712, Table 7.6. Maximum length for garage and carport structures replaced by this standard.

\(^{150}\) 146-712, Table 7.5.

\(^{151}\) Carried forward from current 146-712 (Table 7.5).
2.5. Mixed-Use Districts

2.5.5. Mixed-Use -- Fitzsimons Boundary District (MU-FB)

### Table 2.5-11
MU-FB Landscape Standards

<table>
<thead>
<tr>
<th>Standard Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees, planters, underground utilities, etc.</td>
<td>[2] — Existing six feet of ROW to be hardscape, consisting of patterned pavement, street trees, underground utilities, etc.</td>
</tr>
<tr>
<td></td>
<td>[3] — If insufficient ROW exists, sidewalks may intrude onto the property with the granting of a sidewalk easement to the city.</td>
</tr>
</tbody>
</table>

#### G. Special “Gateway” Corners

At the intersections of Colfax Avenue and Peoria Street, Colfax Avenue and Ursula Street, and Colfax Avenue and Potomac/Fitzsimons Parkway, the portion of any property forming a square area bounded by these intersections on two sides, and measuring 80 feet from the curb corner on each side, shall be subject to the following special use restrictions:

1. No parking spaces or truck loading areas shall be allowed within the areas.
2. Buildings may intrude into these areas to within 20 feet of the edge of the property line.
3. Areas not covered by buildings shall be landscaped and/or include a pedestrian plaza with paving that differs in texture or color from standard concrete paving and amenities such as artwork, fountains, or other special features.
4. Fire lanes may intrude into these areas to within 40 feet of the edge of the property line.

#### H. Walls and Fences

All walls and fences within 20 feet of a property line running along a public street shall be constructed of masonry, stucco, wrought iron, tubular steel, or composite wood.

#### I. Street Furniture

Along Colfax from the Interstate to Peoria and along Peoria from Colfax to Montview Street, a standard for street furniture may be selected and installed by the city. If needed because of anticipated high usage, individual landowners may be asked to provide an area within their landscape to accommodate a bench, trash receptacle, and/or pedestrian or overhead traffic light fixture.

#### J. New Multifamily Developments

1. All new multifamily residential developments shall incorporate a recreation facility for residents, and an open pavilion or picnic shelter, and at least one outdoor playground, each of which shall count towards total landscaped area requirements:
2. In addition to the minimum requirements in Subsection 1 above, all new multifamily development shall incorporate at least two of the following amenities, each of which shall count towards total landscaped area requirements:
   a. Paved pedestrian plazas;
   b. Special areas focusing on unique landscaped and/or artwork features;
   c. Swimming pool; or
   d. Resident clubhouse spaces.

#### K. Building Materials and Colors

1. Sample Materials and Colors

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151 146-712, Table 7.6.
152 146-712, Table 7.6.
153 146-712, Table 7.6.
154 Composite wood added per new fencing ordinance.
155 146-712, Table 7.6. First clause of second sentence to provide a criterion for the decision.
156 146-712, Table 7.6. Renamed from “special requirements for amenities in new multifamily residential developments.
157 146-712, Table 7.7.
The Director shall maintain samples of approved "primary" building surface materials and colors that may be used on all structures, which shall include brick, traditional or artificial stucco, and integrally colored decorative concrete or clay masonry units. In addition, the Director shall maintain samples of approved "accent" materials, which shall consist of panelized materials, ceramic tile, and awning fabric.

2. Minimum Requirements for Approved Materials
   a. Residential Uses
      The minimum amounts of brick, stone, and stucco on exterior elevations shall follow the requirements of Section xx [now 146-1301], Residential Masonry Standards.
   b. Hotels
      At a minimum, 50 percent of each primary building façade facing a public street shall be surfaced in brick, real stucco, or architectural metal. The balance of each façade facing a public street may be surfaced with traditional or artificial stucco, or integrally colored decorative concrete or clay masonry units. Lap siding shall not be used.
   c. All Other Uses
      i. For freestanding structures with a gross floor area of 20,000 square feet or less, at least 50 percent of the façade area visible from a public right-of-way shall be surfaced in brick, real stucco, or architectural metal.
      ii. For free-standing structures with a gross floor area in excess of 20,000 square feet, the following requirements shall apply:
         a. At least 40 percent of each façade area facing a public street shall be surfaced with integrally colored decorative concrete or clay masonry units, or
         b. At least 20 percent of each façade area facing a public street shall be surfaced in brick.
      iii. Regardless of the building size, the balance of façade areas may be surfaced in traditional or artificial stucco, brick, or integrally colored decorative concrete or clay masonry units. Lap siding shall not be used.

3. Accent Materials
   All structures shall incorporate "accent" materials into all façades visible from a public right-of-way. Such accent materials shall be used for between five and 10 percent of a building's total façade area facing a public street. "Primary" materials may also be used as accents when placed in such a way as to provide a strong contrast in color or texture against the surrounding wall.

L. Roof Design and Materials
   1. Residential Uses
      Where pitched roofs are used and are visible to the general public, the minimum slope shall be at least six feet of rise for every 12 feet of run. Allowable roofing materials include high profile composition shingles, architectural standing seam metal, concrete, and clay tile.
   2. Non-Residential Uses
      All pitched roofs will have a minimum slope of 6/12. Flat roofs are allowed but shall incorporate variable parapet heights or sloped roof Sections for visual interest. Allowable roofing materials include architectural standing seam metal, concrete and clay tile for sloped roofs visible to the public. Special Architectural Features

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158 146-712, Table 7.7.
159 146-712, Table 7.7.
160 146-712, Table 7.7.
Article 146-2: Zoning Districts

2.5.5. Mixed-Use -- Fitzsimons Boundary District (MU-FB)

3. Residential
   a. Fifty percent of all units shall require a porch, deck, patio, or balcony at least 80 square feet in size;
   b. Roof dormers or roof breaks shall be required when sloped roof length exceeds 50 feet;
   c. Bay windows/bay projections shall be required when exterior wall length exceeds 50 feet without a change in wall plane.

4. Non-Residential
   a. Glass "curtain walls" covering may not cover more than 50 percent of any building facade;
   b. Wall projections, articulation, arcades, or other breaks in the visual appearance of the wall shall be required when exterior wall length exceeds 50 feet.

5. Hotels
   All corridors and stairwells shall be fully enclosed within the building envelope.

M. Window Awnings

1. Awning materials and colors shall be from the approved "accent" materials.
2. Internally backlighted awnings are prohibited.
3. Awnings may be lit with downcast architectural lighting fixtures.

N. Building Entry

For all buildings fronting on Colfax, Peoria, Potomac, or Fitzsimons Parkway, at least one primary entrance from those streets shall be provided for any use with more than 40 feet of street frontage.

O. Hardscape Paving Materials

The Director shall maintain samples of approved "hardscape" paving materials, which shall consist of unit pavers and textured concrete patterns.

P. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.
2.5.6. URBAN CENTER -- REGIONAL ACTIVITY CENTER DISTRICT (UC-R)\textsuperscript{166}

A. Purpose\textsuperscript{167}

The UC-R district is intended to serve “image making” areas in Aurora such as gateways, major highway intersections, and regional activity centers. The UC-R district allows for a mix of medium- to high-density residential and regional commercial uses. Other uses are as shown in Table 3.2-1 (Permitted Use Table). The UC-R district intends to promote a distinctive, unified character and to ensure high quality development in each regional activity center. More specifically, the district 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. A mix of uses that reduce demand for auto travel;
3. A clear street organization and easy access for automobiles, pedestrians, and bicycles, particularly from E-470 and major arterials;
4. A safe and pleasant pedestrian environment connected to the streets and walkways;
5. Nodes for multi-modal movement, including mass transit facilities; and
6. A pleasant visual environment with high-quality architectural materials, properly sized and positioned signage, and intensive landscaping with generous open areas.

B. Cross-References to Other Applicable UDO Sections\textsuperscript{168}

<table>
<thead>
<tr>
<th>Table 2.5-12</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
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<td>Parking</td>
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<td>Signs</td>
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<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

\textsuperscript{166} New district. Replaces the current E-470 RAC Subarea and the NE Plains SAC Subarea. Also includes standards from the E-470 and NE Plains SUN neighborhoods.

\textsuperscript{167} Carried forward largely from 146-901(D) and 146-922(A); revised for clarity and to simplify

\textsuperscript{168} New.
C. Dimensional Standards

Table 2.5-13
UC-R District Dimensional Standards\textsuperscript{169}

<table>
<thead>
<tr>
<th>Setbacks or Build-To Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from all streets, other than the “main street”</td>
<td>10 feet</td>
</tr>
<tr>
<td>Maximum setback from “main street” for at least 50% of the ground floor level of each structure facing main street</td>
<td>15 feet</td>
</tr>
<tr>
<td>Maximum separation of buildings along arterials or collectors (other than “main street”)</td>
<td>180 feet</td>
</tr>
<tr>
<td>Maximum separation of primary structures fronting on “main street”</td>
<td>45 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Focal point building height, maximum</td>
<td>None</td>
</tr>
<tr>
<td>High visibility building height, maximum</td>
<td>None</td>
</tr>
<tr>
<td>Main street building height, maximum</td>
<td>None</td>
</tr>
<tr>
<td>Outside focal point building height, maximum</td>
<td>No taller than focal point\textsuperscript{170}</td>
</tr>
</tbody>
</table>

D. Required Elements\textsuperscript{171}

Each development in the UC-R shall contain the following elements:

1. An identified Focal Point, as defined in Article 146-6.

\textsuperscript{169} Carried forward from current 146-922(J) and (K). Requirement for auto connections from these large activity centers into adjacent residential areas were deleted because of potential impacts. Maximum setbacks from E-470 deleted based on past experience. \textsuperscript{170} 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. NEP SUN areas currently limited to 60 feet. \textsuperscript{171} 146-1023(E): from the NE Plains SAC requirements. All materials in Subsections D through N have been simplified from current E-470 and NEP districts for added flexibility and applicability elsewhere in the city. Requirements for specific mix of land uses was deleted. Conditions in 146-730 Table 7-12 requiring Conditional Use Permit for night operations was deleted.
2. At least one public plaza or outdoor meeting area clearly visible from an adjacent street.
3. At least two of the uses identified in Table 3.2-1, Permitted Uses.
4. A reserved “anchor site” to accommodate a retail, service, or institutional land use with at least 50,000 square feet of gross floor area.
5. At least one Walkable Main Street (which may but does not have to accommodate automobile traffic) that connects the UC-R district to one of the adjacent arterial or local streets;
6. At least 40 percent of the street frontage of each development parcel fronting on the Walkable Main Street shall be bordered by plazas or buildings with façades located no more than 15 feet from the sidewalk;
7. There shall be direct pedestrian and automobile access (without the need to travel along an arterial street) from the interior of the UC-R district to a Type 1 local street.
8. If the property is in the Subarea C, it shall also include a landscaped area containing at least 10,000 square feet located at the corner of each arterial/arterial 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.
9. If the property is adjacent to E-470, it shall include Identified High Visibility Sites and a Boundary Road, as defined in Article 146-6.

E. Street Network and Pedestrian Circulation

1. Street Networks
   Each UC-R district shall include a street network of arterial, collector, and local streets meeting all street spacing and layout requirements of the Aurora Roadway Specification Manual. In Character Area C, those regulations generally call for:
   a. An arterial street on each Section line;
   b. A collector street on each half-Section line; and
   c. One continuous north-south connection and one continuous east-west connection through each area defined by the arterial and collector street network.

2. Pedestrian Circulation
   a. All development shall comply with sidewalk requirements of the Aurora Roadway Specification Manual; and
   b. A network of walkways that connects each major pedestrian entrance of each primary building to the sidewalk system or another primary building, so that pedestrians can move from each site perimeter street to each major pedestrian entrance of a primary building on a sidewalk or walkway.

3. Specific Sites
   a. Walkable Main Street Sites
      Sidewalks along the Walkable Main Street shall be a minimum of 8 feet wide, with a 3-foot-wide private pavement easement along the edge of the sidewalk.
   b. High Visibility Sites
      For sites adjacent to E-470, 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.

---

172 146-922(D). Consolidates provisions from 146-922(G) to avoid repetition.
c. Where a building or structure is located at the end of a T intersection on the internal automobile circulation system, the building or structure shall incorporate at least one distinct architectural feature, such as a tower, pergola, arcade, arch, or fountain.

F. Location of Certain Land Uses
If the property is in Subarea C:
1. Uses in the Vehicle-Related Operations category in Table 3.2-1 shall not be permitted on Focal Point sites; on lots fronting the Walkable Main Street, or on High Visibility Sites.
2. No more than two motor vehicle fuel dispensing stations may occur at any single intersection.
3. Drive-up and drive-through through uses shall not be permitted on Walkable Main Street sites or High Visibility sites.

G. Landscaped Area
1. Standards Applicable to All Development in Subarea C
   At least 25 percent of the land area within each non-residential development site (except Walkable Main Street sites) shall be developed as landscaped area, which shall be located to connect with adjacent public and landscaped areas.
2. Standards Applicable to Walkable Main Street Sites
   a. Walkable Main Street sites shall not be required to provide 25 percent landscaped area, but shall be required to meet Aurora Roadway Specification Manual requirements for tree lawns and applicable parking lot and perimeter landscaping described below.
   b. A minimum of one open plaza at least 2,500 square feet in size with public seating areas shall be created on at least one side of Walkable Main Street.
   c. Where buildings are adjacent to a plaza adjacent to a Walkable Main Street site, they shall contain at least one of the following elements facing the plaza: building entries or windows, arcades, outdoor seating areas or cafes, or a similar feature that encourages pedestrian use of the plaza.

H. On-Site Parking
1. Standards Applicable to 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.
2. Standards Applicable to Walkable Main Street Sites
   a. No more than 25 percent of the Walkable Main Street frontage of any site shall be occupied by off-street parking.
   b. Where ground floors of parking structures front onto Walkable Main Street, the 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.

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173 146-922(H).
174 Reduced from 5,000 sf in E-470 standards.
175 146-922(I); revised to replace references to RACs with UC-R. Intent wording revised for clarity.
I. Building Height, Massing, Setbacks and Build-To Lines

1. Intent
   Use building height and massing to emphasize important corners, designate points of entry, create a visible skyline to differentiate the UC-R as more significant activity nodes than surrounding areas. Where property is located in the E-470 areas, preserve views from the UC-R to E-470 and views from E-470 into the UC-R. Guide taller buildings to Activity Focal Points, where they can reinforce the importance of the UC-R intersections when viewed from a distance along E-470 and major highways. 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.

J. Building Orientation

1. High Visibility Sites
   Buildings shall be oriented so that major primary pedestrian entries face the Boundary Street, but the façade 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.

2. Focal Point Sites
   Buildings on Focal Point sites shall be oriented so that primary pedestrian entries face the Walkable Main Street, but any façade facing an arterial or collector street 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 Walkable Main Street.

3. Walkable Main Street Sites
   Buildings adjacent to the Walkable Main Street shall be oriented so that primary pedestrian entries face that street.

K. Architectural Elements

1. Standards Applicable to All Development
   Within each UC-R district, 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 UC-R from other UC-R areas when viewed from E-470 or other major highways. 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 or other major highways.

2. Standards Applicable to Walkable Main Street Sites
   Where a primary structure fronts on a Walkable Main Street, the following additional design requirements shall apply:
   a. Between 25 percent and 50 percent of the ground floor façade of non-residential primary structures facing the Walkable Main Street shall be made of glass rather than opaque materials.
   b. Each 25 feet of linear distance of the façade facing the Walkable Main Street shall contain at least one vertical or horizontal protrusion or reveal at least eight inches

---

176 146-92(J); wording revised to also apply outside of E-470 area.
177 146-922(L); wording simplified to apply outside of E-450 area.
178 146-922(M); wording simplified.
wide and at least four inches in depth from the wall plane of the façade. Such scaling elements shall be repeated in a consistent rhythm along the façade.

c. The pedestrian entry to the primary structure from the Walkable Main Street shall be emphasized through changes in plane, differentiation in material and/or color, or greater level of detail.

d. Walkable Main Street façades shall include at least one of the following elements: awnings, pergolas, colonnades, barrel vaults, fountains, or free-standing pavilions.

L. Lighting

1. High Visibility Sites
   On High Visibility Sites, buildings over 100 feet tall shall use floodlighting to emphasize the height of the building. Such lighting shall be projected onto building faces from a position above the first floor to avoid creating glare at ground level.

2. Main Street Sites
   Lighting fixtures on the Walkable Main Street shall have a maximum height of 12 feet, shall be located in the required tree lawn, and shall be spaced a maximum of 36 feet apart from one another.

M. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.
2.5.7. URBAN CENTER -- TRANSIT-ORIENTED DEVELOPMENT DISTRICT (UC-TOD)\textsuperscript{181}

A. Purpose\textsuperscript{182}

The UC-TOD district will provide special and sustainable places that include places to live, work, shop, and recreate within close walking distance to each other and to transit stations, in order to reduce reliance on the automobile and encourage the use of public transit, encourage job creation and economic growth through proximity to transit, and provide citizens with new housing and lifestyle choices with a high level of amenities and social interaction. Uses in the UC-TOD district are as shown in Table 3.2-1 (Table of Permitted Uses).

![Insert Photograph of District Character]

\begin{table}[h!]
\centering
\caption{Cross-References to Other Applicable UDO Sections}
\begin{tabular}{|l|l|}
\hline
Use regulations & Article 146-3 \\
Landscaping & Section 4.x \\
Parking & Section 4.x \\
Signs & Section 4.x \\
Fences and walls & Section 4.x \\
Design standards & Section 4.x \\
\hline
\end{tabular}
\end{table}

B. Cross-References to Other Applicable UDO Sections

C. Sub-Districts\textsuperscript{183}

A Core and an Edge sub-districts shall be defined for each UC-TOD. Sub-district boundaries shall be determined by the approved Station Area Plan for the area. The following is a

\begin{itemize}
\item \textsuperscript{181} Carried forward from current TOD district, renamed to reflect mix of land uses. Principle statements removed and converted into standards, for parallel structure. Landscaping Section removed because it simply required compliance with code landscaping standards.
\item \textsuperscript{182} 146-725; revised for clarity.
\item \textsuperscript{183} 146-727; Simplified from 3 to 2 subdistricts, and district descriptions simplified.
\end{itemize}
general framework for sub-districts that can be used in station area plans, and that shall be used if no Station Area Plan has been adopted for the area.\(^\text{184}\)

1. Core Sub-District

This sub-district is adjacent to the rail station or other high capacity transit service station, and generally extends no more than one-quarter mile from the station.\(^\text{185}\) It includes high intensity businesses and high density residential uses. The variety of uses is often greater than the other sub-districts, and may include civic and entertainment uses. Ground-floor commercial uses will occur along most street frontages.

2. Edge Sub-District

This sub-district lies between, and creates a transition in building height, development density, and range of uses between the Core sub-district and the adjacent non-TOD developments and neighborhoods. This sub-district contains mixed-use development, but is primarily characterized by residential uses.

D. Dimensional Standards

<table>
<thead>
<tr>
<th>Table 2.5-15</th>
<th>UC-TOD District Dimensional Standards(^\text{186})</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project and Site Standards</td>
<td>Core Sub-district</td>
</tr>
<tr>
<td>Residential density, minimum</td>
<td>60 du/ac</td>
</tr>
<tr>
<td>Front setback, maximum</td>
<td>10 feet</td>
</tr>
<tr>
<td>Side setback, minimum</td>
<td>None</td>
</tr>
<tr>
<td>Rear setback, minimum</td>
<td>5 feet</td>
</tr>
</tbody>
</table>

\(^{184}\) Core and Edge Subarea relationship will be illustrated by a drawing.

\(^{185}\) Revised from "may extend more than ¼ mile".

\(^{186}\) Carried forward from current 146-728. Dimensions simplified. Side and rear setbacks revised from maximums to minimums.
## Building Standards, Minimum

<table>
<thead>
<tr>
<th></th>
<th>Building height, minimum</th>
<th>Building height, maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 stories</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10 feet higher than</td>
</tr>
<tr>
<td></td>
<td></td>
<td>adjacent residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td>neighborhood</td>
</tr>
</tbody>
</table>

### E. Streets and Public Spaces

1. To create smaller blocks and frequent pedestrian connections, blocks shall be between 300 feet and 500 feet in length, and no more than 1,800 feet around the perimeter.

2. Streets shall align with and connect with streets in adjacent non-TOD areas unless the Director determines that the connection is impracticable or a threat to public safety.

3. Streets shall conform to the urban street standards in Section xx [now 126-36.5].

4. Bicycle transportation shall be integrated into the development and the street cross-Sections.

5. Main streets shall be designed as attractive public areas with quality streetscaping, provision of space for sidewalk cafés, and at the appropriate width for the volume of pedestrians.

6. Any public space intended to satisfy land dedication requirements of Section xx [now 147-48(b)] shall meet the standards in the Parks and Open Space Dedication and Development Criteria Manual.

7. Along all public streets, all utility boxes and above-ground utility installations shall be located to the side or rear of buildings if practicable. Where a side or rear location is impracticable, the box or installation shall be set back a minimum of three feet from the public street right-of-way including sidewalk. The three foot minimum setback shall be landscaped with shrubbery that will screen the utility structure from public view as much as is practicable while still permitting access to the utility box.

### F. Building Form and Design

1. Each primary building shall have a principal entrance that faces the street or a street corner.

2. In the Core Sub-district, each building facades facing a street shall incorporate storefronts, walkways, arcades, galleries, or plazas to encourage street activity.

3. In the Core Sub-district, each building façade that faces a street shall have at least 50 of its ground floor wall areas between 3 and 8 feet above grade occupied by windows or non-opaque materials.

4. In the Core Sub-district, wall openings on building facades facing a street will be square or vertical in proportion.

5. At least 50 percent of each building façade facing a street shall meet the maximum front setback requirement in Subsection D above.

6. On corner lots that do not have alley access, the requirement in Subsection F.2 above may be reduced as necessary to allow safe vehicle access for loading areas and for servicing the building along the secondary street frontage.

7. In the Core Sub-district, any portion of a surface parking within 50 feet of a street frontage shall screen the view of parked automobiles by installing a brick or masonry wall between two and one half and three feet in height between the parking lot and the street.

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187 146-728(A), (B) and (E)4, much simplified. Maximum block length reduced from 660 feet.

188 146-728(E), (F), and (G); much simplified. Requirement to raise ground floor residential units above street level was deleted.
8. In the Core Sub-district, ground floors areas facing streets shall be designed with a minimum height of 13 feet and a minimum depth of 20 feet to accommodate retail or other uses generating pedestrian traffic.

9. In the Core Sub-district, at least 50 percent of each building façade facing a street, park, plaza, or other public space (not including areas occupied by doors or windows), shall be faced in brick, stone, cultured stone or real stucco.

G. Lighting\textsuperscript{189}

In addition to complying with the standards in Section xx [Exterior Lighting]:

1. No light pole along a public street shall exceed 25 feet in height.

2. In the Core Sub-district, pedestrian scale lighting no more than 12 feet in height shall be installed along all street frontages and walkways.

H. Public Art\textsuperscript{190}

1. Each development with a project valuation of $100,000.00 or more is required to provide public art. A public art plan shall be submitted along with the first site plan for the development. Alternatively, if the first site plan has been approved as of [the effective date of the public art requirement], the public art plan shall be submitted along with the next site plan or the first application for a building permit, whichever is appropriate as determined by public art staff. The public art plan shall provide for the acquisition of outdoor works of art in compliance with the rules and regulations promulgated by the Director of Library, Recreation, and Cultural Services.

2. This public art requirement in this Subsection H supersedes the Title 32 District contribution requirements in Section xx [now 146-411(D)] (Public Art Plans). All other standards under the city’s Title 32 District public art requirement apply within an UC-TOD.

3. The minimum amount to be spent on required public art is one percent of the total project valuation included in any building permit application, except that the total amount to be spent by property owners who are registered non-profits corporations shall be one-half of one percent (0.5 percent) of total project valuation.

4. The public art requirement shall not apply to any development where a district service plan or an intergovernmental agreement with the City obligates the property owner(s) to provide for public art in other ways or amounts.

I. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

\textsuperscript{189} 146-728(I). Simplified, because most lighting issues, including pole height, light trespass, glare, and efficiency of fixtures, will be addressed in Module 2 on a citywide basis.

\textsuperscript{190} 146-728(K), renamed from “Art.”
2.6 SPECIAL PURPOSE DISTRICTS

2.6.1. BUSINESS/TECH DISTRICT (I-1)

A. Purpose

The purpose of the I-1 district is to provide employment centers with offices, office showrooms, light manufacturing, and research and development operations, and a limited range of associated retail services, at a low- to medium scale with high building design quality in an integrated or campus-like setting. Specific uses in the I-1 district are as shown in Table 3.2-1 (Permitted Use Table).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.6-1 Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
</tr>
<tr>
<td>Landscaping</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Signs</td>
</tr>
<tr>
<td>Fences and walls</td>
</tr>
<tr>
<td>Design standards</td>
</tr>
<tr>
<td>Buffer requirements</td>
</tr>
</tbody>
</table>

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191 This category of base zone districts groups together those districts aimed for a special purpose other than residential or mixed use development. The 9 E-470 subdistricts and 4 NE Plains subdistricts have been reorganized into 7 base zone districts to avoid overlap. These seven new districts are designated “G” for growth areas, and can be applied throughout the current E-470 and NE Plains areas. A major change in the UDO is that designation of NACs, CACs, and RACs would now occur through rezoning to MU-N, MU-C, or UC-R rather than city approval of a location as an E-470 Subarea. The E-470 Regional Retail/Commercial Subarea standards were deleted since the UC-R district can be used for that purpose. The E-470 Light Industrial/Flex Office Subarea standards were deleted, since the I-1 standards can apply. The E-470 Recreation/Entertainment Subarea and the NE Plains Subareas were not carried forward because several of the Mixed Use districts can be used for those purposes, depending on the scale of development.

192 Carried forward from the current M-O and M-1 districts, with revisions as noted.

193 146-600(C)1; modified for clarity and to reflect combination of existing districts.

194 Currently footnote 3 to Table 6.5.
C. Dimensional Standards

Table 2.6-2
I-1 District Dimensional Standards

<table>
<thead>
<tr>
<th>Lot Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum size of district that is not adjacent to I-1 lands</td>
<td>8 acres</td>
</tr>
<tr>
<td>Floor area ratio, maximum (including parking garages)</td>
<td>1.0:1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks, Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>25 feet</td>
</tr>
<tr>
<td>Front, abutting a city-designated arterial street</td>
<td>50 feet</td>
</tr>
<tr>
<td>Front, on interstate or expressway</td>
<td>100 feet</td>
</tr>
<tr>
<td>Front, on frontage road adjacent to interstate or expressway</td>
<td>50 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear, abutting a public street</td>
<td>25 feet</td>
</tr>
<tr>
<td>Side</td>
<td>10 feet</td>
</tr>
<tr>
<td>Side, abutting a public street</td>
<td>25 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height, maximum</td>
<td>60 feet</td>
</tr>
<tr>
<td>Building height abutting or within 200 feet of a residential zoning district</td>
<td>Same as the adjacent residential zoning district</td>
</tr>
</tbody>
</table>

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.
2.6.2. INDUSTRIAL DISTRICT (I-2)\textsuperscript{195}

A. Purpose\textsuperscript{196}

The purpose of the I-2 district is to provide locations for all industrial uses that are not permitted in the I-1 zone district, while mitigating impacts on surrounding areas to the extent practicable. It also includes certain public facilities that are needed to serve this district and nearby neighborhoods. Uses are as shown in Table 3.2-1 (Table of Permitted Uses).

\begin{center}
[INSERT PHOTOGRAPH OF DISTRICT CHARACTER]
\end{center}

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
</tr>
<tr>
<td>Landscaping</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Signs</td>
</tr>
<tr>
<td>Fences and walls</td>
</tr>
<tr>
<td>Design standards</td>
</tr>
<tr>
<td>Buffer requirements</td>
</tr>
</tbody>
</table>

\textsuperscript{195} Consolidates current M-2 and M-3 districts.
\textsuperscript{196} 146-600(C)2 and 3 and 146-600(C)4; revised for clarity and to reflect consolidation of districts.
\textsuperscript{197} Currently footnote 3 to Table 6.3.
C. Dimensional Standards

![Diagram of dimensional standards for Industrial District (I-2)]

<table>
<thead>
<tr>
<th>Table 2.6-4</th>
<th>I-2 District Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards</strong></td>
<td>Minimum size of district that is not adjacent to I-2 lands</td>
</tr>
<tr>
<td><strong>Setbacks, Minimum</strong></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>25 feet</td>
</tr>
<tr>
<td>Front, abutting a city-designated arterial street</td>
<td>50 feet</td>
</tr>
<tr>
<td>Front, on interstate or expressway</td>
<td>100 feet</td>
</tr>
<tr>
<td>Front, on frontage road adjacent to interstate or expressway</td>
<td>100 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear, abutting a public street</td>
<td>25 feet</td>
</tr>
<tr>
<td>Side</td>
<td>10 feet</td>
</tr>
<tr>
<td>Side, abutting a public street</td>
<td>25 feet</td>
</tr>
<tr>
<td><strong>Building Standards</strong></td>
<td>Building height, maximum</td>
</tr>
<tr>
<td>Building height abutting or within 200 feet of a residential zoning district</td>
<td>Same as the adjacent residential zoning district</td>
</tr>
</tbody>
</table>

**NOTES:**

[1] – A proposed industrial district that would abut an existing industrial district shall be exempt from any minimum size requirement.\(^\text{198}\)

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

\(^{198}\) Currently footnote 1 to Table 6.5; revised for clarity.
2.6.3. GROWTH – LOW DENSITY RESIDENTIAL (G-LR)

A. Purpose\textsuperscript{199}

The purpose of the Growth – Low Density Residential district is to enable the development of master planned low density residential areas in the E-470 Corridor and Northeast Plains areas of the city in accordance with the Aurora Comprehensive Plan, with the highest possible levels of community and building design consistent with the healthy economic development of the corridor. Primary emphasis is on single-family residential development, but duplex and attached housing is also permitted. Higher densities are allowed primarily when residential development is adjacent to an activity center. Permitted and Conditional uses are as shown in Table 3.2-1 (Permitted Use Table).

\[\text{[INSERT PHOTOGRAPH OF DISTRICT CHARACTER]}\]

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.6-5</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

\textsuperscript{199} Current 146-900; revised for clarity. Carries over and consolidates E-470 Low Density and Reservoir Density Residential Subareas.
2.6. Special Purpose Districts

2.6.3. Growth – Low Density residential (G-LR)

C. Dimensional Standards

Table 2.6-6
G-LR Dimensional Standards

<table>
<thead>
<tr>
<th>Project Maximum Density</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached max. density</td>
<td>4 du/ac</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two-family general (Adjacent to MU-N or MU-C district)</td>
<td>4 du/ac</td>
<td>7 du/ac</td>
<td></td>
</tr>
<tr>
<td>Single-family attached general (Adjacent to MU-N or MU-C district)</td>
<td>9 du/ac</td>
<td>11 du/ac</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Width, Frontage, and Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family Detached and Two-family Dwellings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Lot</th>
<th>Small[1]</th>
<th>Standard</th>
<th>Large</th>
<th>Estate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width at front setback line</td>
<td>55</td>
<td>60</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>Lot width at front setback if attached or detached garages located behind house</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Lot width at front setback if alley loaded garages provided[2]</td>
<td>40</td>
<td>45</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>Lot frontage at front lot line</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td></td>
</tr>
<tr>
<td>Front setback if side loaded garage to front or rear of house provided[2]</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Interior side setback</td>
<td>5</td>
<td>7</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Combined interior side setbacks</td>
<td>12</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Corner side setback from collector or arterial[2]</td>
<td>20</td>
<td>25</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Corner side setback from local street</td>
<td>12</td>
<td>15</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Rear setbacks</td>
<td>20</td>
<td>25</td>
<td>30</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum building heights</td>
</tr>
</tbody>
</table>

NOTES:
- Small Lot = Lot area less than 6,000 sf;
- Standard Lot = Lot area of 6,000 sf to 8,999 sf;
- Large Lot = Lot area of 9,000 sf to 14,999 sf;
- Estate Lot = Lot area 15,000 sf or larger.

200 Drawing being revised to match table data.
201 Carried forward from current 146-906, 146-913, Table 9.7, and 146-913(F)2; densities from E-470 Reservoir Residential Subarea; required average densities removed. Citywide rules of measurement will apply.
202 Carried forward from 146-913, Table 9.7, 146-913(F)2, and Table 10.9.
203 Currently footnote 2 in 146-913, Table 9.7.
204 Currently footnote 3 in 146-913, Table 9.7.
205 Reductions in corner setbacks for intervening landscaped strip deleted to simplify administration.
206 Exception allowing reduction of minimum size to 5,700 sf deleted to simplify administration.
D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

[1] Two-family dwellings not permitted on Small Lots

207 Two-family units not allowed on small lots, per Table 9.7 and Table 10.9. Per the current 146-913(F)2, single-family attached duplexes shall meet the requirements listed in Table 11.2, “regular small lot development standards” in the current Article 11. The exceptions listed in 146-913(F)2 will be included in Article 4 in Module 2.
2.6.4. GROWTH – MEDIUM DENSITY RESIDENTIAL (G-MR)

A. Purpose

The purpose of the Growth – Medium Density Residential district is to enable the development of master planned medium density residential areas in the E-470 Corridor and Northeast Plains areas of the city in accordance with the Aurora Comprehensive Plan, with the highest possible levels of community and building design consistent with the healthy economic development of the corridor. A wide variety of attached and detached single family, two family, and low- to medium-density multifamily housing is permitted. Higher densities are allowed primarily when residential development is adjacent to an activity center. Permitted and Conditional uses are as shown in Table 3.2-1 (Permitted Use Table).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Use regulations</th>
<th>Article 146-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>
C. Dimensional Standards

Table 2.6-8
G-MR Dimensional Standards

<table>
<thead>
<tr>
<th>Project Maximum Density</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>8 du/ac</td>
</tr>
<tr>
<td>Two-family general (Adjacent to MU-N or MU-C district)</td>
<td>8 du/ac (10 du/ac)</td>
</tr>
<tr>
<td>Single-family attached general (Adjacent to MU-N or MU-C district)</td>
<td>11 du/ac (12 du/ac)</td>
</tr>
<tr>
<td>Multi-family buildings general (Adjacent to MU-N or MU-C district)</td>
<td>15 du/ac (16 du/ac)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Width, Frontage, and Setbacks</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family Detached and Two-family</td>
<td></td>
</tr>
<tr>
<td>Type of Lot</td>
<td></td>
</tr>
<tr>
<td>Lot width at front setback line</td>
<td>55 60 75</td>
</tr>
<tr>
<td>Lot width at front setback if attached or detached garages located behind house</td>
<td>50 50 50</td>
</tr>
<tr>
<td>Lot width at front setback if alley loaded garages provided</td>
<td>40 45 45</td>
</tr>
<tr>
<td>Lot frontage at front lot line</td>
<td>35 35 35</td>
</tr>
<tr>
<td>Front setback if side loaded garage to front or rear of house provided</td>
<td>15 15 15</td>
</tr>
<tr>
<td>Interior side setback</td>
<td>5 7 10</td>
</tr>
<tr>
<td>Combined interior side setbacks</td>
<td>12 n/a n/a</td>
</tr>
<tr>
<td>Corner side setback from collector or arterial</td>
<td>20 25 25</td>
</tr>
<tr>
<td>Corner side setback from local street</td>
<td>12 15 15</td>
</tr>
<tr>
<td>Rear setbacks</td>
<td>20 25 30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Single-family Attached and Multi-family</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum spacing between Multi-family buildings on the same lot</td>
<td>25</td>
</tr>
<tr>
<td>½ height of taller building</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height and Separation</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum building heights for single-family attached, single-family detached, duplex</td>
<td>35</td>
</tr>
<tr>
<td>Maximum building height for multi-family [2]</td>
<td>60</td>
</tr>
</tbody>
</table>

NOTES:
- Small Lot = Lot area less than 6,000 sf; Standard Lot = Lot area of 6,000 sf to 8,999 sf; Estate Lot = Lot area 15,000 sf or larger.
- [2] Reduced to 35 feet for buildings or portions of buildings within 100 feet of single-family attached, detached, or duplex.

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

209 Consolidates standards from current 146-906, 146-913, 146-1005, Tables 10.6, 10.7, and 10.8; densities are from E-470 and NE Plains Medium Density Subareas; required average densities removed. Exceptions to average density deleted as difficult to administer; distinction between small and medium multi-family buildings deleted, separate dimensions for SUN areas and Active Adult Neighborhoods deleted. Citywide rules of measurement will apply.
211 Carried forward from 146-913, Table 9.7, 146-913(F)2, and Table 10.9.
212 Current footnote 3 in 146-913, Table 9.7.
213 Reductions in corner setbacks for intervening landscaped strip deleted to simplify administration.
214 Simplified to delete alternate rules in 146-913(F)4 based on horizontal overlap of buildings.
215 Exception allowing reduction of minimum size to 5,700 sf deleted to simplify administration.
216 Two-family units not allowed on small lots, per Table 9.7 and Table 10.9. Per the current 146-913(F)2, single-family attached duplexes shall meet the requirements listed in Table 11.2, “regular small lot development standards” in the current Article 11. The exceptions listed in 146-913(F)2 will be included in Article 4 in Module 2.
2.6.5. GROWTH – AIRPORT CORPORATE (G-AC)

A. Purpose

The purpose of the Growth – Airport Corporate district is to take advantage of corporate employment opportunities created by the strategic location of these lands near the Denver International Airport and the I-70 and E-470 major transportation corridors. A variety of employment uses are permitted, with an emphasis on high-quality corporate office and business parks that desire or require high visibility and easy access to DIA, and 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 multifamily 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. Permitted and Conditional uses are as shown in Table 3.2-1 (Table of Permitted Uses).

[PHOTOGRAPH OF DISTRICT CHARACTER]

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.6-9</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>
2.6. Special Purpose Districts

2.6.5. Growth – Airport Corporate (G-AC)

C. Dimensional Standards

Table 2.6-10
G-AC Dimensional Standards

<table>
<thead>
<tr>
<th>Project Maximum Density</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>8 du/ac</td>
</tr>
<tr>
<td>Two-family general (Adjacent to MU-N or MU-C district)</td>
<td>8 du ac (10 du/ac)</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>12 du/ac</td>
</tr>
<tr>
<td>Multi-family and mixed use buildings</td>
<td>30 du/ac</td>
</tr>
<tr>
<td>Maximum percentage of dwelling units in multi-family or mixed use structures (applicable only if the project contains more than 500 units of multifamily housing)</td>
<td>32%</td>
</tr>
<tr>
<td>Non-residential buildings</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Width, Frontage, and Setbacks</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family Detached and Two-family</td>
<td></td>
</tr>
<tr>
<td>All setbacks</td>
<td></td>
</tr>
<tr>
<td>See Table XXX</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Single-family Attached and Multi-family</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front, side, and rear setbacks for Single-family Attached</td>
<td>Table 14.4 of Article 14</td>
</tr>
<tr>
<td>Front, side, and rear setbacks for Multi-family</td>
<td>25</td>
</tr>
<tr>
<td>Minimum spacing between Multi-family buildings on the same lot</td>
<td>1/2 height of taller building</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-residential Buildings</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>All setbacks</td>
<td>50 ft. from any land containing, zoned for, or approved for residential</td>
</tr>
</tbody>
</table>

218 Drawing being revised to match table standards.
219 Consolidates standards from current 146-906, 146-913, 146-1005, 146-1000, 146-1005, and 146-1012, Tables 10.6, 10.7, 10.8, 10.9; required average densities removed; exceptions to average density deleted as difficult to administer; distinction between small, medium, and large multi-family buildings deleted; citywide rules of measurement and parking standards will apply.
220 Standards for single-family detached and duplex fill in standard currently missing.
221 From E-470 large building density.
222 Carried forward from 146-913, Table 9.7, 146-913(F)2, and Table 10.9.
223 Reductions in setbacks for intervening landscaped strip deleted to simplify administration.
224 Simplified to delete alternate rules in 146-913(F)4 and 146-1012(D)3 based on horizontal overlap of buildings.
D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

Table 2.6-10
G-AC Dimensional Standards

<table>
<thead>
<tr>
<th>Maximum Building Height</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family attached, single-family detached, and duplex buildings</td>
<td>35</td>
</tr>
<tr>
<td>Multi-family and Mixed Use buildings [2]</td>
<td>60</td>
</tr>
<tr>
<td>Non-residential buildings, general [3]</td>
<td>100</td>
</tr>
</tbody>
</table>

NOTES:
Small Lot = Lot area less than 6,000 sf; Standard Lot = Lot area of 6,000 sf to 8,999 sf; Large Lot = Lot area of 9,000 sf to 14,999 sf; Estate Lot = Lot area 15,000 sf or larger.
[1] Two-family dwellings not permitted on Small Lots
[2] Reduced to 35 feet within 100 feet of single-family attached, detached, or duplex
[3] Reduced to 80 feet within 100 feet of a multi-family or mixed use buildings in a residential district, and to 35 feet within 100 feet of a single-family detached, attached, or duplex building in a residential district.

---

225 Exception allowing reduction of minimum size to 5,700 sf deleted to simplify administration.
226 Two-family units not allowed on small lots, per Table 9.7 and Table 10.9. Per the current 146-913(F)2, single-family attached duplexes shall meet the requirements listed in Table 11.2, “regular small lot development standards” in the current Article 11. The exceptions listed in 146-913(F)2 will be included in Article 4 in Module 2.
2.6.6. GROWTH – AIRPORT DISTRIBUTION (G-AD)

A. Purpose

Development in the Growth – Airport Distribution district is intended to take advantage of the regional and national transportation employment opportunities created by the strategic location of these lands near the Denver International Airport and the I-70 and E-470 major transportation corridors. 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 multifamily 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. Permitted and Conditional Uses are as shown in Table 3.2-1 (Table of Permitted Uses).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.6-11</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

227 Carried over from current E-470 Airport Distribution Subarea, with revisions for clarity and consistency.
C. Dimensional Standards

[Drawing in Process]

<table>
<thead>
<tr>
<th>Table 2.6-12</th>
<th>G-AD Dimensional Standards228</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Maximum Density</strong></td>
<td></td>
</tr>
<tr>
<td>Single-family attached</td>
<td>12 du/ac</td>
</tr>
<tr>
<td>Multi-family and mixed use buildings</td>
<td>30 du/ac229</td>
</tr>
<tr>
<td>Maximum percentage of dwelling units in multi-family or mixed use structures (applicable only if the project contains more than 500 units of multifamily housing)</td>
<td>32%</td>
</tr>
<tr>
<td>Non-residential buildings</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Minimum Lot Width, Frontage, and Setbacks</strong></td>
<td>Ft.</td>
</tr>
<tr>
<td>Single-family Detached and Two-family230</td>
<td></td>
</tr>
<tr>
<td>All setbacks</td>
<td>See Table XXX</td>
</tr>
<tr>
<td>Single-family Attached and Multi-family</td>
<td>Ft.</td>
</tr>
<tr>
<td>Front, side, and rear setbacks for Single-family Attached</td>
<td>Table 14.4 of Article 14</td>
</tr>
<tr>
<td>Front, side, and rear setbacks for Multi-family</td>
<td>25</td>
</tr>
<tr>
<td>Minimum spacing between Multi-family buildings on the same lot231</td>
<td>½ height of taller building232</td>
</tr>
<tr>
<td><strong>Non-residential Buildings</strong></td>
<td></td>
</tr>
<tr>
<td>All setbacks</td>
<td>50 ft. from any land containing, zoned for, or approved for residential uses</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>Ft.</td>
</tr>
<tr>
<td>Single family attached, single-family detached, and duplex buildings</td>
<td>35</td>
</tr>
<tr>
<td>Multi-family and Mixed Use buildings [2]</td>
<td>60</td>
</tr>
<tr>
<td>Non-residential buildings, general [2]</td>
<td>60</td>
</tr>
</tbody>
</table>

NOTES:
Small Lot = Lot area less than 6,000 sf; Standard Lot = Lot area of 6,000 sf to 8,999 sf; Large Lot = Lot area of 9,000 sf to 14,999 sf; Estate Lot = Lot area 15,000 sf or larger.
[1] Two-family dwellings not permitted on Small Lots234
[2] Reduced to 35 feet within 100 feet of single-family attached, detached, or duplex

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

228 Consolidates standards from current 146-906, 146-913, 146-1005, 146-1000, 146-1005, and 146-1012, Tables 10.6, 10.7, 10.8, 10.9; required average densities removed; exceptions to average density deleted as difficult to administer; distinction between small, medium, and large multi-family buildings deleted; citywide rules of measurement and parking standards will apply.
229 Carried forward from 146-913, Table 9.7, 146-913(F)2, and Table 10.9.
230 Reductions in setbacks for intervening landscaped strip deleted to simplify administration.
231 Simplified to delete alternate rules in 146-913(F)4 and 146-1012(D)3 based on horizontal overlap of buildings.
232 Exception allowing reduction of minimum size to 5,700 sf deleted to simplify administration.
233 Two-family units not allowed on small lots, per Table 9.7 and Table 10.9. Per the current 146-913(F)2, single-family attached duplexes shall meet the requirements listed in Table 11.2, “regular small lot development standards” in the current Article 11. The exceptions listed in 146-913(F)2 will be included in Article 4 in Module 2.
2.6.7. **GROWTH – I-70 GENERAL (G-I70)**

**A. Purpose**

The purpose of the Growth – I-70 Corridor district is to support the economic development potential of the I-70 corridor, to encourage well-designed planned developments, and to support the economic development potential of fringe areas in proximity to the other Growth districts. This category allows a full range of employment, commercial, and light industrial uses, with sufficient design standards to ensure a positive visual image along the I-70 corridor and surrounding lands. Residential uses are permitted subordinate to and in support of employment uses and only in the residential overlay area. Design standards are included to ensure quality development that treats the I-70 corridor as an important entryway to the city. Permitted and Conditional uses are as shown in Table 3.2-1 (Table of Permitted Uses).


---

**B. Cross-References to Other Applicable UDO Sections**

<table>
<thead>
<tr>
<th>Table 2.6-13</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

---

235 Carries over Northeast Plains I-70 Corridor Subarea.
C. Dimensional Standards

Table 2.6-14
G-I70 Dimensional Standards

<table>
<thead>
<tr>
<th>Project Maximum Density</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>8 du/ac</td>
</tr>
<tr>
<td>Two-family general (Adjacent to MU-N or MU-C</td>
<td>8 du ac</td>
</tr>
<tr>
<td>district)</td>
<td>(10 du/ac)</td>
</tr>
<tr>
<td>Single-family attached general (Adjacent to</td>
<td>11 du/ac</td>
</tr>
<tr>
<td>MU-N or MU-C district)</td>
<td>(12 du/ac)</td>
</tr>
<tr>
<td>Multi-family and mixed use buildings general</td>
<td>15 du/ac</td>
</tr>
<tr>
<td>(Adjacent to MU-N or MU-C district)</td>
<td>(16 du/ac)</td>
</tr>
</tbody>
</table>

Maximum percentage of dwelling units in multi-family or mixed use structures (applicable only if the project contains more than 500 units of multifamily housing) 24%

Non-residential buildings n/a

Minimum Lot Width, Frontage, and Setbacks

<table>
<thead>
<tr>
<th>Single-family Detached and Two-family detached</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>All setbacks</td>
<td>See Table XXX</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Single-family Attached and Multi-family</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front, side, and rear setbacks for Single-family Attached</td>
<td>Table 14.4 of Article 14</td>
</tr>
<tr>
<td>Front, side, and rear setbacks for Multi-family</td>
<td>25</td>
</tr>
<tr>
<td>Minimum spacing between Multi-family buildings on the same lot</td>
<td>½ height of taller building</td>
</tr>
</tbody>
</table>

Non-residential Buildings

| All setbacks | 50 ft. from any land containing, zoned for, or approved for residential uses |

Maximum Building Height

| Single family attached, single-family detached, and duplex buildings | 35      |
| Multi-family and Mixed Use buildings [2]                           | 60      |
| Non-residential buildings, general [3]                            | 75      |

NOTES:
Small Lot = Lot area less than 6,000 sf; Standard Lot = Lot area of 6,000 sf to 8,999 sf; Large Lot = Lot area of 9,000 sf to 14,999 sf; Estate Lot = Lot area 15,000 sf or larger.

1. Two-family dwellings not permitted on Small Lots.
2. Reduced to 35 feet within 100 feet of single-family attached, detached, or duplex
3. Reduced to 60 feet within 100 feet of a multi-family or mixed use buildings in a residential district, and to 35 feet within 100 feet of a single-family detached, attached, or duplex building in a residential district.

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

---

236 Consolidates standards from current 146-906, 146-913, 146-1005, 146-1000, 146-1005, and 146-1012, Tables 10.6, 10.7, 10.8, 10.9; required average densities removed; exceptions to average density deleted as difficult to administer; distinction between small and medium multi-family buildings deleted; citywide rules of measurement and parking standards will apply.
237 From NEP I-70 medium building density.
238 Carried forward from 146-913, Table 9.7, 146-913(F)2, and Table 10.9.
239 Reductions in setbacks for intervening landscaped strip deleted to simplify administration.
240 Simplified to delete alternate rules in 146-913(F)4 and 146-1012(D)3 based on horizontal overlap of buildings, and special spacing standard for duplexes in 146-1012(D)3 deleted.
241 Exception allowing reduction of minimum size to 5,700 sf deleted to simplify administration.
242 Two-family units not allowed on small lots, per Table 9.7 and Table 10.9. Per the current 146-913(F)2, single-family attached duplexes shall meet the requirements listed in Table 11.2, “regular small lot development standards” in the current Article 11. The exceptions listed in 146-913(F)2 will be included in Article 4 in Module 2.
2.6.8. GROWTH – FRONT RANGE AIRPORT (G-FRA)

A. Purpose

The purpose is to take advantage of the Front Range Airport and supporting air, rail, and highway transportation network to support economic development that is oriented toward multi-modal transportation. Residential uses are not permitted in this Subarea. The design standards are intended to encourage quality design that shall be used to create a positive image for the city at this major transportation center. Permitted and Conditional uses are as shown in Table 3.2-1 (Table of Permitted Uses).

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.6-6</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

243 Carried over from NEP Front Range Airport Subarea, with revisions as noted.
C. Dimensional Standards

Table 2.6-16
G-FRA Dimensional Standards

<table>
<thead>
<tr>
<th>Project Maximum Density</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential buildings</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Width, Frontage, and Setbacks</th>
<th>All setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential buildings</td>
<td>50 ft. from any land containing, zoned for, or approved for residential uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Building Height</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential buildings, general [1]</td>
<td>200</td>
</tr>
</tbody>
</table>

**NOTES:**
[1] Reduced to 80 feet within 100 feet of a multi-family or mixed use buildings in a residential district, and to 35 feet within 100 feet of a single-family detached, attached, or duplex building in a residential district.

D. Other District-Specific Standards

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

---

244 Drawing being revised to match table dimensions.

245 Consolidates standards from current 146-906, 146-913, 146-1005, 146-1000, 146-1005, and 146-1012, Tables 10.6, 10.7, 10.8, 10.9; required average densities removed; exceptions to average density deleted as difficult to administer; distinction between small, medium, and large multi-family buildings deleted; citywide rules of measurement and parking standards will apply.
2.6.9. GROWTH – BUCKLEY RESEARCH & DEVELOPMENT (G-BRD)

A. Purpose

The Growth – Buckley Research & Development district is to encourage the development of high-quality research and development centers that take advantage of the close proximity to the Buckley Air National Guard (ANG) base. Noise contours associated with military activity at Buckley ANG rule out residential development in this Subarea. Research and Development facilities are 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 Research and Development land uses. Limited and supporting retail and commercial services are also allowed.

B. Cross-References to Other Applicable UDO Sections

<table>
<thead>
<tr>
<th>Table 2.6-17</th>
<th>Cross-References to Other Applicable UDO Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use regulations</td>
<td>Article 146-3</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Parking</td>
<td>Section 4.x</td>
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<tr>
<td>Signs</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Fences and walls</td>
<td>Section 4.x</td>
</tr>
<tr>
<td>Design standards</td>
<td>Section 4.x</td>
</tr>
</tbody>
</table>

246 Carried over from E-470 Buckley R&D Subarea with revisions as noted.
C. Dimensional Standards

Table 2.6-18
G-BRD Dimensional Standards

<table>
<thead>
<tr>
<th>Project Maximum Density</th>
<th>Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential buildings</td>
<td>n/a</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Width, Frontage, and Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential buildings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-residential Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>All setbacks</td>
</tr>
<tr>
<td>50 ft. from any land containing, zoned for, or approved for residential uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential buildings, general [1]</td>
</tr>
<tr>
<td>60 Ft.</td>
</tr>
</tbody>
</table>

NOTES:
[1] Reduced to 60 feet within 100 feet of a multi-family or mixed use buildings in a residential district, and to 35 feet within 100 feet of a single-family detached, attached, or duplex building in a residential district.

D. Other District-Specific Standards
All development shall comply with all other applicable regulations in this UDO including, without limitation, the Use Regulations in Article 146-3 and the Development Standards in Article 146-4.

247 Drawing being revised to match table dimensions.
248 Consolidaes standards from current 146-906, 146-913, 146-1005, 146-1000, 146-1005, and 146-1012, Tables 10.6, 10.7, 10.8, 10.9; required average densities removed; exceptions to average density deleted as difficult to administer; distinction between small, medium, and large multi-family buildings deleted; citywide rules of measurement and parking standards will apply.
### 2.7.1. RESIDENTIAL AND OPEN SPACE DISTRICTS

#### Table 2.7-1

<table>
<thead>
<tr>
<th>Lot Standards, Minimum</th>
<th>R-R</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>R-MH</th>
<th>OS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area</td>
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<td></td>
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<tr>
<td>Site area per dwelling unit</td>
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<tr>
<td>Lot frontage</td>
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<td></td>
</tr>
<tr>
<td>Lot width at setback</td>
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<td></td>
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</tr>
<tr>
<td>Landscaped area, multifamily dwellings</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Landscaped area, nonresidential uses</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

#### Setbacks, Minimum

| Front                                                                                 |     |     |     |     |     |      |    |
| Rear                                                                                  |     |     |     |     |     |      |    |
| Rear, abutting a street                                                              |     |     |     |     |     |      |    |
| Side                                                                                  |     |     |     |     |     |      |    |
| Side, abutting a local street                                                        |     |     |     |     |     |      |    |
| Side, abutting a collector or arterial street                                         |     |     |     |     |     |      |    |

#### Building Standards

Building height, maximum

---

### 2.7.2. MIXED-USE DISTRICTS

#### Table 2.7-2

<table>
<thead>
<tr>
<th>Lot Standards, Minimum</th>
<th>MU-N</th>
<th>MU-O</th>
<th>MU-C</th>
<th>MU-OA</th>
<th>MU-FB</th>
<th>UC-R</th>
<th>UC-TOD</th>
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<tbody>
<tr>
<td>Site area</td>
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<td></td>
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<tr>
<td>Lot frontage</td>
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<td></td>
</tr>
<tr>
<td>Lot width at setback</td>
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</tr>
<tr>
<td>Landscaped area, multifamily dwellings</td>
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<tr>
<td>Landscaped area, nonresidential uses</td>
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</tr>
</tbody>
</table>

#### Setbacks, Minimum

| Front                                                                                 |      |      |      |       |       |      |        |
| Rear                                                                                  |      |      |      |       |       |      |        |
| Rear, abutting a street                                                              |      |      |      |       |       |      |        |
| Side                                                                                  |      |      |      |       |       |      |        |
| Side, abutting a local street                                                        |      |      |      |       |       |      |        |
| Side, abutting a collector or arterial street                                         |      |      |      |       |       |      |        |

#### Building Standards

Building height, maximum

---

249 New Section. Because dimensional standards will be further reviewed and adjusted as part of our work during Module 2, we will populate this summary table at that time.
### 2.7.3. SPECIAL PURPOSE DISTRICTS

#### Table 2.7-3

**Summary of Special Purpose Districts Dimensional Standards**

<table>
<thead>
<tr>
<th></th>
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<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Site area</td>
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<tr>
<td>Site area per dwelling unit</td>
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<tr>
<td>Lot frontage</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Lot width at setback</td>
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<tr>
<td>Landscaped area, multifamily dwellings</td>
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<td></td>
</tr>
<tr>
<td>Landscaped area, nonresidential uses</td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Setbacks, Minimum

<table>
<thead>
<tr>
<th>Front</th>
<th>Rear</th>
<th>Rear, abutting a street</th>
<th>Side</th>
<th>Side, abutting a local street</th>
<th>Side, abutting a collector or arterial street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Building Standards

<table>
<thead>
<tr>
<th>Building height, maximum</th>
<th></th>
</tr>
</thead>
</table>
2.8 OVERLAY DISTRICTS

2.8.1. FLOOD PROTECTION OVERLAY (-FPO)

[The content of Chapter 70 (Flooding) will be incorporated here, and the flood related definitions will be integrated into Article 146-6 (Definitions). Chapter 70 will be deleted as a separate Chapter of the City Code]
2.8.2. AIRPORT OVERLAY DISTRICT (-AO)

A. Purpose

1. There are certain areas within the city that are subject to high aviation noise levels and possible crash hazards generated by aviation activities that endanger the lives and property of occupants of land in the vicinity of four airports:
   a. Buckley Air Force Base—Military airport
   b. Centennial Airport—General aviation airport
   c. Front Range Airport—General aviation airport
   d. Denver International Airport—Commercial airport

2. Airport districts are created in and around these airports for the following purposes:
   a. To minimize exposure of residential and other land uses to aircraft noise;
   b. To minimize risks to public safety from potential aircraft accidents;
   c. To protect property values;
   d. To promote sound land use planning and zoning practices in areas encompassed by airport influence districts;
   e. To restrict incompatible land use within the airport influence districts; and
   f. To promote and protect the public health, safety, and welfare.

B. Provisions Applicable to All Four Airports

1. Federal Aviation Administration Surfaces

   All development in the –AO overlay district shall comply with any and all height restrictions in the underlying zone, together with the Federal Aviation Administration’s 14 CFR Part 77 standards and procedures for determining and avoiding obstructions and eliminating hazards to air navigation.

2. Avigation Easement

   If the property is located within the Airport Influence District surrounding any airport, an avigation easement with the city as sole grantee shall be conveyed to the City by any person subdividing lands or initiating construction of any structure on already subdivided lands within the Airport Influence District. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right or cause of action against the City arising from noise, vibrations, fumes, dust, fuel particles and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the City and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted.

3. Notices

---

250 This new district is a consolidation of the Buckley Air Force Base District, the General Aviation District (Front Range and Centennial), the Airport Influence District (DIA) – Previously Article 8, Divisions 1 through 5. Materials that just restate nonconformity law (i.e. standards apply to future land use actions) were deleted as unnecessary.

251 Previously 146-800.

252 Consolidates similar provisions applicable to all four airports.

253 Previously 146-802. Previously FAR Part 77, changed to 14 CFR Part 77 to comply with current Federal regulations. A similar statement for height restrictions is currently listed within each subdistrict in 146-811(B), 146-817(B), and 146-822(B), stating “Development in the airport influence district shall comply with height restrictions in the underlying zoning district, which do not intrude into FAR part 77 surfaces for military/civil airports.” Those were removed from this draft since compliance with those regulations would also apply to the airport influence district.
a. Notice to be Signed at Time of Property Sale

Each vendor of real property within the Airport Influence District shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser prior to entering into a contract for purchase:

NOTICE OF AIRPORT IN VICINITY

This property is located in the vicinity of an airport, within what is known as an airport influence district. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

b. Notice to be Recorded in Property Records

Each Vendor of real property within the Airport Influence District shall cause the following notice to be recorded with the Clerk and Recorder of county where the property is located.

NOTICE

The property known as [legal description and address] is located within an area that has been officially designated as an Airport Influence District by the City of Aurora. As a result of this designation the property is subject to one or more of the following:

a. An avigation easement has been granted to the City of Aurora recorded in book [book number] at page [page number], in the real property records of [county] County, Colorado, which allows for the unobstructed passage of aircraft above the property, and provides for the waiver of any right or cause of action against the City of Aurora due to noise, vibrations, fumes, dust, or fuel particles caused by aircraft or airport operations.

b. The use and enjoyment of the property may be affected by aircraft noise, vibrations, fumes, smoke, dust, or fuel particles from aircraft operation.

c. The City of Aurora has required that noise mitigation construction techniques be employed in construction to mitigate the noise to which the property is exposed. The vendor certifies that the applicable noise mitigation measures have been installed as required. (Applicable only if the property is located in the NID or SNID Subareas of the Buckley ANG Airport Influence District)

d. The noise to which the property may be subject from aircraft operation may exceed 65 LDN, which is the maximum acceptable level set by the Federal Department of Housing and Urban Development for residential land use. (Applicable only if the property is located within the 65 LDN contour of the Buckley ANG Airport Influence District).

e. The involved property is located within an area that has been designated as an accident potential zone II. Such property may be characterized by high noise levels and accident potential resulting from aircraft operations. (Applicable only if the property is located within APZ II of the Buckley ANG Airport Influence District).

f. The involved property is located within an area that has been designated as an accident potential zone I. Such property may be characterized by high noise levels and significant accident potential resulting from aircraft operations (Applicable only if the property is located within APZ I of the Buckley ANG Airport Influence District).

g. The City of Aurora has required that noise mitigation construction techniques be employed in construction to mitigate the noise to which the property is
exposed. The vendor certifies that the applicable noise mitigation measures have been installed as required. (Only applicable if the property is located in the LDN 55 contour of the Centennial or Front Range Airport Influence District).

h. The City of Aurora has required that noise mitigation construction techniques be employed in construction to mitigate the noise to which the property is exposed. The vendor certifies that the applicable noise mitigation measures have been installed as required. (Only applicable if the property is located in the NIBA Subarea of the Denver International Airport Influence District).

c. This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property.

C. Buckley Air Force Base

In addition to those General standards in Subsection B above, properties in the Buckley Air Force Base Airport Overlay Districts shall comply with the following standards. The boundaries of the district and its Subareas shall be determined by scaling distances on the Air Installation Compatible Use Zone (AICUZ) map on file in the Department of Planning and Development.

1. Subareas

The AICUZ map and all references, notations, and other information shown on that map is adopted by reference and declared to be a part of this Section. The AICUZ consists of the following overlay Subareas:

a. CZ, clear zone Subarea.

b. APZ I, accident potential zone I Subarea.

c. APZ II, accident potential zone II Subarea.

d. LDN 65 Subarea, areas contained within the LDN 65 noise contour line.

e. Special noise impact district, areas contained between the LDN 60 and LDN 65 noise contour lines.

f. Noise impact district, areas contained within the noise impact boundary.

g. Airport influence district, being that area located within the city, which lies east of the following described line: commencing at the southeast corner of Section 26, T3S, R66W, County of Adams, State of Colorado; thence westerly along the southern Section line of Sections 26, 27, 28, and 29 to Chambers Road; thence south along Chambers Road to Jewell Avenue extended; thence east along Jewell to South Buckley Road; thence south along Buckley Road to East Hampden Avenue; thence east along East Hampden Avenue to South Himalaya Road; thence south on Himalaya to Smoky Hill Road; thence east along Smoky Hill Road to the south line of Section 19, T5S, R65W; thence east along Sections 19, 20, and 21 to the southeast corner of Section 21; thence north along the east line of Section 21, 16, 9, and 4 of T5S, continuing north along the east line of Sections 33, 28, 21, 16, 9, 4 of T4S, and Section 33, T3S, to the northeast corner of Section 33, T3S, 65W; thence west along the north Section lines of Section 33, 32, 31, 36, 35 to the point of beginning.

2. Clear Zone

---

254 Previously Article 8, Division 2. Materials creating a separate process for interpreting and appealing decisions about district boundaries in current 146-803 were deleted; standard code interpretation and appeal products. In addition, provisions creating a separate variance process were deleted as unnecessary.

255 Previously 146-805; map of these areas will be included

256 Will be replaced by a map

257 Previously 146-806.
a. **Description**
   The clear zone Subarea is composed of lands in which accident potential is so great that all land uses shall be prohibited, except those necessary for the continued operation of airports and aircraft.

b. **Permitted Uses**
   Only airports and aircraft operations are permitted uses in any clear zone Subarea, provided that such uses are permitted in the underlying zoning district.

3. **Accident Potential Zones I and II (APZ I, APZ II)**

   a. **Description**
      These Subareas are designated to regulate land use and reduce hazards in an area characterized by high noise levels and a significant accident potential resulting from aircraft operations. Residential uses shall be highly restricted.

   b. **Development Standards**
      The following development standards shall be used as criteria for evaluating site plans in any APZ I. Applications and uses that do not meet these standards may apply for a variance from the standards as a part of the site plan. Such variances shall be considered by the City Council in its review of the site plan.

      i. **APZ I-N(North) lot coverage.** The maximum lot coverage of structures and buildings within APZ I-N shall be as permitted by the graph in Figure 8.3.

      ii. **APZ I-S(South) lot coverage.** The maximum lot coverage of structures and buildings within APZ I-S shall be as permitted by the graph in Figure 8.4.

      iii. **APZ II-N(North) lot coverage.** The maximum lot coverage of structures and buildings within APZ II-N shall be as permitted by the graph in Figure 8.5.

      iv. **APZ II-S(South) lot coverage.** The maximum lot coverage of structures and buildings within APZ II-S shall be as permitted by the graph in Figure 8.6.

      v. **Height restrictions.** Height restrictions shall be as set forth in the underlying zoning districts, provided the permitted height does not exceed that established by FAR part 77 surfaces for military airports.

      vi. **Crash corridor.** To the greatest extent practicable, the centerline area of the APZ I shall be maintained in an open condition. Structures and human activity, as permitted by this district, shall be placed toward the perimeter of the APZ area.

      vii. **Emissions.** The development shall not:
         a. Release into the air any substance that would impair visibility or otherwise interfere with the operation of the aircraft;
         b. Produce substantial light emissions, either direct or indirect (reflective) that would interfere with pilot vision; or
         c. Produce emissions that would interfere with aircraft communication systems or navigational equipment.

      viii. **Hazardous materials.** The development shall not involve the use or storage of more than 50 gallons of materials that are explosive, flammable, toxic, corrosive, or otherwise exhibit hazardous characteristics, except as permitted by this Subsection.

      ix. **Other prohibitions.** The development shall not:

---

258 Previously 146-807.
259 These graphs may be replaced by simplified text.
260 50 gallons replaces “significant amount”
a. Have more than 50 residents, users, or visitors per acre on a regular basis, or otherwise violate standards for levels of human occupancy established by the Air Force;

b. Involve utilities and services required for area-wide population upon which disruption would have an adverse impact (telephone, gas, etc.);

c. Concentrate people who are limited in their ability to respond to emergency situations such as children, elderly, the handicapped; or

d. Pose hazards to aircraft operations.

4. LDN 65 Subarea

a. **Description**
   The LDN 65 Subarea is composed of areas located within the Day/Night Average Noise Level (LDN) 65 decibel noise contour, as shown on the AICUZ map, which are subjected to noise levels of duration and frequency creating hazard to both physical and mental health.

b. **Prohibited Uses**
   Residential uses are prohibited in the LDN 65 Subarea.

c. **Development Standards**
   The following development standards shall apply to uses permitted in LDN 65 Subarea:

   i. A habitable building addition to existing residential structures within the LDN 65 Subarea may be permitted. However, any such addition greater than 1,000 square feet shall provide and include noise level reduction measures in the design and construction of all such building additions to achieve an interior noise level reduction of 30 decibel in A-weighted levels, as determined or calculated in accordance with Chapter 22 of this Code.

   ii. Within the LDN 65 Subarea, any permitted office, commercial or other nonresidential structures that accommodate the public as residents, users, or visitors shall provide and include noise level reduction measures in the design and construction of all such areas to achieve an interior noise level reduction of 25 decibel in A-weighted levels, as determined or calculated in accordance with Chapter 22 of this Code.

5. Special Noise Impact District (SNID)

a. **Description**
   The special noise impact district (SNID) is composed of those areas located between the LDN 60 and LDN 65 noise contour lines as shown on the AICUZ map.

b. **Permitted Uses**
   Provided that it is allowed in the underlying zone, new residential uses or new residential structures may be permitted within the special noise impact district. However, such uses or structures shall not be permitted unless and until there has been a public hearing, approval, and authorization by the City Council for such uses or structures.

c. **Noise Level Reduction Measures**
   New residential uses or new residential structures authorized by the City Council within the SNID shall provide and include noise level reduction measures in the design and construction of all such habitable structures to achieve the interior noise level reduction.
Article 146-2 : Zoning Districts

2.8. Overlay Districts

2.8.2. Airport Overlay District (-AO)

level reduction established by the City Council. Such noise reduction shall in no event be less than a 30 decibel reduction in A-weighted levels, determined or calculated in accordance with Chapter 22 of this Code.

6. Noise Impact District (NID)\textsuperscript{264}

   a. Description
   The noise impact district (NID) is composed of those areas located between the LDN 55 and LDN 60 noise contour lines as shown on the AICUZ map.

   b. Noise Level Reduction Measures
   New residential uses or structures permitted by the underlying zone and within the noise impact district shall provide and include noise level reduction measures in the design and construction of all such habitable structures to achieve an interior noise level reduction of 25 decibels in A-weighted levels, as determined or calculated in accordance with Chapter 22 of this Code.

7. Airport Influence District\textsuperscript{265}

   The Airport Influence District for Buckley Air Force Base is composed of that area designated by Section xx [2.8.2.C.1] of this Code.

D. Centennial Airport, Front Range Airport\textsuperscript{266}

In addition to those General standards in Subsection B above, properties in the Centennial Airport or Front Range Airport Overlay Districts shall comply with the following standards, as applicable to that airport.

1. Subareas\textsuperscript{267}

   a. General Aviation Compatible Use Zones
   A "General Aviation Compatible Use Zone Map-Centennial Airport" and "General Aviation Compatible Use Zone Map-Front Range Airport" are on file in the Department of Planning and Development, and those maps and all references, notations, and other information shown on those maps, are adopted by reference and declared to be part of this Section 2.8.1. The two General Aviation Compatible Use Zones each have the following Subareas:

   i. LDN 55 Subarea.
   ii. LDN 65 Subarea.
   iii. LDN 60 Subarea.
   iv. Airport influence district.

   b. Subarea Boundaries
   The boundaries of the Subareas on each General Aviation Compatible Use Zone map shall be determined by the Director by scaling distances those maps.\textsuperscript{268}

2. LDN 65 Subarea\textsuperscript{269}

   a. Description
   The LDN 65 Subarea is composed of lands located within an LDN 65 noise contour generated by aircraft operating into and out of the involved general aviation airport.

\textsuperscript{264} Previously 146-810.
\textsuperscript{265} Previously 146-811.
\textsuperscript{266} Previously Article 8, Division 3.
\textsuperscript{267} Previously 146-813.
\textsuperscript{268} Provisions for a separate process to interpret map boundaries was deleted; standard provisions shall apply.
\textsuperscript{269} Previously 146-814.
b. **Prohibited Uses**

No new residences, hospitals, places of worship, libraries, cultural centers, child care centers, preschools, non-airport-related educational facilities, or similar facilities shall be permitted within the LDN 65 Subarea.

c. **Noise Level Reduction Measures**

Office, commercial, or other nonresidential uses or structures where the public is received, which are permitted by the underlying zone, shall provide and include noise level reduction measures in the design and construction of all areas where the public is received to achieve an interior noise level reduction of 25 decibels in A-weighted levels as determined or calculated in accordance with Chapter 22 of this Code.

3. **LDN 60 Subarea**

   a. **Description**

   The LDN 60 Subarea is composed of lands that are located within an LDN 60 noise contour generated by aircraft operations into and out of the involved general aviation airport.

   b. **Uses Prohibited**

   No new residential uses or new residential structures shall be permitted within the LDN 60 Subarea.

4. **LDN 55 Subarea**

   a. **Description**

   The LDN 55 Subarea is composed of lands located between the LDN 55 and LDN 60 noise contours, inclusive, generated by aircraft operations into and out of the involved general aviation airport.

   b. **Noise Level Reduction Measures**

   New residential uses or new residential structures permitted by the underlying zone and within the LDN 55 Subarea shall provide and include noise level reduction measures in the design and construction of all habitable structures to achieve an interior noise level reduction of 25 decibels in A-weighted levels as determined or calculated in accordance with Chapter 22 of this Code.

5. **Airport Influence Districts**

   The Airport Influence Districts for Centennial Airport and Front Range Airport are composed of lands located within an area affected by noise or safety hazards associated with aircraft operations at general aviation airports.

**E. Denver International Airport**

In addition to those General standards in Subsection B above, properties in the Denver International Airport Overlay District shall comply with the following standards.

1. **Subareas**

---

270 Previously 146-815.
271 Previously 146-816.
272 Previously 146-817.
273 Previously Article 8, Division 4.
274 Previously 146-819. Separate process for interpretation of Subarea boundaries deleted; standard procedures shall apply.
a. **Commercial Aviation Compatible Use Zone**

A "Commercial Aviation Compatible Use Zone Map" is on file in the Department of Planning and Development, and that map and all references, notations, and other information shown on the map are adopted by reference and declared to be part of this Section 2.8.1. The Commercial Aviation Compatible Use Zone has the following Subareas:

i. LDN 65 Subarea.

ii. Commercial airport noise areas (LDN 60).

iii. Noise impact boundary areas.

iv. Airport influence district.

2. **LDN 65 Subarea**

a. **Description**

The LDN 65 Subarea is composed of lands located within the LDN 65 noise contour generated by aircraft operating into and out of Denver International Airport.

b. **Uses Prohibited**

No new residences, hospitals, places of worship, libraries, cultural centers, child care centers, preschools, non-airport related educational facilities, or similar facilities shall be permitted within the LDN 65 Subarea.

c. **Noise Level Reduction Measures**

Office, commercial, or other nonresidential uses or structures where the public is received, which are permitted by the underlying zone, shall provide and include noise level reduction measures in the design and construction of all areas where the public is received to achieve an interior noise level reduction of 25 decibels in A-weighted levels as determined or calculated in accordance with Chapter 22 of this Code.

3. **Commercial Airport Noise Areas (CANA)**

a. **Description**

The CANA Subarea is composed of lands that are located within an LDN 60 noise contour generated by aircraft operations into and out of the Denver International Airport.

b. **Uses Prohibited**

No new residential uses or new residential structures shall be permitted within the commercial airport noise areas.

c. **Noise Level Reduction Measures**

A habitable building addition to an existing residential structure within the commercial airport noise areas may be permitted. However, any such addition greater than 1,000 square feet shall provide and include noise level reduction measures in the design and construction of the building addition. Such measures shall achieve an interior noise level reduction of 30 decibels in A-weighted levels, as determined or calculated in accordance with Chapter 22 of this Code.

4. **Noise Impact Boundary Areas (NIBA)**

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275 Previously 146-819.1.
276 Previously 146-820.
277 Previously 146-821.
a. Description
The NIBA Subarea is composed of lands that are located within an LDN 55 noise contour generated by aircraft operations into and out of the Denver International Airport.

b. Noise Level Reduction Measures
Residential uses or new residential structures permitted by the underlying zone and within the noise impact boundary areas shall provide and include noise level reduction measures in the design and construction of all habitable structures. Such measures shall achieve an interior noise level reduction of 25 decibel in A-weighted levels, as determined or calculated in accordance with Chapter 22 of this Code.

5. Airport Influence District
The Airport Influence District for Denver International Airport is composed of lands located within an area affected by noise or safety hazards associated with aircraft operations at commercial aviation airports. Within the City of Aurora, the Airport Influence District around Denver International Airport (DIA) is defined as the NIBA.

2.8.3. AIRPORT BOULEVARD OVERLAY (-ABO)

A. Purpose
The purposes of this district are to:
1. Identify an Airport Boulevard gateway requiring a level of design quality appropriate for a gateway into the City of Aurora. It is the intent of this district to:
2. Support master planned and unified design approaches for the corridor’s development and its key intersections;
3. Provide master planned development with single, rather than multiple, points of vehicular access;
4. Encourage multiple use sites and discourage single "strip" uses;
5. Encourage cohesive rather than fragmented development patterns;
6. Provide high quality streetscape and landscape standards for development; and
7. Promote traffic safety and relieve traffic congestion.

B. Overlay District
The Airport Boulevard overlay district shall mean the area as bounded and defined on the map entitled “Airport Boulevard/E. Alameda Parkway Overlay District”, on file with the Department of Planning and Development. All of the provisions of the underlying zoning district shall be in full force and effect, unless the provisions of this overlay district specifically vary such provisions. Where the provisions of this overlay district conflict with or are more restrictive than those of the underlying zoning district, this overlay district shall control.

C. Landscaping Zones
Within the Airport Boulevard Overlay district there are three landscaping zones that define specific landscape requirements for various segments of the district. Landscaping shall comply with the requirements of the applicable landscape zone and City of Aurora Urban Design and Landscape Standards for Airport Boulevard.

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278 Previously 146-822.
279 Article 8, Division 5. Provisions of 146-832 were deleted because they just restate nonconformity law. This Overlay district is under review and may be simplified.
280 Previously 146-824, much simplified to avoid putting regulatory content or area boundaries in a purpose statement.
281 Previously 146-825. This description will be replaced by a map.
282 Previously 146-826. A map showing the locations of each landscaping zone will be included.
1. Zone "A"

   a. Zone "A" means the area located adjacent to and within the intersection areas of Airport Boulevard and 32nd Avenue, Airport Boulevard and Colfax Avenue, Airport Boulevard and 6th Avenue, and Airport Boulevard and the north side of East Alameda Parkway, excepting the landscaped squares within those intersection areas. At the intersection, a landscaped square is created by the four corners of the intersection through the use of a double row of deciduous trees and strategically placed shrubs, flowering perennials and annuals, grasses, and groundcovers. The selected trees in zone "A" have a compact form and are more formal in appearance.

   b. Outside the square defined in Subsection 1.a above, zone "A" landscaping is characterized by the continued use of a single uniform row of deciduous street trees located within or adjacent to the road right-of-way. The tree species on all corners of a single intersection and throughout adjacent zone "A" shall be the same. Shrubs and other landscaping shall occur within the required setback in a manner that provides a backdrop for the tree row. All under-story plantings shall be proportionate to street tree plantings. Tree spacing in this zone is 30 feet on center. Because the right-of-way may not allow space for one row of trees in all locations along Airport Boulevard and/or the north side of Alameda Parkway, the fronting property owner shall provide up to an 11-foot-wide planting area within the landscape setback for this purpose.

2. Zone "B"

   Zone "B" locations are noted on the overlay district map. These areas are the "threshold" to the landscaped squares created at the intersection areas. Zone "B" landscaping features a uniform, single row of deciduous street trees with additional landscaping and shrubs serving as a backdrop, further defining the linear row of street trees located within or adjacent to the right-of-way. Because the right-of-way does not allow for one row of trees in all locations along Airport Boulevard, the fronting property owner shall provide up to an 11-foot-wide planting area within the landscape setback for this purpose. The planting shall extend in each direction, north and south, of zone "A" and east and west along Alameda Parkway, except as otherwise shown on exhibit A. A 40-feet on center tree spacing shall be used in zone "B." All under-story plantings shall be proportionate to street tree plantings. Tree species shall be similar on the east and west sides of the boulevard within zone "B."

3. Zone "C"

   a. Zone "C" locations are noted on the overlay district map, along the Airport Boulevard corridor. The intent is to create a landscape area that is less formal and is the "transitional space" between the landscaped squares at the specified intersections. Zone "C" has a more random pattern of planting along the edges of Airport Boulevard and/or the north side of Alameda Parkway. This Section along the corridor has little enclosure and helps direct views outward from Airport Boulevard. This area also presents the opportunity to accentuate and enhance the natural features along the corridor. Zone "C" landscaping is characterized by a single row of deciduous street trees planted in a more random pattern, to be established on a site-by-site basis at the time of site plan submittal, as required by this UDO, within or adjacent to the right-of-way.

   b. Because the right-of-way does not allow for one row of trees in all locations along Airport Boulevard, the fronting property owner shall provide up to an 11-foot-wide planting area within the landscape setback for this purpose. Zone "C" is located between the end of zone "B" to the north and zone "B" to the south with no set linear dimension, as shown on the overlay district map. All under-story plantings shall be proportionate to street tree plantings.
D. Development at 32nd Avenue and Airport Boulevard Intersection Area

The following development standards shall apply to development at the 32nd Avenue and Airport Boulevard intersection area within the district:

1. Setbacks
   
   Building setbacks shall be a minimum 200 feet from the right-of-way line of Airport Boulevard. Outside of the landscaped square, building setbacks shall be a minimum of 50 feet from the right-of-way lines. A minimum 10-foot building setback is required along all other property lines on the building site. Building setbacks from landscaped squares shall be a minimum of 10 feet.

2. Parking
   
   Parking is not allowed within the 200-foot landscaped square. Parking in areas adjacent to the landscaped squares shall be located to the side and rear of buildings. Off-street loading areas shall not project into any setback along street frontages, but may project into required rear setbacks. Clustered or shared parking shall be provided between properties to reduce surface parking, to limit curb cuts, and to organize accessibility and signage. Walls or barriers between parking areas shall be prohibited. Not less than five percent of total parking lot surface areas shall be landscaped.

3. Landscaped Squares
   
   At each corner of intersection areas immediately abutting the intersection, a 200 foot by 200 foot landscaped square shall be provided. Measurements of the square shall be taken from the flow line of the abutting streets. Landscaping in the square shall be designed, installed, and maintained in a manner consistent with the requirements of this district and approved through site plan review, unless other arrangements for landscaping have been established by separate agreement. Buildings and parking shall not be permitted within 200 feet of Airport Boulevard within the landscaped squares.

E. Development at Other Intersection Areas

The following development standards shall apply to development at the intersections of Airport Boulevard with Colfax Avenue, Sixth Avenue, and Alameda Parkway:

1. Setbacks
   
   Buildings are not allowed in the landscaped squares. Building setbacks shall be a minimum 50 feet and a maximum of 130 feet from the right-of-way line of Airport Boulevard. Building setbacks shall be a minimum 50 feet from the right-of-way line of the intersecting street. A minimum 10-foot building setback is required along all other property lines on the building site. Building setbacks from a landscaped square shall be 10 feet.

2. Parking
   
   Parking is not allowed in the landscaped squares. Parking is not allowed within the minimum 50-foot building setback located within intersection areas. Parking shall be located to the side and rear of buildings. Off-street loading areas shall not project into any setback along street frontages, but may project into required rear setbacks. Clustered or shared parking shall be provided between properties to reduce surface parking, to limit curb cuts, and to organize accessibility and signage. Walls or barriers between parking areas shall be prohibited. Not less than five percent of total parking lot surface areas shall be landscaped.
3. **Landscaped Squares**
   
   At each corner of intersection areas immediately abutting the intersection, a 100-foot by 100-foot landscaped square shall be provided. Measurements of the square shall be taken from the flow line of the abutting streets. Landscaping in the square shall be designed and installed by the city and maintained by the underlying property owner, unless other arrangements for landscaping have been established. Buildings and parking shall not be permitted within the landscaped squares.

**F. Development between Intersection Areas**

1. The following development standards shall apply to development between intersection areas along Airport Boulevard and along the north side of East Alameda Parkway within the district:
   
a. **Setbacks**
   
   Building setback shall be a minimum of 50 feet. Maximum building setbacks shall be 130 feet.

b. **Parking**

   Two rows of off-street parking shall be permitted between the building and Airport Boulevard with the remainder of the parking located to the side and rear of buildings. Clustered or shared parking shall be provided between properties to reduce surface parking, to limit curb cuts, and to organize accessibility and signage. Walls or barriers between parking areas are prohibited. Curb cuts shall be limited and located to optimize opportunities for shared access.

c. **Landscaping**

   A minimum 25-foot-wide landscaped area shall be provided, measured from the right-of-way property line. Landscaping shall conform to the requirements of the applicable landscape zone in which the area to be landscaped is located. The landscaping within the up to 11-foot-wide area provided by the property owner shall comply with the design established by the city. The underlying property owner shall maintain landscaping, unless other arrangements for landscaping maintenance have been established by separate agreement.

2. Development in the Kirkegaard Acres Master Plan shall have a minimum setback of 50 feet from the right-of-way of Airport Boulevard. Landscaping shall conform to zone "C" requirements and shall be installed whenever a structure or addition of 500 square feet in area or larger is granted a building permit.

**G. Development Standards**

In addition to the requirements stated above, all development in the district shall comply with the applicable standards in this Subsection G. Development proposals shall also conform to the Urban and Landscape Design Development Standards for Airport Boulevard as adopted by City Council, but if those standards are inconsistent with the provisions of this district, this district shall control.

1. **Setbacks**

   a. **Airport Boulevard and 32nd Avenue**

      i. Within 250 feet from the center-line of Airport Boulevard, the minimum building setback shall be 200 feet from flowline.

      ii. Building setback 10 feet from interior property lines and the landscaped square.

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285 Previously 146-829.
286 Previously 146-830, Table 8.2, revised for clarity and to introduce new hierarchy.
287 Per Table 8.2, “Setbacks from public streets are measured from right-of-way line.” Revised these standards to remove abbreviations and symbols of measurement.
iii. Minimum 25 feet landscape buffer from property line.
iv. Install 200-foot x 200-foot landscaped square measured from flowline of intersecting streets. No parking, drives or buildings allowed within the square.
v. No loading area projection into front setback.
vi. Loading dock and service bay doors shall not face Airport Boulevard.

b. **Airport Boulevard and 6th Avenue; and Airport Boulevard and Alameda Parkway**
   i. Within 250 feet from the centerline of Airport Boulevard, the minimum building setback shall be 50 feet from flowline.
   ii. Building setbacks are 10 feet from interior property lines and the landscaped square.
   iii. Minimum 25 feet landscape buffer from Airport Boulevard right-of-way.
   iv. Install 100-foot x 100-foot landscaped square measured from flowline of intersecting streets. No parking, drives or buildings allowed within the square.
   v. No loading area projection into front setback.
   vi. Loading dock and service bay doors shall not face Airport Boulevard.

**c. Development between Major Intersections**
   i. More than 250 feet from the centerline of 32nd Avenue, Colfax Avenue, 6th Avenue and Alameda Parkway, the minimum building setback shall be 50 feet. The maximum setback shall be 130 feet.
   ii. Building setbacks are 10 feet from interior property lines.
   iii. Minimum 25 feet landscape buffer from Airport Boulevard right-of-way.
   iv. No loading area projection into front setback.
   v. Loading dock and service bay doors shall not face Airport Blvd.

d. **Development along the North Side of E. Alameda Parkway between Chambers and Tower Roads – Not at the Major Intersection**
   i. More than 250 feet from the centerline of Airport Boulevard, the minimum building setback shall be 50 feet. The maximum setback shall be 130 feet.
   ii. Building setbacks are 10 feet from interior property lines.
   iii. Minimum 25 feet landscape buffer from Alameda Parkway right-of-way.
   iv. No loading area projection into front setback.
   v. Loading dock and service bay doors shall not face Alameda Parkway.

2. Sidewalks

a. Airport Boulevard and 32nd Avenue; Airport Boulevard and 6th Avenue; and Airport Boulevard and Alameda Parkway shall include sidewalks installed per Aurora Urban and Landscape Design Development Standards for Airport Boulevard.

b. Development between Major Intersections; and Development along the North Side of E. Alameda Parkway between Chambers and Tower Roads – Not at the Major Intersection shall comply with the following. The owner provides up to an 11-foot planting area within the 25-foot landscape area, measured from the property line, which will include one row of street trees and shrub beds. The owner provides an eight-foot attached sidewalk, except where existing conditions warrant an alternative sidewalk configuration, as determined by the City of Aurora Urban and Landscape Design Development Standards for Airport Boulevard.
3. Parking Lot Siting

   a. **Airport Boulevard and 32nd Avenue; Airport Boulevard and 6th Avenue; and Airport Boulevard and Alameda Parkway**
      i. Locate at side and rear of building.
      ii. Shared parking not separated by walls or barriers.
      iii. Safe, convenient, and efficient access to front doors.
      iv. Driveway width of 30 feet to 44 feet. Consolidated curb cut shall have an 8-foot landscaped median. Separated curb cuts shall be 30 feet in width.
      v. Curb cuts shall be minimized and shared among uses.
      vi. Large parking surfaces and service areas are screened with berms and plantings.
      vii. Parking entrances coordinated with overall site design.

   b. **Development between Major Intersections; and Development along the North Side of E. Alameda Parkway between Chambers and Tower Roads – Not at the Major Intersection**
      i. One drive lane and double-loaded aisle of street facing parking.
      ii. Locate remaining parking at side and rear of building.
      iii. Shared parking not separated by walls or barriers.
      iv. Safe, convenient, and efficient access to front doors.
      v. Driveway width of 30 feet to 44 feet. Consolidated curb cut shall have an eight-foot landscaped median. Separated curb cuts shall be 30 feet in width.
      vi. Curb cuts shall be minimized and shared among uses.
      vii. Screen large parking and service areas with berms and plantings.
      viii. Parking entrances coordinated with overall site design.

4. Parking Setback

   a. **Airport Boulevard and 32nd Avenue**
      Within the intersection areas, parking shall not be permitted within 200 feet of Airport Boulevard.

   b. **Airport Boulevard and 6th Avenue; and Airport Boulevard and Alameda Parkway**
      Within the intersection areas, parking shall not be permitted within 50 feet of Airport Boulevard.

   c. **Development between Major Intersections**
      Parking shall not be permitted within 25 feet of Airport Boulevard.

   d. **Development along the North Side of E. Alameda Parkway between Chambers and Tower Roads – Not at the Major Intersection**
      Parking shall not be permitted within 25 feet of Alameda Parkway.

5. Landscaping

   a. **Generally**
      City of Aurora Tree Preservation Policy and Urban and Landscape Design Development Standards for Airport Boulevard apply in addition to the standards in this Subsection 5.

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288 Revised to remove abbreviations.
b. Airport Boulevard and 32nd Avenue; Airport Boulevard and 6th Avenue; and Airport Boulevard and Alameda Parkway
   Zone A: double row of deciduous trees and feature landscaping to include shrubs, grasses, and perennial and annual flowers in landscaped squares.

c. Development between Major Intersections; and Development along the North Side of E. Alameda Parkway between Chambers and Tower Roads – Not at the Major Intersection
   i. Zone A: single row of deciduous trees (30 feet on center) and shrub beds. See exhibit A for Zone Boundary Locations. Trees shall be on private land when sufficient room does not exist within the right-of-way.
   ii. Zone B: single row of trees (40 feet on center) and shrub bed. Trees shall be on private land when sufficient room does not exist within the right-of-way.
   iii. Zone C: random single row of trees spaced 40 feet on center. Trees shall be on private land when sufficient room does not exist within the right-of-way.

6. Landscaping for Parking Lots
   a. Landscape islands with irrigation, minimum 18-foot length and 10-foot width, one island for every 10 parking spaces.
   b. Landscaping to support pedestrian and vehicle circulation. Not less than five percent of all parking lot areas shall be landscaped.

7. Signs
   a. Airport Boulevard and 32nd Avenue; and Airport Boulevard and 6th Avenue; and Airport Boulevard and Alameda Parkway
      i. Signs within the landscaped squares are limited to development identification for sites of 5 acres or more. Requirements for these signs are in the Urban and Landscape Design Development Standards for Airport Blvd.
      ii. For signs outside landscaped squares but within intersection areas: One monument sign per street frontage in the intersection area, maximum height of six feet, maximum area of 24 feet per sign face.
      iii. In addition to the signs permitted in paragraph ii above, other City of Aurora sign code requirements apply. Other ground signs for buildings located in the intersection area permitted by this UDO shall be located outside of the intersection area.

   b. Development between Major Intersections; and Development along the North Side of E. Alameda Parkway between Chambers and Tower Roads – Not at the Major Intersection
      i. Monument signs shall be a maximum 12 feet in height.
      ii. Sign area per face shall not exceed 160 square feet.
      iii. Other City of Aurora sign code requirements apply.

H. Irrigation

All landscape areas are to be automatically irrigated by an underground system providing 100 percent irrigation coverage. The entire irrigation system shall be designed and constructed in accordance with all City of Aurora building code requirements. The use of a quick coupling system may only be used in association with special landscape zones that require low water, such as native seed mix areas.

289 Previously 146-831. These provisions may be integrated with general city irrigation requirements in Module 3.
2.8.4. COMMERCIAL MINERALS OVERLAY (-CMO)\textsuperscript{290}

A. Purpose
The purpose of this Article is to comply with the requirements of C.R.S. § 34-1-301 et seq. "Preservation of Commercial Mineral Deposits," in which the General Assembly declared the preservation of access to commercial mineral deposits are matters of concern in the populous counties of the state.

B. Map
There is adopted a "Commercial Mineral Deposits Map," which may be amended by the City Council by ordinance and which shall be on file with the Department of Planning and Development.

C. Application for Designation
The owner of a mineral resource may apply to have the resource designated as a "commercial mineral deposit." The designation shall occur by ordinance after a public hearing by the Planning and Zoning Commission and the City Council. Notice of the hearings shall be given to the surface owner, if the mineral interest has been severed from the surface estate. A mineral resource may be designated as a "commercial mineral deposit" only if the City Council determines that all of the elements of the definition provided in Article 146-6 are established by the evidence presented.

D. Application for Zoning or Subdivision of Land
No use of any area containing a designated commercial mineral deposit shall be permitted in a manner that would interfere with or permanently preclude the extraction of the deposit by an extractor. Written notice of an application for zoning or subdivision of land within an area containing a commercial mineral deposit shall be provided by the applicant to the owner of the underlying mineral interests.

E. Overlay District; Applicability of Section; Conflict
The commercial mineral deposits map shall be interpreted as an overlay district. The application of this Section is in addition to the provisions of the underlying zoning districts. Where the provisions of this Section conflict with those of the underlying zoning district, this Section shall control.

2.8.5. HISTORIC PROTECTION OVERLAY (-HPO)\textsuperscript{291}

This Section 146-2.8.5 provides a process to evaluate and protect only those sites, buildings, structures, neighborhoods, and districts deemed to have historical, architectural, or archaeological significance.

A. Purpose\textsuperscript{292}
The purpose of this Section 146-2.8.5 is to establish historic areas and landmarks for the educational, cultural, and economic benefit of Aurora’s citizens. Due to the pressures resulting from population growth and development, which may result in the destruction, impairment, or alteration of historic resources that reflect elements of the city’s cultural and architectural heritage, the following policies and responsibilities are established:

1. Preserve, protect, enhance, regulate, and use buildings, structures, sites, and areas that are reminders of past eras, events, and persons important in local, state, or national history that are landmarks in the history of architecture or that provide significant examples of architectural styles of the past.

\textsuperscript{290} Previously 146-882.
\textsuperscript{291} From current Chapter 146 Title 19. This Section will include maps of designated historic districts, which will also be shown on the zoning map. Procedures included in this section in Module 1 have now been consolidated with other procedures in 146-5.
\textsuperscript{292} Current 146-1900.
2. Preserve, protect, enhance, regulate, and use buildings, structures, sites, and areas that are unique or irreplaceable assets to the city and its neighborhoods, that provide examples of the physical surroundings in which past generations lived, or that are archaeologically significant for present and future generations.

3. Enhance property values through the stabilization of neighborhoods and areas of the city, increase economic and financial benefits to the city and its inhabitants, and promote tourist trades and interests.

4. Develop and maintain the appropriate environment for such buildings, structures, sites, and areas, reflecting varied architectural styles and distinguished phases of the city's history and prehistory.

5. Stimulate an enhancement of human life by developing educational and cultural dimensions, provide for spiritual as well as physical needs by fostering knowledge of the city's heritage, and cultivate civic pride in the accomplishments of the past.

6. Empower the Historic Preservation Commission in its administration and enforcement of the City's historic preservation management program.

7. Cooperate with state and federal historic preservation efforts as defined by the bylaws, policies, and procedures of the commission.

B. Zoning Applicability

The requirements of this Section 146-2.8.5 are in addition to zoning provisions of this Code and are not to be construed to waive any other existing and applicable zoning regulation, unless specifically excepted by the City Council pursuant to Subsection 146-2.8.5.B.4.

C. List of Landmarks, Landmark Sites, and Historic Districts

The Director shall maintain a current record of all designated landmark properties, sites and districts, and pending designations.

D. Procedures Related to Landmarks, Landmark Sites, and Historic Districts

1. Procedures for Historic Preservation Commission recommendations for City designation of a landmark, landmark site, or historic district are in Section 146-5.4.4.B (Historic Designation or Loss of Designation).

2. Inclusion of any area or property within the city in the National Register of Historic Places, as provided in the National Historic Preservation Act of 1966, shall be construed as local historic landmark or landmark site designation and subject to the same protections as any local landmark or landmark site.

3. Procedures for development permits for landmarks and landmark sites and within historic districts are in Section 146-5.4.1.C (Historic Landmark/District Development Permit).

2.8.6. HEIGHT AND VIEWS OVERLAY (-HVO)

A. Height Overlay District

Notwithstanding the height limitations set forth in this UDO for each zoning district, properties located in those areas designated on the map entitled "Building Height Overlay Districts," as amended by ordinance by the city from time to time, shall comply with any lower height limits designed in this Section 146-2.7.4. The map shall be kept on file with the director.

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293 Current 146-1905.
294 Consolidates the Height Overlay District (146-884), and the Mountain View District (146-885).
295 Reference to map adoption date was deleted, because map may be amended in the future.
B. Mountain View District

1. The "High Point Park Mountain View Preservation Overlay District" designates panoramic view preservation areas. This map shall be kept on file and available for public inspection at the office of the Department of Planning and Development. The provisions of this Section are in addition to the provisions of the underlying zoning districts. Where the provisions of this Section conflict with those of the underlying zoning district, this Section shall control. 296

2. No part of any structure within the panoramic view preservation area shall exceed the mean elevation above sea level indicated on the overlay district map. Whenever a structure lies partially within a designated view panoramic preservation area, only that part of the structure that lies within the preservation area shall be subject to these provisions. All tree plantings in areas within the view panoramic preservation district shall conform to the landscaping standards prescribed by the Department of Planning and Development, to protect the panoramic views from encroachment.

2.8.7. HAVANA STREET OVERLAY (HSO)297

A. Purpose298

The Havana Street Overlay District is intended to encourage improvement in streetscape, landscaping, and the general aesthetics of the street edges along Havana Street from 6th Avenue to Dartmouth Avenue. The vision of Havana Street as a tree-lined boulevard with tree lawns and detached sidewalks is the long term goal for this district. Interim options are offered for the shorter term. These standards address the existing attached sidewalks and reduced property depths resulting from past street widening efforts. The standards are included to encourage improvements in those situations that do not include developing vacant land, redevelopment that involves clearing the land before adding new construction, or expansion of an existing building footprint by more than 25 percent or by more than 2,000 square feet, whichever is less. Street trees remain a requirement in all options. The goals of this overlay district are:

1. Encourage high-quality street edges by requiring a flexible schedule of improvements proportionate to the level of development proposed on properties abutting Havana Street; and

2. Provide landscape and streetscape options that respond flexibly to a variety of existing conditions on lots along the corridor; and

3. Strive for consistency of appearance and materials so that the Havana Street Corridor builds a distinctive character over time; and

4. Provide for readily identifiable amenities specific to Havana Street that are attractive and useful.

B. Applicability299

1. Generally

The HSO district applies to all properties contiguous with either side of Havana Street between 6th Avenue and Dartmouth Avenue. All property development in the Havana Street Overlay District shall comply with ordinances or rules and regulations generated by the city. The Havana Street Overlay District does not change requirements for site planning processes or remove the possibility of waiver relief. The HSO district

296 Reference to map adoption date was deleted, because map may be amended in the future.
297 146-886, simplified title from “Introduction to the Havana Street Overlay District.”
298 Previously 146-886. Integrates “purposes” and “goals” provisions from “introduction”.
299 Previously 146-887 and incorporates materials from “location” Subsection of “introduction.” Provisions that just restate nonconformity law were not carried over.
300 Term “waiver” will be revised in consolidated draft to reference new adjustment procedures proposed in Module 3.
requirements set forth in this Section 2.8.7 supersede the general landscaping requirements of Article 14 of this Chapter 146 where the provisions conflict.

a. Specific landscape requirements for each option may be found in Table 1. All plant material shall be selected from the Havana Overlay District plant list and is subject to size requirements at installation per Section 146-1426 (Plant Material Requirements). Replacement of dead or missing plant material shall be in accordance with the Havana Street Overlay District plant list.

b. Landscape design shall comply with Section 2.8.7.E, (Planting in the Havana Street Frontage Areas).

c. Tree planting shall conform to rules found in Section 2.8.7.D, (Tree Usage in Havana Street Property Frontage Areas).

d. Figures 8.13—8.20\(^{301}\) have been provided for illustrative purposes. Actual landscape design may vary due to existing site constraints as long as the design meets all of the requirements found in these standards.

2. Property Conditions and Trigger Mechanisms

In each of the property conditions, any one of the actions below will trigger Havana Street streetscape and landscape requirements:

a. **Condition 1**

Condition 1 is the demolition or clearance of existing buildings or development on vacant ground. All development that occurs on vacant ground, on redevelopment sites, or that includes expansions of an existing building footprint by more than 25 percent, or by more than 2,000 square, whichever is less, shall provide:

i. A tree lawn;

ii. A detached sidewalk; and

iii. A landscape buffer per Figure 8.13 of this Section and Section 2.8.7.C.1.

b. **Condition 2**

Condition 2 is development that occurs on properties with an existing five-foot or wider attached sidewalk and an existing building.

i. The following triggers shall be subject to paragraph ii, below:

   a. Significant architectural elevation remodeling requiring a permit such as stucco, masonry, awnings, storefront alterations including rebranding (as rebranding is understood in the industry) of architecture and signage.

   b. Access alterations from Havana Street.

   c. Signs within the landscape buffer requiring waivers.\(^{302}\)

   d. Any proposed or unauthorized removal of required street (frontage area) trees from the property.

   e. Any new single use or changed conditional use for automobile or light truck sales, rentals or service; car washes; fuel dispensing; recreational vehicle, trailer, boat, motor home rental or sales; plant or tree nurseries; greenhouses; kennels; and recycling collection facility.

   f. Any redesign in a landscape plan other than routine landscape maintenance in conformance with an approved landscape plan.

ii. Shall provide:

   a. Streetscape and landscaping per Figure 8.14 of this Section and Section 2.8.7.C.2; or

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\(^{301}\) Figures will be inserted.

\(^{302}\) The term "waiver" will be replaced in the consolidated draft to reference the new adjustment procedures proposed in Module 3.
b. May provide streetscape buffer per Figure 8.13 of this Section and Section 2.8.7.C.1.

c. **Condition 3**

Condition 3 includes properties where the existing buildings are close to the street and have no parking or paved access between buildings and right-of-way or street frontage property line

i. The following triggers shall be subject to paragraph ii, below:

a. Significant architectural elevation remodeling requiring a permit such as stucco, masonry, awnings, storefront alterations including rebranding (as rebranding is understood in the industry) of architecture and signage.

b. Access alterations from Havana Street.

c. Signs within the frontage requiring waivers.\(^{303}\)

d. Any proposed or unauthorized removal of required street (frontage area) trees from the property.

e. Any new single use or changed conditional use for automobile or light truck sales, rentals or service; car washes; fuel dispensing; recreational vehicle, trailer, boat, motor home rental or sales; plant or tree nurseries; greenhouses; kennels; and recycling collection facility.

f. Any redesign in landscaping other than routine landscape maintenance in conformance with an approved landscape plan.

ii. Shall provide:

a. Streetscape and landscaping per Figures 8.15 to 8.18 of this Section and Section 2.8.7.C.3; or

b. May provide streetscape buffer per Figure 8.13 of this Section and Section 2.8.7.C.1.

3. **Non-Triggering Actions**

Actions that will not trigger Havana Street streetscape and landscape improvements are:

a. Maintenance\(^{304}\) such as: Painting, stripping, glazing, patching pavement, resurfacing pavement, replacing dead or missing plants, roof repairs. Replacement of dead or missing trees shall be in accordance with the Havana Street Overlay District plant list.

b. Tenant finish—Where all construction is within an existing structure and there is no external impact.

c. Individual commercial space within a multi-tenant building requiring a conditional use.

4. **Exemptions from Improvements**

If development changes for a property fully meet the criteria established in Section 146-405(H) amendments, that property is exempt from the requirement for street frontage and landscape improvements.

5. **Landscape Requirements**

The individual design standard and design guideline Subsections in Section 2.8.7.C contain the landscape requirements for each of the three property conditions listed in this Section.

6. **Place-Making Markers and Streetscape Elements**

Place-making markers are streetscape elements that carry the message "On Havana." The installation of place-making markers that do not contain business advertising or logos may be approved administratively by the Department of Planning and Development

\(^{303}\) The term "waiver" will be revised in the consolidated draft to reference the new adjustment procedures proposed in Module 3.

\(^{304}\) Revised from "deferred maintenance."
after consideration of historical interest, distinctive features of the area, public health and safety, and urban design quality.\textsuperscript{305} Place-making markers shall not be counted against the amount of permitted sign area on any property. Streetscape Elements

Streetscape elements, such as lighting poles and fixtures, benches, bus stops, trash receptacles, and other street furnishings may be approved administratively by the Department of Planning and Development.\textsuperscript{306}

C. Havana Street Edge Treatment\textsuperscript{307}

1. The following Sections contain the following street edge elements, tailored to each of the three Conditions defined in Subsection B.2 above:

a. Intent

The intent language for each Section is the basis for the regulatory design standards and the advisory design guidelines.

b. Design standards

Compliance with the design standards in each Section is required. Streetscape and buffer requirements describe the total amount of applicable elements including curb, attached walk, tree lawn, detached walk, hardscape or landscaped area, and landscape buffers.

c. Design guidelines

Design guidelines are presented as possible alternative methods of meeting the goals set in the intent language. Design guidelines are advisory rather than regulatory and may be accepted as alternatives to the design standards only in those instances where the application of the guidelines:

i. Meets or exceeds the goals set out in the intent language; or

ii. Meets the intent where the design standard would not; or

iii. Meets the intent goals in those cases with existing site characteristics that make application of the design standard extremely difficult or not practical.

2. Condition 1

Standard right-of-way streetscape and landscaping requirements for the HSO district.

a. Intent

The intent of these standards and guidelines is to implement the vision of Havana Street as a tree-lined boulevard with tree lawn, detached sidewalk, and landscape buffers through improvements required with new development or redevelopment. See Figure 8.13.

b. Design standards

All development that occurs on vacant land, redevelopment that involves clearing the land before adding new construction, or expansion of existing buildings by 25 percent of the building ground floor area or more than 2,000 square feet, whichever is less, shall provide at a minimum the following:

i. Streetscape: Provide a ten-foot wide tree lawn with one street tree per 40 linear feet of tree lawn as required, and a 10-foot wide detached sidewalk. See Figure 8.13.

\textsuperscript{305} Decision-making criteria added.

\textsuperscript{306} Reference to a decision by the director's designee was deleted. The ability of the director to delegate authority will be stated once in the General Provisions of the UDO.

\textsuperscript{307} Previously 146-889.
ii. Landscape buffer: Provide a minimum nine-foot wide landscape buffer and landscaping at a minimum of two tree equivalents per 40 linear feet of buffer length.

c. Design guidelines
   i. Landscape buffer depth: The standard landscape buffer depth required in the city may be reduced to a nine-foot minimum along Havana Street in response to the street widening projects done in the past.
   ii. Streetscape and landscape buffer: The standard minimum depth is 29 feet as measured into the property from curb face including the curb-head, tree lawn, detached walk, and the minimum nine-foot landscape.
   iii. Landscape buffer with exceptions: Buffer width may be less than nine-feet when either a 2.5-foot high masonry wall or a 2.5-foot high continuous landscape hedge is provided. The minimum landscape buffer depth with one of these exceptions is five feet.

3. Condition 2
Properties with existing attached sidewalks - Streetscape and landscaping requirements for Havana Street frontage in properties with an existing attached sidewalk in the HSO district.

a. Intent
The intent of these standards and guidelines is to allow an interim streetscape and landscape condition not requiring a 10-foot tree lawn, 10-foot detached sidewalk and nine-foot landscape buffer with new development. See Figure 8.14. The interim condition is intended to address the physical difficulties and costs that inhibit redevelopment of existing properties.

b. Design standards
All development that occurs on properties with an existing attached sidewalk and existing development shall provide streetscape and landscape buffer. See Figure 8.14.

   i. Streetscape and landscape buffer: Required streetscape in this condition consists of the existing attached sidewalk and the adjacent landscape buffer on the property side of the sidewalk.
   ii. Landscape buffer: Required landscaping shall include at least one tree and 10 shrubs per every 40 linear feet or a total of two tree equivalents per each 40 linear feet of frontage rather than the full standard streetscape and landscape buffer required in Section 2.8.7.C.1 above.

c. Design guidelines
In the presence of an attached sidewalk on the subject property, the required standard nine-foot wide landscape buffer may be reduced in width when one of the following are provided within the landscape buffer:

   i. 2.5-foot high masonry wall; or
   ii. 2.5-foot high continuous landscape hedge.

4. Condition 3
Properties where the existing building(s) are close to the street and have no parking or paved access between building(s) and right-of-way or street frontage property line.

a. Intent
The intent of these standards and guidelines is to allow an interim streetscape and landscape buffer condition not requiring a ten-foot tree lawn, ten-foot detached sidewalk and nine-foot landscape buffer with new development. The applicable
standard for the Havana Street frontage in Condition 3 is the Urban Street frontage (Section 126-36.5) consisting of edge, furnishings, and throughway zones. See Figures 8.15—8.18 for illustrations on how these zones apply. The interim condition is intended to address the physical difficulties and costs that inhibit redevelopment of existing properties.

b. Design standards

All development that occurs on property where existing buildings have no parking or access drives between the buildings and the Havana Street right-of-way or the front property line shall provide streetscape and landscaping along the Havana Street frontage as follows:

i. Streetscape: one tree per 40 linear feet of frontage.
ii. Landscape buffer xeric option: 2.0 tree equivalents per 40 linear feet.
iii. Landscape buffer plaza option: 1.5 tree equivalents per 40 linear feet.

c. Design guidelines

Streetscape and landscape requirements may be met by use a combination of street trees within tree grates or plant beds within the frontage area, a throughway zone sidewalk, and adjacent landscaping consisting of either a xeriscape landscape buffer or integral sidewalk/plaza. Plaza landscaping shall consist of plant beds or plant containers, raised planters, and trees between the building and the Havana Street right-of-way or the front property line.

i. The minimum depth of the landscaping buffer may vary with existing building setback from the frontage property line.
ii. Eliminating the xeriscape landscape buffer and substituting a hardscape plaza with planters is one possibility in Condition 3 depending on the existing physical condition and the setback depth of the existing building.

D. Tree Usage in Havana Street Property Frontage Areas

1. Intent

Trees shall be used to define the street edge, frame views, define points of access, soften building architecture, define building entrances, direct attention to signage, and provide shade for benches and RTD stops. Flexibility in the placement of trees within the frontage area is one of the principles included in this Section.

2. Design Standards

All development that occurs along the Havana Street Overlay district street edges has a tree requirement regardless of the development option applied. Rules for tree usage are:

a. Trees shall be selected from the Havana Street Overlay district plant list.

b. Tree sizes shall conform to requirements found in Section 146-1426 plant material requirements.

c. Trees shall be used in all Havana Street frontages as required in Table 1.

d. Street trees in Condition 1 are required within the tree lawn at one tree per each 40 linear feet length of frontage.

e. Trees in Condition 2 shall be located on the property side of the existing sidewalk within the landscape buffer when it is five-feet wide or greater. Provision of a number of trees equal to, but not less than, one tree per each 40 linear feet of frontage is required. Buffers less than five feet wide will require incentive features found in Table 1.

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308 Previously 146-890.
f. Trees in Condition 3 shall be provided at one tree for each 40 linear feet of frontage within the Furnishing Zone.

g. Trees in Condition 3, located in paved areas, shall be within tree grates or plant beds. Traffic sight lines shall not be obstructed.

h. Cut-outs for tree grates shall be a minimum of five feet by five feet. Cut outs for plant beds with trees shall be a minimum of five feet by ten feet, with a preferred size of five feet by fifteen feet where possible, and designed to accommodate tree growth.

3. Design Guidelines

Alternatives to the design standards may include:

a. In Conditions 1, 2 and 3, whenever a single tree conflicts with sight lines to a free-standing or building-mounted sign, one tree in the whole of the frontage area may be converted to equivalents for an equal number of shrubs, perennials, or ornamental grasses.

b. Trees within Havana Street Frontage Areas shall not be located closer than 40 feet from an existing tree on an adjacent site.

c. A bench or RTD stop may be substituted for one tree per site within each individual Havana Frontage.

d. Existing trees located within Havana Street Frontage Areas determined to be in good condition may be counted toward tree requirements.

e. Trees meeting requirements found in the city’s current policy on preservation of existing trees shall be protected in place, relocated, removed, or mitigated according to requirements found in that policy.

f. Sight triangles at access points shall be maintained as required in Section 146-1100(I).

g. Tree locations and lighting locations shall be coordinated so that both are effective.

E. Planting in Havana Street Frontage Areas

1. Intent

The following planting concept shall apply to all areas to be landscaped within the Havana Street Frontage Areas. The concept is representative of a repeatable sequence of plant placement beginning with taller plant material species that transitions to medium height species to low spreading species and back to medium height species and ending with taller species. Applicable plants may be found in the HSO district Plant List. This list has been organized by height and other growth and visual characteristics. See Figures 8.19 and 8.20.

2. Design Standards

The landscape area depicted below in Figures 8.19 and 8.20 may be within a buffer next to a sidewalk, next to a street or within a plant bed within a hard surfaced area.

3. Design Guidelines

Alternatives shall include street trees for Havana Street. The alternatives may include integrating a sign, bench, or RTD stop into the landscaping in lieu of one tree in the frontage requirement, and may be considered a variation of the planting sequence presented in Figures 8.19 and 8.20.

\[309\] Previously 146-891.
2.9. Planned Development Districts

2.9.1. Planned Residential District (R-P)

A. Applicability

1. All commercially-zoned and/or developed land in the R-P district that was originally approved as a Planned Community Zone District (PCZD), shall be rezoned to an established Mixed Use or Urban Center base zoning district.

2. All residentially-developed land in the R-P district that was originally approved as a Planned Community Zone District (PCZD), shall continue to be governed by their respective approved plans and standards, as listed in Table 2.9-1 below.

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310 Previously 146-892.
311 New district — replaces the old PCZD district.
312 New standards that require transferring the approved commercial nodes in the PCZD to a base zoning district.
Table 2.9-1
Approved PCZD Plans Governing Residential Development

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2.9.2. PLANNED DEVELOPMENT (PD)\(^{313}\)

A. Purpose\(^ {314}\)

The purpose of the planned development zone is to use new and imaginative concepts in urban design and land development in order to promote and improve the health, safety, and general welfare of the citizens of the city. The intent is to create high quality neighborhoods, commercial areas, and employment centers. Use of this zoning district is intended primarily to facilitate mixed-use developments that provide high levels of public features or amenities of benefit to the city or the citizens of Aurora. Many of these developments will have a projected timetable that provides for multi-year build-outs. Areas rezoned to the PD district shall be subject to a Master Plan, which must be approved by City Council at the same time as the rezoning.

B. Permitted Uses\(^ {315}\)

1. Uses shall be allowed only if approved by City Council in a Master Plan. The Master Plan shall specify in detail the permitted, conditional, and prohibited uses for the PD district. For convenience, uses may be described as those permitted or conditionally permitted in another base zoning district listed in this UDO, with any exceptions listed.

2. Any use proposed to be allowed by a Master Plan shall only be approved if it conforms with the following:
   a. The use is listed in Table 3.2-1, the Permitted Use Table, and is described by the same name.\(^ {316}\)
   b. The use is consistent with the comprehensive plan and with other plans and policies adopted by City Council applicable to the area where the property is located.
   c. The use is compatible with surrounding land uses and zoning.
   d. Any expected environmental impacts generated by the use can be mitigated.
   e. The use conforms to any use-specific standard for that use listed in Article 146-3.3, unless those standards are varied by the Master Plan.

3. Notwithstanding the provisions of any specific Master Plan, certain uses shall be conditional uses in any planned development zoning district as follows:
   a. Motor vehicle sales, rental, service, and fuel dispensing.

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\(^{313}\) Previously Article 7, Division 4. Provisions from Section 146-722 for Planned Industrial Parks were deleted as unnecessary and redundant of other UDO provisions.

\(^{314}\) Previously 146-718 and 719. Simplified and revised to add reference to high levels of amenities and to clarify that Master Plan approval must accompany rezoning.

\(^{315}\) Previously 146-720.

\(^{316}\) New standard requiring that PDs have to choose from listed uses in the current permitted use table.
b. Public utility facilities that create visual or land use impacts.\textsuperscript{317}

4. The following uses shall be prohibited from all Planned Development districts.
   a. Stockyards and feeding yards.
   b. Petroleum refining.
   c. Animal slaughtering.
   d. Fat rendering or distillation of bones.
   e. Smelting.
   f. Explosives manufacture.
   g. Radioactive, hazardous, or infectious waste storage and disposal.

5. Retail liquor stores and liquor licensed drugstores, as those terms are defined in the Colorado Liquor Code are permitted where permitted in the Master Plan. However, no retail liquor store or liquor licensed drugstore, not existing or operating on March 1, 2000 shall be established, operated, or maintained within 1,500 feet of another liquor store as measured from business to business.\textsuperscript{318}

C. Development Standards\textsuperscript{319}

The Master Plan may specify standards for all aspects of development addressed by this UDO. If not varied by the terms of the Master Plan, development in the PD district shall conform with the standards for that use or type of development in this UDO, including but not limited to building design and architecture, landscaping, parking, signs, fences, noise, historic preservation and other applicable standards.

D. Mineral Extraction\textsuperscript{320}

1. When mining or mineral extraction activities are permitted as an interim use by a Master Plan in a PD district, such uses shall be subject to public hearing and approval by the City Council. In addition to the criteria in Section xx [now 146-882], the City Council shall not approve a mining or mineral extraction use unless it finds the proposed use:
   a. Is in conformance with the mineral extraction plan;
   b. Is consistent with the comprehensive plan;
   c. Is consistent with the drainage basin plan;
   d. Is compatible with adjacent zoning and land use;
   e. Provides for the mitigation of environmental impacts including visual quality, pollution control, natural and built environment, health, safety, and general welfare; and
   f. Promotes multiple-sequential use of land.

2. Mining or mineral extraction uses approved by the City Council shall be subject to a review by the Planning and Zoning Commission every five years after initial approval for compliance with the terms of the original approval as well as for compatibility with adjacent zoning and land uses.

3. No mining or mineral extraction use shall be permitted unless all public improvements and land dedications necessitated by the use are reserved by the use and secured by an

\textsuperscript{317} Third item “Dance floors accessory to restaurants” was deleted as outdated.
\textsuperscript{318} Provision exempting pre-existing liquor stores from the spacing requirement was deleted because it will be covered in Section 146-300.
\textsuperscript{319} Previously 146-721. Revised to clarify that UDO standards apply unless varied by a Master Plan. Provision prohibiting variations to an overlay district were deleted.
\textsuperscript{320} Previously 146-723.
agreement that shall construct improvements and make necessary dedications as determined by the City Council. The agreement shall specify the nature of such improvements and dedications involved and the timing of construction or dedication. Improvements and dedications shall be made upon the commencement of the use, unless otherwise provided in the agreement.
Article 146-3: Use Regulations

Commentary: This Article includes the permitted use table and use-specific standards. The permitted use table consolidates the various permitted use tables currently located throughout the Aurora Zoning Ordinance and reflects the consolidations of zoning districts indicated in the Needs Assessment, and as listed in Article 146-2, Districts. Major changes to the use table(s) include:

1. The footnotes to the use table are important for tracking consolidation of uses, and any changes in the level of permission. Where uses were consolidated into a single use, the footnotes include each individual use consolidated from the various land use tables in the current code, each separated by a semi-colon (;

2. If a consolidation of uses results in the level of permission changing for a particular district, that change is footnoted. For example, the R-2 district is a consolidation of the R-1A and R-2 districts. In the R-1A, single-family dwellings are not currently permitted, but they are permitted in the R-2 district. A footnote is provided that states “currently not permitted in the R-1A district.”

3. Changes to level of permission. Green indicates more permissive; red indicates more restrictive.

   Uses that were previously prohibited, but are now permitted are shown as P

   Uses that were previously prohibited, but are now a conditional use are shown as C

   Uses that were previously a conditional use, but are now permitted are shown as CP

   Uses that were previously a permitted use, but are now conditional are shown as PC

   Uses that were previously a permitted use, but are now prohibited are shown as B

   Uses that were previously prohibited, but are now permitted if vacant for 5 years are shown as V

   New uses are indicated and are highlighted in green.

4. Uses that have use-specific standards are indicated in the far-right column of the table, with a cross-reference to that specific Section of the UDO. The use-specific standards are organized to match the hierarchy of uses in the permitted use table. Some of the use-specific standards were carried over from the current code; however, we included many new standards to supplement existing standards, and for new uses. A specific Section for neighborhood protection standards will be included in the development standards in Module 2.

5. The uses are organized in higher level categories such as residential, commercial and industrial, etc. and then organized by sub-level such as group living, food and beverage, etc. Definitions for each land use, and each use category are provided in Article 146-6.

NOTE: THIS CHAPTER WAS ORIGINALLY RELEASED AS PART OF MODULE 1. COMMENTS ON MODULE 1 ARE NOT ADDRESSED IN THIS DOCUMENT BUT WILL BE ADDRESSED WHEN THE CONSOLIDATED DRAFT OF THE DEVELOPMENT CODE IS RELEASED FOLLOWING THE RELEASE AND DISCUSSION OF MODULES 2 AND 3.

3.1 GENERAL

The permitted and conditional land uses in each base zoning district are indicated in Table 3.2-1 below. Additional uses of property or restrictions on the use of property may be contained in the description of the base or overlay zoning district where the property is located (Sections 2.4 through 2.6 (Base Zoning Districts), or in an Overlay zoning district applicable to the property in Section 2.8. If the property is located in a PD (Planned Development) zoning district, the permitted uses and any conditions on those permitted uses are contained in the Master Plan approved with the PD zoning, which is on file with the Planning and Development Services Department.

321 This is a new Section to provide explanatory information leading into the permitted use table.
3.1.1. TYPES OF USES ALLOWED

A. A “P” in a cell of the Permitted Use Table (Table 3.2-1) indicates that the use is permitted by-right in that zoning district, subject to compliance with the Use-Specific Standards in the right-hand column of that line of the table.

B. A “C” in a cell of the Permitted Use Table in (Table 3.2-1) indicates that the use is permitted only after the applicant obtains Conditional Use approval pursuant to Section 146-5.4.1.E (Conditional Use Approval), and subject to the Use-Specific Standards in the right-hand column of that line of Table 3.2-1.

C. An “A” in a cell of the Permitted Use Table (Table 3.2-1) indicates that the use is permitted as an accessory use only in support of a permitted or conditional use on the site.

D. A “T” in a cell of the Permitted Use Table (Table 3.2-1) indicates that the use is permitted as a temporary use, subject to additional requirements set forth in (Table 3.2-1).

E. A “V” in a cell of the Permitted Use Table (Table 3.2-1) indicates that the use is permitted only if a structure has been vacant for a period of 10 or more years.\(^{322}\)

F. A blank cell in the Permitted Use Table (Table 3.2-1) indicates that the use is not permitted in that zoning district.

3.1.2. USES IN R-P AND PD DISTRICTS\(^ {323}\)

Permitted, Conditional, and Accessory uses in the R-P and PD zoning districts are those listed in the zone district approvals or approved development plans for those districts, as amended by City Council.

3.1.3. MULTIPLE USES

A development may include multiple principal uses, including a combination of residential and nonresidential uses, provided that each use is either a Permitted Use or a Conditional Use in that zoning district, that a Conditional Use Approval is obtained for any Conditional Use, all Use-specific Standards applicable to each use are met, the development complies with all applicable density, dimensional, impervious surface, development, and performance standards.

3.1.4. UNLISTED USES\(^ {324}\)

When a proposed land use is not explicitly listed in the Permitted Use Table, the director shall determine whether or not it is included in the definition of a listed use or is so similar to a listed use that it should be treated as the same use. The director shall make that determination based on a comparison of the size, scale, operating characteristics, traffic impacts, storm drainage impacts, utility impacts, and neighborhood impacts of the proposed use with other uses listed in the Permitted Use Table (Table 3.2-1). The director’s interpretation shall be made available to the public and shall be binding on future decisions of the city until the director makes a different interpretation or this UDO is amended to treat the use differently.

3.1.5. PREVIOUSLY PERMITTED USES\(^ {325}\)

Each use that exists on [Effective Date of this Code] that is required by this UDO to obtain Conditional Use Approval, but that was a Permitted Use prior to [Effective Date of this Code] is deemed to have a Conditional Use Approval to (a) continue operation in structures and on land areas where the operation was conducted in [Effective Date of this Code] and (b) to expand

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\(^ {322}\) New provision to encourage infill and redevelopment of vacant properties.

\(^ {323}\) New, to clarify current practice.

\(^ {324}\) New provisions to describe a new process for approving unlisted uses to increase transparency and consistency.

\(^ {325}\) New provision to simplify transition to the new UDO.
operations without the need to obtain a Conditional Use Approval, provided that the expansion complies with all Use-Specific Standards and other requirements of this UDO.

3.1.6. SPACING OF USES IS PROSPECTIVE

When a Use-specific standard requires a minimum spacing between two uses or facilities, and one of those uses or facilities already exists in a specific location, the later location of another use closer than the required separation distance, for whatever reasons, shall not make the first, existing use or facility a non-conforming use or facility.\textsuperscript{326}

3.1.7. REQUIRED STATE LICENSES OR PERMITS\textsuperscript{327}

All uses required by the State of Colorado or the federal government to have an approval, license, or permit to operate are required by the to have that State approval, license, or permit in effect at all times, and failure to do so is a violation of this UDO.

3.2 PERMITTED USE TABLE

See Table 3.2-1 below.

\textsuperscript{326} New.

\textsuperscript{327} New provision to avoid having to repeat this requirement for all uses subject to a State license, and because the list of those uses changes over time.
### Table 3.2-1
Aurora Permitted Use Table

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328 The R-E, R-3MH, R-4H, and R-5 districts were eliminated based on current footnotes prohibiting rezoning to those districts.
329 The A-O district was eliminated and standards rolled into the MU-O district. The P-1 district was eliminated, and its content will appear in use-specific standards and in the development standards for parking as part of Module 2.
330 E-470 Regional Retail/Commercial, Light Industrial/Flex Office and Recreation/Entertainment Subareas and NE Plains General Subareas were consolidated in 5 Subareas shown. All C or P uses in deleted E-470 Subareas are C or P in a G-AC, G-AD, or G-BRD districts, and all C or P uses in deleted NE Plains Subareas are C or P uses in G-170 or G-FRA districts.
331 This consolidates the R-O and R-1 districts.
332 This consolidates the R-1A and R-2 districts.
333 This consolidates the R-2M and R-3 districts.
334 This consolidates the M-H and the P-MH districts.
335 This consolidates the O and NA districts.
336 New district. Includes standards from the E-470 and NE Plains NAC Subareas.
337 New district. Replaces the C-O district. This district may be split into a separated Parks district (for dedicated parks) and an OS district for non-dedicated open space.
338 New district. Represents a consolidation of the B-1, B-3, and B-4 districts; as well as the standards from the E-470 and NE Plains CAC Subareas.
339 New district. Replaces the B-2 district.
340 New district. Replaces the current E-470 RAC Subarea and the NE Plains SAC Subarea. Also includes standards from the E-470 and NE Plains SUN neighborhoods.
341 Renamed from the current FBA district. Five Subareas merged into one because uses similar, except as noted.
342 Renamed from the current TOD district.
343 This district is a consolidation of the current M-O and M-1 districts.
344 This district is a consolidation of the current M- and M-3 districts.
345 Combines current E-470 Low-density and Reservoir-density Residential Subareas.
346 Combines current E-470 Medium-density and NE Plains Medium-density Residential Subareas.
347 Renamed E-470 Airport Corporate Subarea.
348 Renamed E-470 Airport Distribution Subarea.
349 Renamed E-470 Buckley Research and Development.
350 Renamed NE Plains I-70 Corridor Subarea
351 Renamed Front Range Airport
352 Added as P use to R-3. Use-specific standard in 146-1005(H) limiting use to mapped areas in NE Plains was deleted as unnecessary.
353 Currently not permitted in the R-1A district.
354 Currently not permitted in the B-1 and B-3 districts or CACs. Note making this use existing on 12/1/87 a conforming use was deleted; use is now permitted in Subarea A.
355 In the B-2, condition making this use conforming if existing on 12/1/87 was deleted; use is now permitted.
356 Currently not permitted in the NE Plains SACs, but is permitted in the E-470 RACs and SUNs.
357 New use.
### Table 3.2-1: Aurora Permitted Use Table

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<td>P[^364]</td>
<td>P[^362]</td>
<td>C[^364]</td>
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<td>Group Living[^371]</td>
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</tbody>
</table>

[^356]: New use.
[^358]: Includes dwellings, two-family; duplex, (two-family) dwelling; dwellings, single-family attached duplex; and dwellings, single-family attached townhomes. Condition limiting this use to mapped areas in NE Plains district deleted as unnecessary.
[^360]: Currently not permitted in the R-1A district.
[^361]: Currently not permitted in the E-470 RACs, but is permitted in the NE Plains SACs and SUNs.
[^362]: Current code uses both attached townhome and townhome terms; use-specific standard in 146-1005(H) limiting use to mapped areas in NE Plains was deleted as unnecessary.
[^364]: Currently not permitted in the B-1 and B-3 districts or CACs, but permitted in SIR. B-4 condition making this use conforming if existing on 12/1/87 was deleted; use is now permitted in Subarea A.
[^366]: In the B-2, included a note that "preexisting single-family detached and single-family attached uses as of December 1, 1987, and their accessory uses subsequently added."
[^371]: Not permitted in the NE Plains SACs, but is permitted in the E-470 RACs and SUNs.
[^374]: Includes assisted living facilities and assisted living, continuing care and nursing homes. Not permitted in B-1, B-3, B-4 or CACs but permitted in SIR. Added as P use in MU-C.

[^358]: Includes single-family, duplex, (two-family) dwelling; dwellings, single-family attached duplex; and dwellings, single-family attached townhomes. Condition limiting this use to mapped areas in NE Plains district deleted as unnecessary.
[^360]: Currently not permitted in the E-470 RACs, but is permitted in the NE Plains SACs and SUNs.
[^361]: Current code uses both attached townhome and townhome terms; use-specific standard in 146-1005(H) limiting use to mapped areas in NE Plains was deleted as unnecessary.
[^363]: Currently not permitted in the B-1 and B-3 districts or CACs, but permitted in SIR. B-4 condition making this use conforming if existing on 12/1/87 was deleted; use is now permitted in Subarea A.
[^364]: In the B-2, included a note that "preexisting single-family detached and single-family attached uses as of December 1, 1987, and their accessory uses subsequently added."
[^366]: Currently not permitted in the NE Plains SACs, but is permitted in the E-470 RACs and SUNs.
[^367]: Includes assisted living facilities and assisted living, continuing care and nursing homes. Not permitted in B-1, B-3, B-4 or CACs but permitted in SIR. Added as P use in MU-C.

[^371]: Currently not permitted in the R-1A district.
[^374]: Currently not permitted in the R-2M district.
## Aurora Permitted Use Table

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<tr>
<td>Dormitory, fraternity, or sorority house[^378]</td>
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<tr>
<td>Group home[^383]</td>
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<td>Homeless shelter[^384]</td>
<td>C</td>
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<td>C</td>
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<td>PUBLIC, INSTITUTIONAL, RELIGIOUS, AND CIVICUSES[^381]</td>
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<tr>
<td>Adult or child day care center[^392]</td>
<td>C[^386]</td>
<td>P[^391]</td>
<td>P[^391]</td>
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<tr>
<td>Civic or cultural facility[^399]</td>
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<td>P</td>
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</tbody>
</table>

[^377]: Includes continuing care retirement facility and residential care facilities. Added as P use to MU-C. Now allowed in all areas of MU-FB.
[^378]: Currently not permitted in the R-1A district.
[^379]: Not permitted in B-1, B-3, B-4 or CACs, but permitted in SIR.
[^380]: Currently not permitted in the NE Plains SACs, and is a conditional use in the SUNs.
[^381]: Includes dormitory; fraternity or sorority house; and campus-related services, or fraternal organizations.
[^382]: Currently not permitted in SUNs.
[^383]: Added as P use in MU-FB, UC-TOD, E-470 residential Subareas, and as C use to E-470 Airport Distribution to carry out intent of Sec. 146-1219.
[^384]: New use.
[^385]: Includes licensed nursing homes, sanitariums and convalescent hospitals. Extended to all areas of MU-FB. Added as P use in Growth I-70 district. This use is under review and may be merged with another use.
[^386]: Currently not permitted in the R-1A district.
[^387]: Currently not permitted in the R-2M district.
[^388]: Currently a conditional use in the SUNs.
[^389]: This use is under review and may be revised to distinguish it from residential room rental as an accessory use.
[^389]: Currently not permitted in the R-1A or NE Plains I-70 Subarea.
[^390]: “Public Use” was deleted as a listed use, as it overlaps many others in this category and uses should generally not be regulated based on ownership.
[^392]: Includes adult day care; child or adult day care, includes child care centers, large; child care centers, small; child care centers, large and small; child or adult day care, small or large; and child or adult day care center, large or small. Now allowed in all areas of MU-FB.
[^393]: Currently not permitted in the R-1A district.
[^394]: Permitted in B-1, B-3, B-4 and CACs, but not in SIR.
[^395]: Adult day care currently not permitted in MU_F FB districts or I-1, or I-2 districts.
[^396]: Includes cemeteries, mortuaries, crematoriums; crematories, mausoleums, and columbarium.
[^397]: Currently not permitted in the NA district.
[^398]: Currently permitted in M-1 and M-2 districts.
## Table 3.2-1
### Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open&lt;sup&gt;338&lt;/sup&gt;</th>
<th>Mixed-Use&lt;sup&gt;329&lt;/sup&gt;</th>
<th>UC-TOD</th>
<th>Special Purpose&lt;sup&gt;330&lt;/sup&gt;</th>
<th>Use-Specific Standards</th>
</tr>
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<tbody>
<tr>
<td>Cub, lodge, and service organization&lt;sup&gt;339&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
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<td>Hospital</td>
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<tr>
<td>Meeting, banquet, and conference facility&lt;sup&gt;342&lt;/sup&gt;</td>
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<td>P</td>
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<tr>
<td>Mortuary&lt;sup&gt;343&lt;/sup&gt;</td>
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<tr>
<td>Park and open space&lt;sup&gt;344&lt;/sup&gt;</td>
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<td>P</td>
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</tbody>
</table>

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<sup>338</sup> Includes cultural facilities; civic, cultural facilities; museums and galleries; civic/cultural facilities; and theaters and performing arts venues, not including sexually oriented businesses. Added as a C use in the O district.

<sup>339</sup> Currently not permitted in SUNs.

<sup>340</sup> Includes civic, professional, and fraternal organizations; clubs, lodges or service organizations; and clubs, lodges fraternal and service organizations. Currently not permitted in I-3.

<sup>341</sup> Currently not permitted in SUNs.

<sup>342</sup> Includes mortuary establishments; mortuary; mortuaries; mortuary or crematorium; crematoriums; cemeteries, crematories, mausoleums, and columbarium; cemetery or mausoleum; and cemetery and mortuaries.

<sup>343</sup> Currently not permitted in SUNs.

<sup>344</sup> Currently not permitted in SUNs.

<sup>345</sup> Includes meeting, conference, and convention facilities; and meeting facilities and conference centers. Added as P use in MU-FB.

<sup>346</sup> Currently not permitted in the B-1, B-3, B-4, or SIR districts, but is permitted in the CACs.

<sup>347</sup> Currently not permitted in SUNs.

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<sup>330</sup> Permitted if structure vacant for 10 years or more

<sup>338</sup> Includes meeting, conference, and convention facilities; and meeting facilities and conference centers. Added as P use in MU-OA and MU-FB.

<sup>339</sup> Currently not permitted in SUNs.

<sup>340</sup> Currently not permitted in I-3.

<sup>341</sup> Added as P use in MU-C.

<sup>342</sup> Deleted as P use in MU-OA Pedestrian Subarea. Currently not permitted in SIR.

<sup>343</sup> Currently not permitted in SUNs.

<sup>344</sup> Currently a C use in UC-TOD transition Subarea.

<sup>345</sup> Includes meeting, conference, and convention facilities; and meeting facilities and conference centers. Added as P use in MU-FB.

<sup>346</sup> Currently not permitted in SUNs.
### Table 3.2-1: Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open</th>
<th>Mixed-Use</th>
<th>UC-TOD</th>
<th>Special Purpose</th>
<th>Use-Specific Standards</th>
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<tbody>
<tr>
<td></td>
<td>R-R</td>
<td>MU-O</td>
<td>P =</td>
<td>A = Accessory to primary use</td>
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<td>OS</td>
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<td>Place of worship 425</td>
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<td>School, elementary and secondary 426</td>
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<td>AGRICULTURAL and ANIMAL-RELATED USES 427</td>
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<td>Agriculture 425</td>
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<td>Plant and tree nursery and greenhouse 435</td>
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<td>Riding academy</td>
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<td>Urban agriculture 436</td>
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<tr>
<td>Veterinary clinic and hospital 441</td>
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</tbody>
</table>

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**Footnotes:**
- 423 Currently not permitted in the NA district.
- 424 Currently not permitted in SIR district.
- 425 Includes "places of worship and public assembly".
- 426 Includes schools, elementary and secondary; schools, elementary or secondary; schools; private schools; and schools, public and private.
- 427 Equestrian trail use (only permitted in NA district) was deleted. Trails are generally not zoned. Feedlot use (A C use only in Ag district) was also deleted.
- 428 Includes agriculture (including grazing); crop farming; dairy farming; agricultural buildings; and farm animal pasturage, and accessory storage of agricultural products produced off the premises. Agricultural buildings currently only listed in the A district.
- 429 Currently not permitted in the B-1, B-2, B-3, B-4, A-O, and C-O districts only allow private schools. Added as P use to MU-FB.
- 430 Currently not permitted in the NA district. Also merged definitions for veterinary clinic and veterinary hospital. Currently hospitals can have outdoor areas, which have now been made a C use. Added as a P use in MU-OA and remaining areas of MU-FB.
- 431 Animal hospitals are currently not permitted in the B-1 and CACs, but is permitted in the B-3, B-4 and SIR districts.
- 432 Currently not permitted in SUNs.
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open&lt;sup&gt;338&lt;/sup&gt;</th>
<th>Mixed-Use&lt;sup&gt;329&lt;/sup&gt;</th>
<th>UC-TOD</th>
<th>Special Purpose&lt;sup&gt;330&lt;/sup&gt;</th>
<th>Use-Specific Standards</th>
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<td>Catering service</td>
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</tbody>
</table>

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400 P = Permitted, C = Conditional, A = Accessory to primary use, T = Temporary use, V = Permitted if structure vacant for 10 years or more.
401 Previously not permitted in Subarea 4.
402 Includes bars, taverns and nightclubs; taverns and nightclubs. Added as C use in MU-N and MU-O. Added as C use to MU-N.
403 Currently not permitted in E470 and NE P CACs, but is permitted as a C use in the B-1, B-3, B-4 and SIR districts.
404 Currently not permitted in the NE Plains SACs and SUNs.
405 Previously called bed and breakfast residences. Property owner not required to reside on the premises. Added as P use to MU-N, MU-OA, and MU-FB districts and V use in MU-C.
406 Not permitted in B-1, B-3, B-4 or CAC areas but permitted in SIR.
407 Currently not permitted in E-470 RACs and NE Plains SACs.
408 Includes microbrewery. Changes from a C use to a P use in UC-R and G-AC district.
409 Currently not permitted in the CACs, but permitted in the B-1, B-3, and B-4 districts and in SIR, currently not permitted B-1 district or CACs, but permitted in B-3 and B-4 districts. Added as P use in UC-TOD and remaining MU-FB Subarea.
410 Both uses currently not permitted in the NE Plains SACs and SUNs.
411 Currently permitted in SIR.
412 Currently not permitted in the CACs, but is permitted in the B-1, B-3, and B-4 districts.
413 Includes hotel, full service; hotels, motels, and extended stay lodging. Restrictions on location and number of hotels in MU-FB now contained in use-specific standards.
414 Currently not permitted in the B-1 district, but is permitted in the B-3 and B-4 districts, CACs, and SIR.
415 Currently not permitted in SUNs.
416 Includes nightclub.
417 Currently not permitted in the B-1 district or CACs, but permitted as a conditional use in the B-3 and B-4 districts.
418 Currently not permitted in the NE Plains SACs and SUNs.
419 Includes restaurant; restaurant, drive-through; and restaurants, without drive-throughs.
420 Restaurants previously not allowed in the E-470 NACs, but are allowed in the NE Plains NACs.
421 New use name – includes arts and crafts display, production and sales; art spaces; and creative industries. Added as P use in I-1 and I-2.
422 Currently not permitted in B-1, B-3, B-4 or CACs, but permitted in SIR.
### Table 3.2-1
Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open</th>
<th>Mixed-Use</th>
<th>UC-TOD</th>
<th>Special Purpose</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MU-OA</td>
<td>UC-TOD</td>
<td>Special Purpose</td>
<td>Use-Specific Standards</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P = Permitted</td>
<td>A = Accessory to primary use</td>
<td>C = Conditional use</td>
<td>T = Temporary use</td>
<td>V = Permitted if structure vacant for 10 years or more</td>
</tr>
<tr>
<td>Medical and dental clinic</td>
<td>C</td>
<td>C</td>
<td>3.2.1</td>
<td>3.2.1.M</td>
<td>3.3.5.F</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
<td>3.2.1</td>
<td>3.2.1.R</td>
<td>3.3.5.F</td>
</tr>
<tr>
<td>Office, flex</td>
<td>P</td>
<td>V</td>
<td>3.2.1</td>
<td>3.2.1.R</td>
<td>3.3.5.F</td>
</tr>
<tr>
<td>Recreation and Entertainment</td>
<td>C</td>
<td>C</td>
<td>3.2.1</td>
<td>3.2.1.R</td>
<td>3.3.5.F</td>
</tr>
<tr>
<td>Indoor recreation and entertainment</td>
<td>P</td>
<td>C</td>
<td>3.2.1</td>
<td>3.2.1.R</td>
<td>3.3.5.G</td>
</tr>
<tr>
<td>Outdoor recreation and entertainment</td>
<td>P</td>
<td>P</td>
<td>3.2.1</td>
<td>3.2.1.R</td>
<td>3.3.5.H</td>
</tr>
<tr>
<td>Pari-mutuel Wagering Facility</td>
<td>P</td>
<td>C</td>
<td>3.2.1</td>
<td>3.2.1.R</td>
<td>3.3.5.I</td>
</tr>
<tr>
<td>Private golf course, tennis club, and country club</td>
<td>P</td>
<td>P</td>
<td>3.2.1</td>
<td>3.2.1.R</td>
<td>3.3.5.I</td>
</tr>
</tbody>
</table>

---

467 Includes medical clinics; clinics, medical and dental; medical care; Added as C use throughout MU-FB. Restrictions on locations on G-FRA district were deleted.
468 Currently not permitted in the R-O district.
469 Includes offices; business, service and professional offices; temporary employment offices; philanthropic and charity institutions; and studio, including television and radio broadcasting station (antennas are an accessory use in some districts); banks; savings and financial institutions with drive-through facilities; laboratory; research & development.
470 Includes office-warehouse; and office-warehouse, flex-office. Added as V use to MU-C and MU-OA.
471 Currently not permitted in the E-470 RACs and SUNs.
472 New use name. Includes commercial indoor recreation; entertainment and recreation, indoor; indoor recreational uses; indoor recreational facilities, excluding amusement enterprises; recreational facilities, indoor, excluding amusement enterprises; bowling alleys; and fitness and recreational sports centers. The teen club use is now included, and separate use-specific standards for teen clubs have been deleted. Now permitted in all areas of MU-FB.
473 Currently not permitted in the NA district and P use in O district.
474 Deleted as P use in MU-OA; added as P use in E-470 light industrial and Buckley R&D.
475 Currently not permitted in the B-3 or B-4 districts, CACs, or SIR but is permitted in the B-1 district.
476 Includes commercial outdoor recreation; outdoor recreational facilities; recreation, outdoor; outdoor recreation and entertainment; entertainment, outdoor; amusement enterprises; and amusement parks.
477 Currently not permitted in the NA district.
478 Currently not permitted in the B-1, B-3 or SIR, is a C use in the CACs. Outdoor recreation currently a C use in the B-1, B-3, and B-4 districts.
479 Currently not permitted in SUNs, and is a C use in the NE Plains SACs. Amusement enterprises currently not permitted in the E-470 RACs and SUNs. Currently not permitted in SUNs, and is a conditional use in the E-470 RACs.
480 Outdoor recreation and entertainment currently a conditional use in the E-470 Mixed-Use Subareas other than recreation/entertainment Subarea.
481 Outdoor recreation and entertainment currently a conditional use in the E-470 Mixed-Use Subareas other than recreation/entertainment Subarea.
482 Amusement enterprises currently a conditional use in the NE Plains I-70 and General Subareas.
483 Deleted as P use in MU-OA; added as P use in E-470 Buckley R&D Subarea.
484 Currently not permitted in the CACs or SIR, but is permitted as a conditional use in the B-1, B-3, and B-4 districts.
485 Includes private golf courses, tennis clubs, & country clubs; and public or private tennis clubs & country clubs.
### Table 3.2-1: Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open Use</th>
<th>Mixed-Use Use</th>
<th>Special Purpose Use</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational vehicle park</td>
<td>p p p p</td>
<td>p</td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Theater</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Sales and Personal Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home building supplies</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pawnbroker</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal service, large</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal service, small</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Retail sales, large</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail sales, small</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Retail marijuana store</td>
<td></td>
<td></td>
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<tr>
<td>Retail marijuana cultivation, product manufacturing, and testing facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sexually-oriented businesses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage, distribution, or wholesaling</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Above ground bulk storage of flammable gasses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**Notes:**

467 Currently not permitted in the E-470 RACs and NE Plains SACs.
468 Added as P use in E-470 Light Industrial and NEP General Subareas.
469 Currently not permitted in the NA district.
470 Currently not permitted in the NA district.
471 Currently not permitted in the CACs or SIR, but is permitted in the B-1, B-3, and B-4 districts.
472 Current code limits to some Subareas, now permitted in all Subareas. Now permitted in all areas of MU-FB.
473 Currently a C use in TOD-transition area.
474 Includes feedstores, lumberyards, woodyards, and other similar storage yards. Added as P use to I-1 district.
475 Deleted as P use in MU-OA; added as P use in MU-N
476 Currently not permitted in the CACs or SIR, but is permitted in the B-1, B-3, and B-4 districts.
477 Includes personal service establishments; photocopying; photocopying and printing. Now split into large and small to better fit character of the areas. Large no longer permitted in MU-N, MU-O or MU-OA. Now allows non-industrial photocopying and printing into MU-O, MU-OA, MU-C (formerly B-1, B-2, and B-4 areas); MU-SIR, MU-FB, and MU-CC, and extends other forms of personal service into I-2, E-470 light industrial, and E-470 Buckley R&D areas.
478 Includes retail sales, now split into large and small to better fit character of the areas. Large deleted as P use in MU-N, MU-O or MU-OA. Liquor stores now subject to a buffer requirement from residential neighborhoods.
479 Currently not permitted in SIR.
480 Currently not permitted in NE Plains SUN Subareas.
481 This use may be separated into separate adult entertainment and adult retail uses.
482 Storage of liquids removed from this category and now included in Bulk Storage use.
## Table 3.2-1: Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open</th>
<th>Mixed-Use</th>
<th>UC-TOD</th>
<th>Special Purpose</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-R</td>
<td>MU-OA</td>
<td>Edge</td>
<td></td>
<td></td>
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<tr>
<td>Bulk commodity storage facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor storage as a principal use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Sale at wholesale</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-storage facility</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage, distribution, and warehousing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy manufacturing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light manufacturing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

503. Includes outdoor storage as a principal use (including contractor storage yard); contractor storage yard with outside storage; and contractor yards for vehicles, equipment, materials, and supplies.

504. Located in an Accident Potential Zone. Note in Table 9.4 indicates that the only mixed-use district that permitted outdoor storage in an APZ is the Buckley R&D.

505. Includes wholesaling, storage, or warehousing; and sales at wholesale or storage – includes sales, warehousing and storage of any commodity except: live animals, radioactive, infectious or hazardous waste, and commercial explosives. Added as P use in I districts.

506. Currently not permitted in SUNs, and is a conditional use in E-470 RACs.

507. Includes self-storage facilities; self-storage facilities and mini-warehouses; and mini-warehouses and self-storage facilities.

508. Currently not permitted in the B-1 district, but is permitted in the CACs and permitted as a conditional use in the B-3 and B-4 districts.

509. Currently not permitted in E-470 RACs and SUNs, or SIR district, but permitted in B-1, B-3, and B-4.

510. Currently not permitted in I-3

511. Includes wholesaling, storage, or warehousing; and sales at warehouse or storage – includes sales, warehousing and storage of any commodity except: live animals, radioactive, infectious or hazardous waste, and commercial explosives.

512. Includes equipment rental; equipment repair; and repair, rental, and servicing (non-vehicle). Added as P use to MU-OA and MU-FB but limited to small personal and business equipment.

513. Equipment rental and repair currently not permitted in NE Plains CACs, but a P use in E-470 CACs. Currently not permitted in B-1 or SIR districts, but a P use in B-3 and B-4 or .

514. Currently not permitted in NE Plains SACs and SUNs.

515. New use – Includes animal food manufacturing; animal products; animal products manufacturing; basic chemical manufacturing; bio-fuels and ethanol manufacturing; carbon graphite manufacturing; cement and concrete products manufacturing; clay products and refractory manufacturing; grain and oil seed milling; other non-metallic mineral products; paint, coating and adhesive manufacturing; paint, coat and adhesive manufacturing; petroleum and coal products manufacturing; petroleum and coal products manufacturing; primary metal manufacturing; pulp, paper and paperboard mills; sawmills and wood preservation; sugar, sugar manufacturing; and leather and hide tanning and finishing.

516. Currently not permitted in the M-1 district.

517. Renamed from manufacturing, light, and now includes restricted light industrial uses. Includes: abrasive product manufacturing; aerospace product and manufacturing; breweries and distillaries (now allowed in E-470 Regional retail/commercial Subarea as a C use and in all other E-470 mixed use areas except Regional entertainment and in NE Plains I-70, General, and Front Range Subareas as a P use); computer and electronic manufacturing; electrical equipment; appliance and component manufacturing; converted paper products manufacturing; fabricated metal products; furniture and related product manufacturing; furniture related manufacturing; glass and glass products; glass and glass products (except packing containers) made in glass making plants; glass on glass products manufacturing; glass container manufacturing; and glass products (except packing containers) made from
### Table 3.2-1: Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open</th>
<th>Mixed-Use</th>
<th>UC-TOD</th>
<th>Special Purpose</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmers market</td>
<td>C</td>
<td>P</td>
<td></td>
<td>P</td>
<td>3.3.5.V</td>
</tr>
<tr>
<td>Educational institutions</td>
<td>C</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Restaurants</td>
<td>C</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Residential and low density mixed-use</td>
<td>C</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Commercial, mixed-use</td>
<td>C</td>
<td>P</td>
<td></td>
<td>P</td>
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</tr>
<tr>
<td>Office</td>
<td>C</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
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<tr>
<td>General retail</td>
<td>C</td>
<td>P</td>
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<td>P</td>
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<tr>
<td>Special Purpose</td>
<td>C</td>
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<tr>
<td>Mining</td>
<td>C</td>
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<td>P</td>
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</tr>
<tr>
<td>Oil and gas facility</td>
<td>P or C in all districts depending on location</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Transportation and Freight</td>
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<td></td>
<td></td>
<td>P</td>
<td></td>
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<tr>
<td>Aircraft hangar and aircraft maintenance facility</td>
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<td>P</td>
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<tr>
<td>Airports</td>
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<td>P</td>
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<tr>
<td>Intermodal cargo transfer yard</td>
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<td>P</td>
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<tr>
<td>Locomotive and railcar yard and repair</td>
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<td>P</td>
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<tr>
<td>Motor freight terminal</td>
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<td>P</td>
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<td>Railroad track</td>
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<td>P</td>
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<tr>
<td>Transit facility</td>
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<td>P</td>
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<tr>
<td>Electric power generator station</td>
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<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

*purchased glass; manufacturing, light; pharmaceutical and medicine manufacturing; soap, cleaning compound, and toilet preparation manufacturing; resin, synthetic rubber, and artificial synthetic fiber and filaments manufacturing; rubber product manufacturing; and manufacturing, other chemical product and preparation manufacturing (except explosives); processing and fabrication not including uses the table in Section 17-50. Uses listed in Section 17-49 include: animal food manufacturing, animal products, animal slaughtering, breweries, cement and concrete products, basic chemical manufacturing, clay products and refractory manufacturing, computer and electronic product manufacturing, converted paper products manufacturing, distilleries, electrical equipment, appliance and component manufacturing, explosives, fabricated metal products, furniture and related product manufacturing, pesticide, fertilizer and other agricultural chemical manufacturing, glass and glass products (except packing containers) made in glass making plants, junior colleges, technical trade schools, business schools, and computer and management training, glass container manufacturing, glass products (except packing containers) made from purchased glass, grain and oil seed milling, primary metal manufacturing, leather and hide tanning facility, lime and gypsum products, other non-metallic mineral products, paint, coating, and adhesive manufacturing, pulp, paper, and paperboard mills, petroleum and coal products, pharmaceutical and medicine manufacturing, radioactive products, rendering and meat byproduct manufacturing, resin, synthetic rubber, and artificial synthetic fiber and filaments manufacturing, rubber product manufacturing, sawmills and wood preservation. Current restricted light industrial uses no longer permitted in MU-C, MU-OA, or UC-TOD. Note 2 to Table 10.5, Section 146-1003 condition limiting emissions in E-470 Buckley R&D Subarea deleted because addressed by –APO overlay district, and imitation on metal products manufacturing in NE Plains I-70 area deleted as unnecessary.

515 Includes mining or mineral extraction. C use in A district and two NE Plains Subareas deleted because this is covered by the –CMO overlay district.

516 Inserted from 2014 City Council ordinance.

517 Currently not permitted in the NA district.

518 Includes locomotive and railcar maintenance, fueling and repair facilities; and railroad switching or classification yard.

519 Currently not permitted in M-1 and a C use in M-2.

520 This use may be deleted. Most newer codes do not zone railroad tracks, but site development standards can require spur setbacks from residential areas.

521 Includes commercial transit facilities; and terminal for public transit vehicles. Changed from C to P use in E470 and NE Plains mixed use Subareas.

522 Currently permitted as a conditional use in the B-1, B-3, and B-4 districts, not permitted in SIR, and permitted in the CACs.

523 Currently not permitted in SUNs.

524 Currently not permitted in M-2 and P in M-3.
## Table 3.2.1: Aurora Permitted Use Table

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar collector as a primary use[^17]</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>Telecom facility, freestanding[^18]</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Telecom facility, freestanding stealth[^19]</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Utility, major[^20]</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Utility, minor[^21]</td>
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<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Wind energy system, large[^22]</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Vehicle related Operations</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Automobile and light truck sales and rental[^23]</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motor vehicle body shop and painting[^24]</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motor vehicle fuel dispensing station[^25]</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

[^1]: Added as P use to O district.
[^2]: Inserted from current CMRS facility regulations; renamed to Telecom Facility.
[^3]: Not permitted in current M-0 but P in M-1
[^4]: Currently requires administrative review in M-2.
[^5]: Although permitted in residential districts, these facilities are not permitted on single-family residential lots.
[^6]: Currently not permitted in SIR.
[^7]: Includes utilities, major (electric substations only); and utilities major, that discharge visible air emissions or detectable odors.
[^8]: Currently not permitted in the B-1, B-3, B-4, or SIR districts, but permitted in E-470 and NE Plains CACs.
[^9]: Currently not permitted in SUNs.
[^10]: Currently P use in from G-MR.
[^11]: Includes public utilities; public utility transmission facilities; underground public utilities; and aboveground public utilities with potential for visual impacts
[^12]: Currently not permitted in the O district, and a P use in NA.
[^13]: Currently not permitted in SIR, permitted as a conditional use in the B-1 and B-3 districts, and permitted in the B-4 district and CACs.
[^14]: Includes electric power solar or wind. Deleted as C use in MU-N.
[^15]: Electric power solar or wind was previously a permitted use in the NE Plains I-70 Corridor, General, and Front Range Airport Subareas.
[^16]: In the B-1, B-3, and B-4 - No automotive repair and service use lawfully established prior to the effective date of Ordinance No. 2001-72 (January 5, 2002) that includes the removal of engines, transmissions, axels, or paint and/or body/frame repair shall be considered a nonconforming uses. Includes sale or rental of new and used motor vehicles; motor vehicle repair, service, fueling, sales and rental; automobile and light truck sales, rentals, service, car washers and fuel dispensing; Automobile and light truck sales, rental, servicing, or fuel dispensing; motor vehicle rental facilities; motor vehicle sales or rental facilities; and repair, rental and servicing (automobile). Currently a C use in UC-TOD transition Subarea.
[^17]: Currently a P use in SIR.
[^18]: Currently not permitted in SUNs.
[^19]: Includes painting and auto body uses adjacent to residential zones; motor vehicle repair; motor vehicle painting & auto body repair garage; motor vehicle painting & auto body repair garage; motor vehicle repair, painting and auto body uses. In M-1, this use currently requires conditional use approval if located adjacent to a residential zone district.
# Table 3.2-1: Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open</th>
<th>Mixed-Use</th>
<th>UC-TOD</th>
<th>Special Purpose</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-R</td>
<td>R-1</td>
<td>R-2</td>
<td>R-3</td>
<td>R-4</td>
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<tr>
<td></td>
<td>R-1</td>
<td>R-3</td>
<td>R-4</td>
<td>R-MH</td>
<td>OS (P)</td>
</tr>
<tr>
<td></td>
<td>MU-I</td>
<td>MU-O</td>
<td>MU-C</td>
<td>MU-D</td>
<td>MU-RE</td>
</tr>
<tr>
<td></td>
<td>C-RE</td>
<td>C-OS</td>
<td>C-OUT</td>
<td>C-OUTD</td>
<td>C-OUTS</td>
</tr>
<tr>
<td></td>
<td>P-P</td>
<td>P-P</td>
<td>P-P</td>
<td>P-P</td>
<td>P-P</td>
</tr>
</tbody>
</table>

**Motor vehicle indoor showroom or broker**

**Motor vehicle repair and service**

**Motor vehicle towing, salvage, and dismantling**

**Motor vehicle wash**

**Other motor vehicle, trailer, boat, or manufactured home sales or rental**

**Parking garage as primary use**

**Parking lot as primary use**

---

548 Includes motor vehicle repair, service, fueling, sales and rental; automobile and light truck sales, rentals, service, car washers and fuel dispensing; motor vehicle fuel dispensing stations, services, and/or washing facilities; motor vehicle fuel dispensing, service, and/or washing facilities.

549 Currently a P use in SIR.

550 Currently permitted in RAC, not permitted in SUNs, and a conditional use in NE Plains SACs.

551 Motor vehicle showrooms not currently permitted in the NE Plains CACs or SIR district, but are permitted in E-470 CACs and the B-1, B-3, and B-4 districts.

552 Currently not permitted in NE Plains SACs and SUNs.

553 Combines current vehicle towing and salvage/wrecking uses. Towing no longer permitted in I-2.

554 Currently not permitted in M-2.

555 New name, includes automobile and light truck sales, rentals, service, car washers and fuel dispensing; motor vehicle fuel dispensing stations, services, and/or washing facilities; and motor vehicle fuel dispensing, service, and/or washing facilities. Added as P use in I-2.

556 Currently not permitted in SIR.

557 Currently not permitted in NE Plains SACs and SUNs.

558 Includes sale of manufactured housing, recreation vehicles, or boats; and manufactured housing, recreational vehicle and boat sales service.

559 Currently not permitted in the B-1 district or CACs, but is permitted as a conditional use in the B-3 and B-4 districts. Currently not permitted in SIR.

560 Currently not permitted in the M-2 district.

561 Currently a P use in the NE Plains General Subarea.

562 Includes parking facilities; parking areas; parking facilities, commercial; parking garages; parking structures; parking or storage of motor vehicles (previously a C use in the I-70 Corridor Subarea of the NE Plains district); and underground parking facilities. Added as P or C use in mixed use districts except MU-OA and in E-470 mixed use Subarea.

563 Currently not permitted in SIR.

564 Includes parking lots; parking facilities; parking or storage of motor vehicles (previously a C use in the I-70 Corridor Subarea of the NE Plains district). Added as P use in UC-R district, I-1 district, and in E-470 mixed use Subarea.

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Aurora, CO
Public Draft – October 2016
Page 126
### Table 3.2-1: Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential and Open</th>
<th>Mixed-Use</th>
<th>UC-TOD</th>
<th>Special Purpose</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-R</td>
<td>R-1</td>
<td>R-2</td>
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<td>R-4</td>
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<tr>
<td></td>
<td>MU-O</td>
<td>MU-C</td>
<td>MU-D</td>
<td>MU-E</td>
<td>MU-F</td>
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<tr>
<td></td>
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<td></td>
<td>OS-6</td>
<td>OS-7</td>
<td>OS-8</td>
<td>OS-9</td>
<td>OS-10</td>
</tr>
<tr>
<td>Waste and Recycling</td>
<td>P = Permitted</td>
<td>C = Conditional</td>
<td>A = Accessory to primary</td>
<td>T = Temporary use</td>
<td>V = Permitted if structure vacant for 10 years or more</td>
</tr>
<tr>
<td>Bio-medical waste treatment facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recycling collection facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Solid waste transfer facility</td>
<td>P</td>
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<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Sewage disposal plant</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Solid waste transfer facility</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Aboveground bulk storage of flammable liquids and gasses</td>
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<td>P</td>
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<td>P</td>
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<tr>
<td>Adult or child day care home</td>
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<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Ambulance service</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Caretaker’s residence</td>
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<tr>
<td>Christmas tree sales</td>
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<tr>
<td>Drive-up or drive-through facility</td>
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<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling unit, accessory</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**Notes:**
- 569 Currently permitted in the O district, but we believe that was intended to mean accessory, not primary, parking facilities.
- 570 Currently not permitted in the CACs or SIR, but permitted in the B-1, B-3, and B-4 districts.
- 571 Hazardous waste transfer facility (a P use in two NEP Subareas), composting dumps and composting (a C use in Ag and I-1 and a P use in I-2 and 2 NEP areas) deleted as a use.
- 572 New use.
- 573 Includes recycling and collection centers, small; recycling collection facilities and reverse vending machines; and recycling collection facility. Deleted as a P use in MU-OA.
- 574 Currently not permitted in SUNs.
- 575 Currently not permitted in M-2.
- 576 Currently a P use in M-3.
- 577 Deleted benches and picnic tables; and bicyclical and pedestrian paths as uses in the NA district.
- 578 Currently not permitted in M-2.
- 579 Includes day care homes, child or adult.
- 580 Currently not permitted in the E-470 RACs and NE Plains SACs, but is permitted in the SUNs.
- 581 Ambulance services not previously permitted in the NE Plains CACs or SIR, but are permitted in the E-470 CACs.
- 582 Currently not permitted in NE Plains SACs and SUNs.
- 583 Currently not permitted in the O district.
- 584 Currently listed as a permitted use.
- 585 Includes drive-up or drive-through facilities (located to the side or rear of the building and not at street corners), and restaurant, drive-through. Drive through restaurants are currently a C use in MU-O, MU-C, MU-R, I-1, and the E-470 and NE Plains mixed use Subareas, but are not permitted in NE Plains SUN areas. Added as CA use in MU-OA Roadside Subarea. Deleted from UC-TOD Core Subarea but added as CA use to UC-TOD Edge Subarea.
- 586 Currently not permitted in SIR.
## Table 3.2.1: Aurora Permitted Use Table

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<thead>
<tr>
<th>Land Use</th>
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<th>Special Purpose</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-R</td>
<td>R-1</td>
<td>R-2</td>
<td>R-3</td>
<td>R-4</td>
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<tr>
<td>Dwelling, short-term rental</td>
<td>A</td>
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<td>A</td>
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<td>A</td>
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<tr>
<td>Electric vehicle charging facility</td>
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<td></td>
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<td>A</td>
<td>A</td>
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<tr>
<td>Home occupation</td>
<td>A</td>
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<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Mining or mineral extraction as an interim use</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
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<tr>
<td>Motor vehicle fuel dispensing facility, accessory</td>
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<td></td>
<td></td>
<td>A</td>
<td>A</td>
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<tr>
<td>Parking facility, accessory</td>
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<td></td>
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<td>A</td>
<td>A</td>
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<tr>
<td>Park and open space</td>
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<td></td>
<td></td>
<td>A</td>
<td>A</td>
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<tr>
<td>Radio and television antenna tower</td>
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<td></td>
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<td>A</td>
<td>A</td>
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<tr>
<td>Recycling collection facility</td>
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<td></td>
<td></td>
<td>A</td>
<td>A</td>
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<tr>
<td>Roadside sales stand</td>
<td></td>
<td></td>
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<td>A</td>
</tr>
<tr>
<td>Rodeo practice arena</td>
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<td></td>
<td></td>
<td>A</td>
<td>A</td>
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<tr>
<td>Scientific, environmental, or interpretive educational use</td>
<td></td>
<td></td>
<td></td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Solar collector, accessory</td>
<td></td>
<td></td>
<td></td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

587 Includes dwellings, granny flat; and accessory residential units in existing residential buildings. Added as A use to R-1, R-2, R-3, R-4, MU-C, MU-OA, G-LR, and G-MR districts.

588 This use will be under continuing discussion.

589 Currently not permitted in B-1, B-3, B-4 or CACs, but permitted in SIR.

590 Currently not permitted in E-470 RACs and NE Plains SACs.

591 New use.

592 Deleted from residential zoning districts except R-4 and from OS district.

593 Now permitted in all districts where residential use is allowed.

594 Not currently permitted in SIR; added as A use in MU-C, MU-R, I-1, I-2, and Growth mixed use.

595 Car wash facilities currently not permitted in SIR.

596 Added to clarify that design and operational conditions for primary parking facilities also apply to accessory facilities.

597 Includes passive recreation area. Added as A use in almost all districts.

598 Currently not permitted in the O district.

599 Only when accessory to allowed use in the B-1, B-3, and B-4 districts, and not permitted in SIR.

600 Includes radio or television antenna tower and studio, radio or television broadcasting with antenna. The studio is now an office use, only antennas are accessory. Deletes antennas as an accessory uses in current B-4 districts. Added as A use in I-2.

601 Added as A use to all remaining mixed use districts.

602 Currently only permitted in a district, which is being deleted. Added as A use in R-R district and all mixed use districts.

603 Added as A use in R-R district.

604 Currently not permitted in the O district.
### Table 3.2.1: Aurora Permitted Use Table

<table>
<thead>
<tr>
<th>Land Use</th>
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<th>Mixed-Use</th>
<th>UC-TOD</th>
<th>Special Purpose</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telecom facility, building-mounted&lt;sup&gt;605&lt;/sup&gt;</td>
<td>R-R</td>
<td>R-1&lt;sup&gt;606&lt;/sup&gt; A</td>
<td>A</td>
<td>A</td>
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<tr>
<td>Temporary event or sales&lt;sup&gt;607&lt;/sup&gt;</td>
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<td>A</td>
<td>A</td>
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<td>A</td>
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<tr>
<td>Temporary outdoor food or merchandise stand&lt;sup&gt;608&lt;/sup&gt;</td>
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<td>A</td>
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<tr>
<td>Urban agriculture, accessory&lt;sup&gt;609&lt;/sup&gt;</td>
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<td>A</td>
<td>A</td>
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<td>A</td>
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<tr>
<td>Wholesale, accessory</td>
<td>A&lt;sup&gt;610&lt;/sup&gt;</td>
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<td>A</td>
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<tr>
<td>Wind energy system, small ground-mounted&lt;sup&gt;611&lt;/sup&gt;</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Wind energy system, small roof-mounted&lt;sup&gt;613&lt;/sup&gt;</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Unlisted accessory or temporary use&lt;sup&gt;614&lt;/sup&gt;</td>
<td>AT</td>
<td>AT</td>
<td>AT</td>
<td>AT</td>
<td>AT</td>
</tr>
</tbody>
</table>

<sup>605</sup> Added as A use in R-MH and MU-N.<br>
<sup>606</sup> Currently not permitted in SIR.<br>
<sup>607</sup> Consolidates conflicting provisions in zoning cellular phone antenna regulations and CMRS regulations in Chapter 146-1200. Includes cellular phone antennae on multiple-family structures; cellular phone antennae on multiple-family structures. CMRS standard permit these facilities in RA, R-1, R-1A, PD, and PCZD; other zoning regulations permitted on multi-story buildings in R-2, R-3, R-4, RAC, and E-470 Subareas. Added as A use for all mixed use, industrial, and remaining areas of growth districts.<br>
<sup>608</sup> Currently not permitted in the R-1A district.<br>
<sup>609</sup> Currently not permitted in NE Plains SACs and SUNs.<br>
<sup>610</sup> New use.<br>
<sup>611</sup> Includes offices operated for residential development.<br>
<sup>612</sup> Use-specific standards were already established, though the use was never listed as a permitted use.<br>
<sup>613</sup> Current activity in residential areas added as accessory use in most zone districts.<br>
<sup>614</sup> Currently not permitted in the GACs or SIR, but is permitted in the B-1, B-3, and B-4 districts.<br>
<sup>615</sup> Added to remaining districts.<br>
<sup>616</sup> Currently not permitted in SIR.<br>
<sup>617</sup> Added to remaining districts.<br>
<sup>618</sup> Currently not permitted in SIR.<br>
<sup>619</sup> New to clarify current practice.
3.3 USE-SPECIFIC STANDARDS

3.3.1. GENERALLY

A. Cross-References in Permitted Use Table

All uses associated with a use-specific standard as indicated in the right-hand column of Table 3.2-1 shall comply with the applicable standards in this Section. All development shall also comply with applicable provisions of Article 146-4, Development Standards.

B. Resolution of Conflicting Standards

In case of a conflict between these use-specific standards and the requirements in Article 146-4, these use-specific standards shall apply, unless otherwise noted.

C. Required Spacing Does Not Create Nonconforming Uses

Where these use-specific standards require spacing between uses, no existing use that complied with applicable spacing requirements when it was created shall be made nonconforming because of the later location of any facility closer than the required spacing, or because of an amendment to this UDO changing any applicable spacing distance.

3.3.2. RESIDENTIAL USES

A. Generally

1. It is unlawful for more than one family or family group, as defined in Section 146-500, to live in a dwelling unit.

2. It is unlawful for more than one person required to register as a sex offender pursuant to Colorado’s Standardized Treatment Program for Sex Offenders, as amended, to live in a dwelling unit unless related by marriage or consanguinity.

B. Dwelling, Single-Family Detached

1. In the MU-N district, any single-family detached dwelling existing on [effective date of the ordinance] shall be considered a conforming dwelling.

2. In MU-C district, only garden court dwellings and co-housing units are permitted in Subarea A.

3. Any single-family detached dwelling containing less than 600 square feet of gross floor area shall have a covered outdoor porch located on the front of the dwelling containing not less than 50 square feet of area.

C. Dwelling, Co-Housing Development

1. Minimum project size is 5 acres, and the maximum project size is 10 acres.

2. The maximum size of each co-housing unit is 1,000 sq. ft. of gross floor area.

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620 The term “waiver” is used for some of the use-specific standards proposed in Module 1. That term will be revised in the consolidated draft to reference the new adjustment procedures proposed in Module 3.
621 New.
622 New.
623 New.
624 Standard in current146-1226 requiring 100 square feet of open space per bed in nursing homes was deleted as obsolete; open space and design are considered in licensing decisions.
625 New.
626 Condition limiting this use to mapped areas in NE Plains I-70 Subarea deleted as unnecessary.
627 New.
628 New.
629 New standards for new use.
3. Co-housing projects shall be organized as condominium developments meeting all requirements of Colorado state law.

4. A shared open space containing at least 10% of the project area shall be provided.

5. A shared facility for communal cooking, dining, and other activities containing at least 2,000 sq. ft. shall be provided.

6. Individual lots or portions of the project may not be subdivided for sale.

7. Zone district lot requirements and setback requirements shall apply to the project site as a whole, but not to individual co-housing dwelling sites.

8. Each project site shall maintain a vegetated buffer at least 10 ft. wide, meeting the requirements of Section xxx (cross-reference to intensive buffer standard in landscaping Chapter) along each side and rear lot line, and no portion of any primary or accessory structure may be located in that buffer area.

9. The minimum on-site parking requirement is 1 vehicle space per dwelling unit.

10. Each applicant shall submit a site plan identifying individual co-housing dwelling sites, streets, parking areas, storm drainage facilities, common areas and facilities, and any other features required to be identified by this Code or state condominium law. The Development Plan shall be subject to approval the Planning and Zoning Commission prior to development, and shall be binding upon all development once approved.

11. Each applicant shall sign a Development Agreement with the City agreeing that the condominium association shall maintain all streets, utilities, and infrastructure that is not dedicated to and accepted by the City in perpetuity.

D. Cottage Development

1. Minimum project size is 1 acre, and maximum project size is 2 acres.

2. No cottage development may be located within one-quarter mile of another cottage housing development, measured at the closest points on the property boundaries.

3. The maximum size of each cottage unit is 800 sq. ft. of gross floor area.

4. Maximum project density shall be measured in square feet of gross floor area in cottage units, rather than in the number of dwelling units. The maximum density shall be no more than 200 percent of the maximum permitted density of any residential property adjacent to the project site, or if there is no residential property adjacent to the project site then no more than 16,000 square feet of gross floor area in cottage units per acres of project site area.

5. Co-housing projects shall be organized as condominium developments meeting all requirements of Colorado state law.

6. Individual cottage lots or portions of the project may not be subdivided for sale.

7. Zone district lot requirements and setback requirements shall apply to the project site as a whole, but not to individual co-housing dwelling sites.

8. Each project site shall maintain a vegetated buffer at least 10 ft. wide, meeting the requirements of Section 29-5.4 (cross-reference to intensive buffer standard in Landscaping and Screening) along each side and rear lot line, and no portion of any primary or accessory structure may be located in that buffer area.

9. Each applicant shall submit a site plan identifying individual co-housing dwelling sites, streets, parking areas, storm drainage facilities, common areas and facilities, and any other features required to be identified by this Code or state condominium law. The

630 New standards for new use.
Article 146-3: Use Regulations

Development Plan shall be subject to approval the Planning and Zoning Commission prior to development, and shall be binding upon all development once approved.

10. Each applicant shall sign a Development Agreement with the City agreeing that the condominium association shall maintain all streets, utilities, and infrastructure that is not dedicated to and accepted by the City in perpetuity.

E. Dwelling, Single-Family Attached

In MU-C district, only this use is only permitted in Subarea A.

F. Dwelling, Live/Work

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

2. At least one person shall reside in the dwelling unit where the nonresidential activity or activities occur.

3. The residential unit shall be located above or behind the non-residential areas of the structure.

4. The commercial activity shall not exceed 50 percent of the gross floor area of the dwelling unit.

5. Signs are limited to not more than two non-illuminated wall or window signs not exceeding 10 square feet in total area.

6. The work activities shall not adversely impact the public health, safety, or welfare of adjacent properties.

G. Dwelling, Multifamily

1. In the Subarea C of the MU-C District, this use must be in elevator buildings.

2. In the UC-TOD District Core Subarea, dwelling units shall not be located on any street-facing portion of the ground floor.

3. If a new multifamily dwelling structure is built, or an existing multifamily dwelling structure is expanded by more than 1,000 square feet of gross floor area, and the property does not have an area or structure for the collection of waste materials for recycling, then an area or structure for that purpose shall be installed, and shall be sized to serve all residents of the multifamily residential dwelling structure.

H. Manufactured Housing

1. The installation of any manufactured housing units shall comply with Articles I, III and IV of Chapter 90 of the City Code. The management and operation of a manufactured housing park in any R-MH district shall be in compliance with the requirements of Article II of Chapter 90, except as specified for planned manufactured housing parks in Section 1128. At least one parking space shall be provided for each unit except as specified for planned manufactured housing parks in Section 1228. Such spaces shall be eight feet by 20 feet.

631 Replaces B-4 note making uses existing on 12/1/87 conforming uses.
632 Revised standards, based on those from TOD district unless otherwise noted.
633 New standard.
634 New standard.
635 Conditions limiting to small and medium buildings deleted, because three building types now merged; condition limiting to mapped areas in NEP I-70 Subarea deleted as unnecessary.
636 Current SIR standard applied to Subarea A.
637 New standard to promote vertical mixed-use in the TODs.
638 New standard.
639 146-1227 and Table 5.1 note 8 in Section 146-501, revised to reference R-MH instead of M-H district.
2. All Manufactured Housing Parks shall be located in an R-MH district and shall comply with those standards in Section 146-2.4.6.

I. Group Home

1. FHAA Protected Citizens

Group homes 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, may be established in any residential zoning district or portion of a mixed use district or R-P or PD district that permits residential dwellings, subject to the licensing requirements of the state and the registration procedures described in this Subsection H.

a. Prior to establishing the group home, the owner/operator of the home shall register with the Department of Planning and Development on a form provided by the Department. Registration shall be effective for 12 months. Prior to expiration of such 12-month period, the owner/operator of the home shall apply for renewal. Renewal shall be granted by the Director if the group home continues to be in compliance with the definition of group home for FHAA protected citizens and state licensing requirements.

b. It shall be unlawful to operate a group home for FHAA protected citizens without first having registered as required in this Subsection H. It shall be unlawful to operate a group home with an expired registration.

c. In order to match the scale and character of the zoning district in which it is located, this use will generally be limited to the care of no more than six residents, plus staff, when established in the R-R, R-1, or R-2 zoning districts or any portion of a mixed use, R-P, or PD zoning district containing predominantly single-family detached dwellings.

2. Sixty Years of Age or Older

Group homes for persons 60 years of age or older may be established in any residential zoning district or portion of a mixed use district or R-P or PD district that permits residential dwellings, provided such group homes comply with the requirements in this Section.

a. Application

Prior to the establishment of a group home for persons 60 years of age or older, the owner/operator shall file an application with the Department of Planning and Development on an application form provided by the Department. An application shall be granted if the Director finds the proposal complies with the following criteria:

i. Any proposed new structure or structural changes to an existing structure shall be consistent in architectural design and style with the character of the surrounding neighborhoods;
ii. No administrative activities of any private or public organization or agency other than those incidental to operation of the specific group home shall be conducted on the premises of the group home;

iii. The Director or designee shall have the authority to impose reasonable conditions to the approval, which are found necessary to operate the group home in a manner compatible with the neighborhood.

b. Changes to Approved Group Home

All changes to the application or conditions of approval shall be approved by the Department of Planning and Development.

c. Permitted and Nonconforming Uses

Only those group homes as defined in this Code shall be permitted. Existing facilities under the former definition of "group homes" that do not comply with the provisions of this Section shall be considered nonconforming uses and shall be subject to the limitations on nonconforming uses in Section xx [now 146-105].

d. In order to match the scale and character of the zoning district in which it is located, this use will generally be limited to the care of no more than six residents, plus staff, when established in the R-R, R-1, or R-2 zoning districts or any portion of a mixed use, R-P, or PD zoning district containing predominantly single-family detached dwellings.

3. Domestic Violence Shelter

a. The Director is authorized to permit the operation of a domestic violence shelter. An application for a domestic violence shelter shall include any information that the director deems necessary to adequately review the proposed use. The permit shall be approved only if the director determines that the use will not negatively affect abutting properties and the surrounding neighborhood. No shelter shall be operated in a manner that constitutes a nuisance. The records of the application and permit shall be confidential.

b. In order to match the scale and character of the zoning district in which it is located, this use will generally be limited to the care of no more than six residents, plus staff, when established in the R-R, R-1, or R-2 zoning districts or any portion of a mixed use, R-P, or PD zoning district containing predominantly single-family detached dwellings.

### 3.3.3. PUBLIC, INSTITUTIONAL, RELIGIOUS, AND CIVIC USES

A. Hospital

1. In the R-4 district, no main building shall be less than 100 feet from the property line of any other residential district.

2. In the R-4 and MU-C districts, the facility shall be limited 25 beds inpatient capacity.

B. School, Elementary and Secondary

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645 New.

646 Reference to Special Use Permit deleted, since this is an administrative approval.

647 146-1221, revised to transfer authority to the director from the city manager or designee. 1,500 foot spacing requirements were deleted as unnecessary. There is no medical evidence supporting the need for spacing of domestic violence shelters.

648 New.

649 Several uses in this category were prohibited in the NE Plains Light Industrial Subarea, but consolidations have eliminated that Subarea, so the conditions were deleted.

650 Previously note 7 to Table 5.1, Section 146-1001. Minimum 2 acre site area requirement was deleted as unnecessary.

651 New.

652 New standards. Condition in 146-1003 Table 10.5 note 3 limiting locations in NE Plains Front Range Airport area deleted as this will be addressed by the --APO overlay.
1. All high schools shall be located on a site with direct access to an arterial or collector street.

2. Any elementary or middle school located on a site adjacent to an arterial or collector street shall provide an automobile pick-up/drop-off area with access from either a collector or local street, and shall provide a direct pedestrian connection to at least one local street adjacent to the site.

### 3.3.4. AGRICULTURAL AND ANIMAL-RELATED USES

**A. Agriculture**

In the R-R zoning district, it shall be unlawful to keep or maintain more than one head of livestock per one-quarter acre of area held in single ownership. The maximum number of livestock may be increased by the natural increment of each animal maintained thereon, and the offspring of such animal so quartered may be kept to the age of seven months.

**B. Horse Stable**

Horse stables shall meet the requirements of Section 14-131 of the Aurora Code.

**C. Kennel**

1. Those parts of structures in which animals are boarded shall be fully enclosed, with solid core doors and no operable windows, and shall be sufficiently insulated so no unreasonable noise or odor can be detected off the premises.

2. All boarded animals shall be kept within a totally enclosed part of a structure between the hours of 10:00 p.m. and 6:00 a.m.

3. In the UC-R and I-1 districts, and in the E-470 Regional Retail/Commercial Subarea, outdoor runs shall be located at least 150 feet from adjoining properties, except where the adjoining property is owned or occupied by the operator of the kennel.

4. In the NE Plains I-70 Corridor Subarea, this use is not permitted within ½-mile of either I-70 right-of-way or land zoned for residential land uses.

**D. Urban Agriculture and Urban Agriculture, Accessory**

1. When this is a primary use of land, the use is limited to the cultivation of plants; no animals may be raised on site.

2. When this is an accessory use of land:
   a. Keeping of chickens is permitted pursuant to Section 14-134; and
   b. Limitations on accessory structures based on the principal use or structure shall not apply.

3. Greenhouses, hoop houses, cold frames, storage sheds, and other accessory structures are limited to a maximum height of 12 feet and shall be set back at least 10 feet from any abutting lot with an occupied residential use.

4. The cumulative area covered by structures more than four feet above grade shall not exceed 25 percent of the site.

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653 Conflicting text about availability of feedlots in NE Plains area resolved by deleting the use.
654 146-1203(B), revised for clarity.
655 Previously note 6 from Table 5.1, Section 146-501. Phrase “running at large” was deleted from the end of this standard.
656 New standard.
657 New standard.
658 New standard to prevent disturbance from outdoor kennel use.
659 Previously note 2 from Table 10.5, Section 146-1003.
660 New standards.
5. Operation of power equipment or generators shall not occur between the hours of 10:00 p.m. and 7:00 a.m.

6. Sales of products grown on the site is permitted on the site, provided that the structure used for sales is no larger than 100 square feet and is not located in a required yard area.

7. Food products may be grown in soil native to the site if a composite sample of the native soil, consisting of no less than five individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the Missouri direct-contact standards for lead; and either:
   a. The City determines through maps, deeds, prior permits or a combination of those sources that the site has only been put to residential or agricultural use in the past; or
   b. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that (i) the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the thresholds listed in the tables in Subsection (6) below, as amended.

E. Veterinary Clinic and Hospital

1. In the NE Plains Front Range Airport Subarea, not permitted in Planning Areas designated “Heavy Industrial” by the Framework Development Plan (FDP). 661
2. In all districts except I-2, I-3, and the E-470 district I-70 corridor, General, and Front Range Airport Subareas, any outdoor facilities for animals shall require conditional use approval. 662

3.3.5. COMMERCIAL AND INDUSTRIAL USES 663

A. Bar and Tavern

This use is not permitted within 500 feet of a residential zoning district. 664

B. Bed and Breakfast 665

1. In the R-2, R-3, and R-4 districts, this use is limited to single family detached dwellings. 666
2. Each guest stay shall be limited to a maximum of 30 consecutive days.
3. In the R-2, R-3, and R-4 districts, food service shall only be provided to residents and overnight guests. 667
4. No food preparation or cooking shall be conducted within any bedroom made available for guests. 668
5. The exterior design of any exterior modification of the structure or premises shall be compatible with the character of the surrounding area and neighborhood. 669
6. The applicant for a bed and breakfast facility shall certify that the use will not violate any real property covenants. 670
3.3. Use-Specific Standards

Article 146-3: Use Regulations

3.3.5. Commercial and Industrial Uses

C. Hotel and Motel

1. In the MU-OA district, the first story shall be designed and used by one or more of the other uses permitted in the MU-OA district. The gross floor area to be used as hotel and motel uses shall not exceed more than 150% of the gross area of the lot.\(^{671}\)

2. In the MU-FB district, only one hotel not meeting the definition of a full-service hotel shall be permitted within [Insert current map of F-BAD Subarea 1]. This restriction does not apply to temporary housing for hospital patients and their families.\(^{672}\)

3. In the NE Plains Front Range Airport Subarea, this use is not permitted in Planning Areas designated “Heavy Industrial” by the Framework Development Plan (FDP).\(^{673}\)

D. Nightclub

This use is not permitted within 500 feet of a residential zoning district.\(^{674}\)

E. Art Studio or Workshop\(^{675}\)

1. Residences
   Each art studio or workshop residential unit shall be considered a separate and distinct residential unit for the purpose of calculating density. Art studios and workshops that incorporate the residential element shall be occupied and used only by an artist whose galleries and studios are located in the same building. In addition to the artist, the family of the artist may occupy the units. The residential space shall include a toilet, a shower and/or bath, and facilities for food storage, cooking, and preparation.

2. Sales
   Sales from the premises shall be limited to art and art-related products.

3. Studio/Work Area
   The studio and/or work area of the artspace shall be located in the front of the building with access to the public street and the sidewalk. Such access to the street shall be provided so that the studio or work area can be accessed without having to go through the residential area or any other use. The access shall include a front door to the street and sidewalk.

F. Office\(^{676}\)

1. In the R-4 district, only philanthropic and charity offices are permitted with conditional use approval.\(^{677}\)

2. Temporary employment offices shall conform to the following requirements.\(^{678}\)
   a. Indoor Waiting Area
      Temporary Employment Offices shall provide an indoor waiting area of adequate size and seating capacity to accommodate current and prospective clients and employees for extended periods of time.

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\(^{671}\) Previously note 6 to Table 6.1, Section 146-601.
\(^{672}\) Previously note 1 to Table 7.4, Section 146-711. This condition is under review and may be revised.
\(^{673}\) Previously note 3 to Table 10.5, Section 146-1003.
\(^{674}\) New.
\(^{675}\) 146-1247, renamed from Artspaces. This Section being reviewed to distinguish from Dwelling, Live/Work, and Home Occupation Restrictions on showrooms associates with offices deleted as unnecessary.
\(^{676}\) Per Table 5.1, Section 146-501.
\(^{677}\) 146-1251.
b. Restroom Facilities
Restroom facilities shall be available to all employees and customers of the Temporary Employment Office during all hours of operation. Restrooms shall be internally accessible from the business reception/waiting area. If the Temporary Employment Office is in a multi-level office building, the restrooms shall be directly accessible from a public hallway on the same floor as the employment office.

c. Hours of Operation
Temporary Employment Offices located directly adjacent to residentially zoned areas shall not operate between the hours of 8 p.m. and 6 a.m.

d. Minimum Distance between Uses
The minimum distance between Temporary Employment Offices shall be 1,500 feet. The distance separating these uses shall be measured by a straight line from the nearest property lines of these uses.

G. Indoor Recreation and Entertainment
1. In the R-R, R-1, R-2, R-3, R-4, M-H, and R-MH districts, recreational facilities are permitted if they are operated for residents only.679
2. In the MU-N and UC-R districts, the E-470 Residential Subareas, and the NE Plains Medium Density Residential Subarea, clubhouses and recreational facilities owned or operated by homeowner’s associations, apartment operators, or special assessment districts are permitted.680
3. In the MU-O district:
   a. Permitted indoor recreation facilities include only those that are primarily used by the occupants of the building and that are compatible with adjacent uses.
   b. This use shall not exceed five percent of the gross floor area of the building or 500 square feet, whichever is greater. Anything greater than 500 square feet, but not to exceed 15 percent of the gross floor area of the building, requires conditional use approval.681

H. Outdoor Recreation and Entertainment
1. In the R-R, R-1, R-2, R-3, R-4, M-H, and R-MH districts, recreational and entertainment facilities are permitted if they are operated for residents only.682
2. In the NE Plains Front Range Airport Subarea, this use is not permitted in Planning Areas designated “Heavy Industrial” by the Framework Development Plan (FDP).683

I. Pari-Mutuel Wagering Facility684
Pari-mutuel wagering facilities shall not be open or operate between the hours of 12:00 midnight and 6:00 a.m. if such facility abuts a residential zoning district.

J. Recreational Vehicle Park685
Any recreational vehicle (RV) park shall be subject to the following standards:

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679 Per Table 5.1, Section 146-501; revised for clarity.
680 Per use tables 9.1, 9.8, and 10.1. Not currently called out as a specific use in the E-470 RAC.
681 Previously notes 1 and 2 to Table 6.1, Section 146-601; revised for clarity.
682 Per Table 5.1, Section 146-501; revised for clarity and to include entertainment.
683 Previously note 3 to Table 10.5, Section 146-1003.
684 146-1245. 146-1210. Purpose statement deleted as unnecessary. Restrictions on tents, modified campers and other vehicles deleted. Limit to 30 day occupancy and record-keeping of guests deleted, since not being enforced. On-site parking standards deleted—those will be addressed for all uses in Module 2. These standards are under review and may be further simplified.
1. The recreational vehicle park shall be a minimum of five acres in size, and a maximum of 40 acres.

2. Recreational vehicles shall not be visible from adjacent or surrounding arterial streets or highways. Screening shall be accomplished through site selection, landscaping, buffering, and fencing.

3. Park entrances shall be directly from an arterial street. Routes to the park shall not pass through residential neighborhoods.

4. The gross density of the recreational vehicle park shall not exceed 9.0 RV sites per acre for the entire park, subject to the following Subsections.

5. A camping area shall not exceed 100 RV sites. A camping area is defined for purposes of this Section as an area that contains multiple RV sites, and is separated from other areas by a landscaped area complying with the standards of Subsection 6 below.

6. The RV park shall be landscaped in accordance with the standards and provisions of Article 14 of the Aurora Zoning Code, except as modified in this Section.\(^{686}\)
   a. Perimeter buffer widths of a recreational vehicle park shall be a minimum of 100 feet wide abutting a public right-of-way, a minimum of 100 feet wide at any property lines abutting a residential use or district, a minimum of 25 feet from industrial zones or uses, and a minimum of 50 feet at property lines abutting any other use or district. These minimums may be reduced by 20 percent through the use of a fence meeting city requirements with masonry columns, or 50 percent through buffer treatments meeting the standards for tall landscape screen or high masonry wall specified in Table 14.5 of Article 14 of the City Code.

   b. A landscaped area a minimum of 50 feet wide shall be provided between each camping area and contain a minimum of two trees per 4,000 square feet of area, with at least 40 percent of the trees being evergreens. The landscaped area shall be seeded with native grasses at a minimum. A reduced width may be approved by Planning and Zoning Commission where that width achieves the goal of adequate separation of the camping areas.

7. A minimum of 25 percent\(^ {687}\) of the RV park shall be open space. This may include natural areas, landscaped perimeter buffers, landscape areas between camping areas, trails and walks, the landscaped portions of RV sites, active recreation areas, and any other landscaped portions of the site. Open space shall not include the vehicular area of RV sites, parking, roadways, buildings, or other similar improvements.

8. Vehicular areas of each RV site shall be a minimum of 14 feet by 65 feet and shall be separated from any other site by a landscaped area a minimum of 10 feet in width extending the full length of the adjacent RV sites. Each landscaped area between RV sites shall provide a minimum of one deciduous shade tree and five shrubs and shall be seeded with native grasses at a minimum. Landscaping quantities shall increase by 50 percent for each five feet of additional landscaped area width.\(^ {688}\)

9. Two RV sites may be combined with no landscaped area between provided that utility services for both sites occupy the space between the sites, the recreational vehicles have a minimum separation of 10 feet, and a landscaped area on both sides of the combined spaces is provided that has a minimum width of 18 feet and extends the full length of the adjacent RV spaces. The landscape area required shall provide a minimum of two trees and 10 shrubs.

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\(^ {686}\) Minimum plant size deleted; citywide standards will apply. These standards may cross-reference more general standards when Module 2 development standards are drafted.

\(^ {687}\) Reduced from 45%.

\(^ {688}\) Minimum plant sizes and species mix deleted; citywide standards will apply.
10. Utility connections, associated equipment, and site amenities shall not be located within required landscaped areas. Any slide-outs, stairs or similar items shall be contained within the vehicular area of the site.

11. No more than one recreational vehicle shall be permitted at any individual site. Vehicles that tow or are towed by the recreational vehicle shall also be parked in the same portion of the site as the recreational vehicle.

12. A system of pedestrian links shall be provided throughout the park that links all Sections of the park with other Sections, with the entry station, and with site perimeter sidewalks.

13. Recreational vehicle parks shall have a full-time manager on site at all times.

14. Services and amenities within the park shall be restricted to use by registered campers and their guests, and shall include at a minimum water, sewer, and electricity for each site, water and sewer facilities for common buildings, dump stations, common bathrooms and showers in the camping area, laundry facilities, a management office, and an active recreational area. A minimum of two toilets and one shower per each 50 sites shall be provided, and located no more than 500 feet from any RV site in that camping area.

15. The active recreation area shall be a minimum of four percent of the site. Additional facilities may include a clubhouse, indoor swimming pool, outdoor amphitheater, food and beverage service, catering facilities, and other such similar amenities.

16. Sale of retail items shall be limited to registered campers and their guests, and shall not occupy more than 2,000 square feet of building area.

17. No blocking or skirting of RVs is permitted.

18. No outdoor storage by park guests shall be permitted.

K. Pawnbroker

Pawnbrokers shall not be located within two miles of another pawnbroker business location. If a pawnbroker use is abandoned, discontinued, or ceases operation for more than one year, it shall not be reestablished at that location if it is within a two-mile radius of the location of any other pawnbroker business.

L. Personal Service

In the MU-O district, only personal services that are primarily used by the occupants of the building are permitted.

M. Retail Sales

1. In the MU-C and MU-OA districts, this use requires conditional use approval if abutting a residential zoning district or use and operates between the hours of 12:00 midnight and 6:00 a.m.

2. In the MU-O district:
   Only retail sales that are primarily used by the occupants of the building are permitted.

3. In the UC-TOD Core and General Subareas:

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689 1.5 acre minimum and requirement for swimming pool and tot lot removed as unnecessary.
690 Simplified to remove exceptions and limits on number of seats.
691 146-1246. Note 10 to Table 6.1, Section 146-601 had a bad reference to 146-1247, which is artspaces not pawnbrokers.
692 Phrase requiring compatibility with adjacent uses was deleted as vague and unenforceable. Size limit of personal services deleted as unnecessary in light of this condition.
693 Per Table 6.1, Section 146-601. Considering the MU-C district (which includes CACs), this provision currently does not apply to the CACs, but does require conditional use approval in the B-1, B-3, and B-4 districts.
694 Previously notes 1 and 2 to Table 6.1, Section 146-601. Phrase requiring compatibility with adjacent uses was deleted as vague and unenforceable. Size limit of personal services deleted as unnecessary in light of this condition.
3.3. Use-Specific Standards

Article 146-3 : Use Regulations

3.3.5. Commercial and Industrial Uses

a. Greater than 60,000 gross floor area on the ground floor requires conditional use approval.\(^{695}\)
b. A grocery store with a maximum gross floor area of 80,000 square feet shall be a permitted use if shown in the station area plan.\(^{696}\)

4. Liquor stores\(^{697}\)

A liquor store shall not be established within 600 feet of a residential zone district unless a Conditional Use approval has been obtained.

5. Large indoor malls\(^{698}\)

Retail facilities that include more than 500,000 square feet of gross floor area, that contain more than 25 retail sales businesses, in which the primary entry to the majority of retail sales businesses is through an enclosed interior hallway(s), are permitted only in the MU-R zoning district.

6. Liquor Stores

No retail liquor store or liquor licensed drugstore, not existing or operating on February 1, 2004, shall be established, operated, or maintained within 2,000 feet of another liquor store as measured in a straight line from the nearest portion of the exterior of the existing business to the nearest portion of the exterior of the proposed business. Retail liquor stores and liquor licensed drugstores that existed or operated prior to the amendment of this Section are exempt from this Section as to those existing locations. Such preexisting uses are specifically considered existing businesses and not subject to the limitations of a nonconforming use or building as defined by Section 146-105 of this UDO. Existing licensed retail liquor stores or liquor licensed drugstores may change location only if the new location meets the dispersal requirement contained in this Section.

N. Retail Marijuana Establishments\(^{700}\)

The following standards shall apply to retail marijuana establishments in the city:

1. Distance from Schools

No retail marijuana store shall be licensed if located within 1,000 feet of a pre-K-12 public or private elementary, vocational, or secondary school. This distance shall be measured in a straight line from the nearest property boundary of the school property to the address point of the retail marijuana store.

2. Distance from Hospitals and Substance Abuse Treatment Center

No retail marijuana store shall be licensed if located within 500 feet of a hospital or substance abuse treatment center. This distance shall be measured from the nearest property boundary of the hospital or treatment center property to the address point of the retail marijuana store. For purposes of this Subsection, the terms "hospital" and "substance abuse treatment center" shall have the same meaning as set forth in Section 6-302 of the city Code.

3. Distance from Residential Uses and Residential/Open Zoning Districts

No retail marijuana cultivation, testing, or product manufacturing facility shall be permitted within 300 feet of an existing residential use or any residential or open zoning district. This distance shall be measured from the nearest property boundary of such use or district to the nearest property boundary of such facility.

695 Table 7-12, Section 146-730.
696 Previously note /3/ to Table 7-12, Section 146-730.
697 New provision.
698 New.
699 146-1250.
700 146-1253.
4. **Hours of Operation**

   It shall be unlawful for any retail marijuana store licensed pursuant to this code to remain open to the public at any time other than between the hours of 8:00 a.m. and 10:00 p.m. daily.

5. **Best Management Practices**

   Best management practices are mitigation measures applied to retail marijuana cultivation facilities to promote the cultivation of marijuana in an environmentally sensitive manner. Licensed retail marijuana cultivation facilities are required to employ best management practices to ensure mitigation of land use impacts from such facilities on the surrounding area, including, but not limited to, the installation of air scrubbing and filtration systems.

6. **Prohibited Uses**

   The following uses are not permitted within the city:
   a. Marijuana membership clubs;
   b. Vapor lounges;
   c. Off-premises retail marijuana storage facilities; and
   d. Outdoor cultivation, preparation, and packaging of marijuana.

7. **Additional standards for Retail Marijuana Testing Facility**

   [Materials from recently adopted City Council ordinance to be include here]

   **O. Sexually-Oriented Business**

   This use shall comply with Chapter 86-556 of the Aurora City Code (Location of Sexually-Oriented Businesses). 701

   **P. Bulk Commodity Storage Facility**

   This use is not permitted within ½-mile of I-70 right-of-way or within ½-mile of any land zoned for residential use. 702

   **Q. Outdoor Storage as Principal Use** 703

   1. The site shall be properly graded for drainage; surfaced with concrete, asphalt or any other improved surface approved by the city engineer; dust-free surfacing; and maintained in good condition, free of weeds, trash, and debris.
   2. The site shall provide barriers of such dimensions that occupants of adjacent structures are not unreasonably disturbed, either by day or by night, by the movement of vehicles, machinery, equipment, or supplies.
   3. The site shall provide entrances and exits located to minimize traffic congestion.
   4. The site shall provide barriers of such type and so located that no part of parked vehicles will extend beyond the yard space or into the setback space from a zone lot line abutting a residential zone lot or separated there from a street.
   5. The site shall be appropriately screened from view from adjacent non-industrial properties by an approved treatment that may include landscaping, decorative walls, or fencing.

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701 Current note 4 to Table 6.2, Section 146-602. Legal staff is reviewing these standards, and they may be revised.
702 Current note 2 to Table 10.5, Section 146-1003. Split into two separate standards.
703 Current Section 146-1262 standards for I-2 and I-3 districts made applicable to all districts. Restrictions on location in G-FRA district deleted, since screening provisions added. Screening and lighting requirements will be tied to objective standards in Module 2 Development Standards.
6. Lighting facilities shall be arranged so that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic.

7. The view of loading areas shall be minimized where visible, especially from the front line of the lot and from interstate highways or expressways.

8. In the G-I70 district, this use is not permitted within ½-mile of I-70 right-of-way or within ½-mile of any land zoned for residential land uses.

R. Self-Storage Facility

1. All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, which shall be stored only in exterior areas screened from view from any street frontage.

2. The storage of hazardous materials is prohibited. Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited.

3. The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances and other similar equipment on the premises is prohibited.

4. Where the site is adjacent to residentially-zoned land:
   a. Loading docks are prohibited on the side of the facility facing the residentially zoned land.
   b. A permanent screen shall be required and shall conform to landscaping and screening requirements in Section x.xx [Landscaping and Screening].
   c. Public access shall only be permitted between 6:00 a.m. and 10:00 p.m.

5. If the facility is located in an MU-C or UC-R district:
   a. It shall be in at least a two-story structure with storage units on upper floors with access doors to storage units accessed from interior hallways.
   b. It shall not have any garage doors or access doors to any storage unit facing any public street, unless the doors are screened from visible from the public street.

S. Equipment Rental and Repair

1. In the MU-C, UR-R, and UC-TOD districts, this use is limited to the repair of household and small business equipment and may have a maximum of 7,500 square feet of gross floor area on the ground floor, and outdoor storage is prohibited.

2. In the I-2 district, rental, repair, and servicing operations shall not occur adjacent to a residential zoning district. Any outdoor operations or storage areas shall be fully screened from view from adjacent properties by an approved treatment that may include landscaping, decorative walls, or opaque fencing.

T. Heavy Manufacturing

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704 Current note 2 to Table 10.5, Section 146-1003. Split into two separate standards.
705 New standards.
706 New standards.
707 New standards.
708 Per Table 7-12, Section 146-730, expanded to apply to MU-C and UC-R districts and limited to small equipment.
709 Revised from 146-1265, previously applied to the M-1 district.
In the NE Plains I-70 Corridor Subarea, manufacturing of animal products, basic chemical manufacturing, petroleum and coal products manufacturing, and paper and paperboard mills are not permitted within ½-mile of I-70 right-of-way or within ½-mile of any land zoned for residential land uses. 710

U. Oil and Gas Facility 711

1. Purpose
   The City Council declares that the purpose of this Section is to facilitate the development of oil and gas resources within the city limits and to mitigate potential land use conflicts between oil and gas development and existing and planned land uses. Nothing in this Section shall be construed as giving the city the authority to enforce state regulations. If it is established by competent evidence that a proposed oil and gas facility fails to meet the regulations in this Section, the permit for such facility may be denied.

2. Permitted and Conditional Uses
   a. Permitted Use. A well site or oil and gas facility is a Permitted use in any zone district, provided the exterior boundary of such site or facility is more than 1,000 feet from a platted residential lot, a platted lot line containing either a building unit or a high occupancy building unit, or a city-owned park, reservoir, open space, or golf course, and the use complies with the requirements of this Section.
   b. Conditional Use. A well site or oil and gas facility is a Conditional use in any zone district, subject to the requirements in Section xx [conditional use procedure, now 146-402], where the exterior boundary of such well site or oil and gas facility is to be located 1,000 feet or less from a platted residential lot, a platted lot line containing either a building unit or a high occupancy building unit, or a city-owned park, reservoir, open space, or golf course.

   a. Continuance of Existing Wells. Well sites and production sites that exist on the effective date of the ordinance, or that are later annexed to the city, may continue operating without the issuance of an oil and gas permit, unless the area of the production site is expanded or new wells are drilled on the site. The construction or reconstruction does not require that accessory equipment in a production site or a well site conform to the development standards in this Section. The right to operate a well site or production site terminates if the use is discontinued for six months or more, other than by temporary abandonment or shut-in that is in conformance with COGCC regulations.
   b. Existing Accessory Equipment and Pumping Systems. Accessory equipment and pumping systems that exist on the effective date of the ordinance or that are located within territory that is later annexed to the city may continue operating without the issuance of an oil and gas permit. Any renovation or repair of nonconforming accessory equipment or pumping systems shall be permitted without an oil and gas permit, provided the work does not increase the extent of nonconformity. Any replacement of existing accessory equipment or any addition of accessory equipment shall conform to this Section. The replacement or addition of individual tanks,

710 Previously note 2 to Table 10.5, Section 146-1003. Split into two separate standards. Specific uses called out due to consolidation of several uses into heavy manufacturing.
711 Inserted from 2014 City Council ordinance.
treaters, or separators does not necessitate that the remaining accessory equipment, access roads, or a well site, conform to the development standards in this Section.

c. Applicability of Section. This Section shall apply to the permitting, construction, erection, maintenance, alteration, repair, and location of wells, accessory equipment, or structures within the city.

d. Conflicts with Other Provisions. Nothing in this Section shall be construed to limit other applicable ordinances of the city that are not in conflict with this Section. If a conflict occurs between this Section and other regulations, this Section shall govern.

e. Permit Required. Subject to Subsections (3)(a) and (3)(b) above, it is unlawful for any person to drill a well or reactivate a plugged or abandoned well, operate a production site, or perform initial installation of accessory equipment or pumping systems unless an oil and gas permit has first been granted in accordance with the procedures in this Section. The initial permit shall allow twinning of a well and relocation of accessory equipment or gathering and transmission lines provided the activities comply with the development standards of this Section. If the twinning of a well or relocation of accessory equipment or gathering and transmission lines occurs, the operator shall file a revised plan with the director of planning within 30 days. The revised plan shall show any changes from the approved oil and gas permit and demonstrate how the changes comply with the development standards of this Section. When an oil and gas permit has been granted for a well, reentry of the well for purposes of sidetracking, deepening, recompleting, or reworking does not require an oil and gas permit amendment. It is unlawful for any person to fail to perform all conditions required by an oil and gas permit.

f. Granting of Permit for Unplatted Property. An oil and gas permit for a well site or production site may be granted on unplatted property.

g. Designation of Agent. Every operator of any well subject to this Section shall designate an agent residing within the state to receive legal process, orders, and notices. Notice of a change in agent must be submitted by certified mail to the planning director within ten days of the change.

h. Oil and Gas Permit Submittal Requirements.\(^{712}\) An application for an oil and gas permit pursuant to this Section shall be filed with the Department of Planning and Development and must include all information required by the Department of Planning and Development, including:

i. Site plan (proposed layout, access, landscape plan, fence, tanks, containment, colors, lighting plan, and haul routes, as well as existing easements, rights-of-way, and a depiction of all visible improvements within 500 feet of the well). Landscape and fence plans are required when a well pad is within 1500 feet of a platted residential lot or a platted lot line containing either a building unit or a high occupancy building unit.


iii. Traffic impact study or memorandum, road haul routes, proposed mitigation.

iv. Water quality control plan (drainage).

v. Operations plan.
   a. Source of water supply (City Council approval is necessary if water is supplied by the city).
   b. Emergency response plan (including contact information with fire department).

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\(^{712}\) These application materials – and all other application material lists – will be removed from the UDO and placed in an administrative manual or on the City web site.
3.3. Use-Specific Standards

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c. Mitigation plan (hours of operation, lighting, noise, dust, weed control, fluid disposal, and reclamation).
d. Road maintenance agreement.

vi. Completed application form, ownership (surface, mineral) authorization, and demonstration of interest in property.

i. Violations. If any building or structure is constructed, reconstructed, altered, or used or proposed to be constructed, reconstructed, altered, or used in violation of the provisions of this Section or conditions of an oil and gas permit, the city attorney may institute any legal remedy. These remedies may include injunction, mandamus, abatement, or other appropriate action to prevent, enjoin, or remove the building or structure.\textsuperscript{713}

4. Development Standards

a. Setbacks. Operators shall comply with all applicable COGCC regulations regarding setbacks.

b. Production Site Containment. Operators shall comply with all applicable COGCC regulations regarding production site containment.

c. Visual Impacts and Aesthetics. The following visual mitigation requirements shall apply to oil and gas well sites and production sites:

i. To the maximum extent practicable, a well site and a production site shall be located away from prominent natural features such as distinctive rock and land forms, vegetative patterns, river crossings, city-owned and designated open space areas and parks, and other designated landmarks.

ii. To the maximum extent practicable, a well site and a production site shall be located to avoid hilltops and ridges in order to prevent the appearance of pump jack and accessory equipment profiles on the horizon.

iii. Electric pumping systems shall be required in areas where feasible.

iv. No tanks located in a production site shall exceed 20 feet in height.

v. To the maximum extent practicable, the applicant shall locate facilities at the base of slopes to provide a background of topography and natural cover.

vi. To the maximum extent practicable, the applicant shall align access roads to follow existing grades and minimize cuts and fills.

vii. All facilities shall be painted in uniform, non-contrasting, and non-reflective color tone similar to the Munsell Soil Color Coding System. The colors should be matched to land and not to sky and should be slightly darker than the adjacent landscape. Exposed concrete should be colored to match the soil color.

viii. Electrical lines servicing pumping and accessory equipment shall be installed below ground only.

ix. After commencement of production operations, all excavation slopes, both cut and fill, shall be planted and maintained with grasses, plants, or shrubs for the purposes of adequate erosion control.

x. Upon abandonment, the site operations shall be cleaned, holes filled, equipment removed, and the land graded to return the site to its original condition as soon as weather and pit conditions will permit, consistent with applicable COGCC regulations. All such reclamation shall be completed within six months, unless an extension is granted by the COGCC.

d. Best management practices (BMP). BMPs are mitigation measures applied to areas being developed for oil and gas to promote energy development in an environmentally sensitive manner. Operators are encouraged to employ BMPs where

\textsuperscript{713} This provision will be consolidated with other violations provisions in Chapter 146-500.
BMPs. As a condition of approval, BMPs may be required for conditional uses to ensure mitigation of land use impacts from a proposed well or production site on the surrounding area. BMPs may only be required where a finding is made based upon evidence at a public hearing that such requirement would not constitute an operational conflict with COGCC regulations. An operational conflict exists where imposition of the BMP would conflict with the application of state statutes and rules, or would materially impede or destroy the state interest as provided in the Act. BMPs include but are not limited to:

i. Closed loop systems instead of open pits.
ii. Recycling of flow back water on site.
iii. Vapor recovery systems instead of flaring of gases.
iv. Baseline water quality monitoring.

5. Access Roads

a. Private Roads. All private roads used to access an oil and gas production site shall be improved prior to the start of production activity and maintained according to the standards in this Subsection, which shall control in a conflict. Access roads to the production site shall be subject to review by the city engineer in accordance with the city standards and specifications, and the following minimum standards:

i. A graded roadway conforming to the city roadway design and construction specifications, including provisions for positive drainage flow from the roadway surface. In addition, cross-drainage of waterways shall be provided (in the form of roadside swales, gulches, rivers, and creeks) as prescribed by an approved drainage report and drainage plan.

ii. Maintained to provide a roadway passable for emergency vehicles and be generally free of ruts.

b. Access from Public Right-of-Way. All proposed access roads to production sites that gain access off of a paved public right-of-way shall be improved as required in this Section. In addition, the point of intersection with the public right-of-way shall be improved to the following minimum standards:

i. An access width of 23 feet with paved 25-foot radii at each side of the access road at the point of intersection with the public right-of-way capable of sustaining an imposed weight limit of 185,000 pounds; and

ii. A minimum of six inches of asphalt pavement over the initial 100-foot portion of the proposed access road, beginning at the edge of the existing pavement of a paved public right-of-way.

c. Truck Traffic Hours, Routes. The hours and routes of truck traffic on public roads providing access to the well or production site shall be such that the trip capacity levels and road conditions are not impaired or damaged. Approval of a permit under this Section may be conditioned upon the designation of access routes and hours of hauling.

d. Traffic Impacts, Performance Bond. The permittee shall be responsible for any damage to public roads caused by truck traffic accessing well sites. The permittee shall mitigate and repair damage to city roadways, culverts, and bridges that results from oil and gas facility construction and the traffic generation due to operation of the oil and gas facility. The applicant shall consult with the director of public works, or his or her designee, to determine such impacts, and may be required to enter into a road maintenance agreement, and post a performance bond or other security to fund the repair of public infrastructure as a condition on the issuance of the permit.

6. Additional Performance Standards
All oil and gas well structures and equipment shall be maintained so that they do not become a hazard or injurious to public health and safety. In addition, the following performance standards shall apply:

a. Flood Hazard. Unless otherwise stated in this Section, all wells and accessory equipment shall comply with all applicable provisions of Section 2.8.1(-FPO overlay district)\(^{714}\) pertaining to flood hazard regulations.

b. On-site Transport. All oil or gas shall be transported from the well to the on-site treatment facilities and production pits by buried pipeline.

c. Air Emissions. Air contaminant emission sources shall comply with the permit and control provisions of the state air quality control program (C.R.S. §§ 25-7-101 et seq.) and the rules and regulations promulgated by the State Air Quality Control Commission. The permittee shall employ such control measures and operating procedures as are necessary to minimize fugitive particulate emissions into the atmosphere.

d. Noise. Operators shall comply with all applicable COGCC regulations regarding noise.

e. Wildlife Impact Mitigation; Natural Area Zones. When a well or production site is located in a significant wildlife habitat, as defined by the State Division of Wildlife, or in a natural area or open space, as designated in the comprehensive plan, the applicant shall indicate as such and the applicant shall consult with the State Division of Wildlife or the City Parks and Open Space Department to obtain recommendations for appropriate site-specific and cumulative impact mitigation procedures. The operator or owner shall implement the procedures recommended by the city after consultation with the State Division of Wildlife. The applicant shall not engage in activities that threaten endangered species, natural areas, or designated open spaces or parks.

f. Signs. Each well and production site shall post a legible sign in a conspicuous place, which is three to six square feet in area. The sign shall bear the current name of the operator, a current telephone number including area code, where the operator may be reached at all times, name or number of the lease, and number of the well printed thereon. The sign shall warn of safety hazards to the public and shall be maintained on the premises from the time materials are delivered for drilling purposes until the well site and production site is abandoned.

g. Fencing. Notwithstanding any provision of Section xx [now 146-1711, Fence, Wall, and Awning Regulations of this code to the contrary, fencing shall be provided as follows:

i. Within all residential zoning districts, all pumping systems and accessory equipment used in the operation of a well shall be screened on all sides by a nonflammable privacy fence.

ii. If any part of a well pad is within 1500 feet of a platted residential lot, a platted lot line containing either a building unit or a high occupancy building unit, or a city-owned park, reservoir, or golf course, fencing shall be required. The fence shall be non-flammable, and shall be designed to screen the production equipment and provide security for the well site. The maximum height of the fence is nine feet. The specific material used for the fence shall be based on compatibility with adjacent development and visibility from surrounding residential development.

iii. Access through the fence shall be provided by a solid gate that preserves the integrity of the screening. The access gate shall be securely locked to prevent access by unauthorized persons.

\(^{714}\) Reference revised to reflect relocation of flood control regulations.
Article 146-3: Use Regulations

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h. Landscaping. If any part of the well pad is located within 1500 feet of a platted residential lot, a platted lot line containing either a building unit or a high occupancy building unit, or a city-owned park, reservoir, or golf course, the well pad shall be landscaped. The applicant/oil and gas operator shall be responsible for installing the required landscaping unless they have a surface use agreement that transfers the responsibility to the landowner when the land is developed. The specific requirements for landscape screening and buffering shall be determined as part of the approval of the oil and gas production permit, based on one or more of the following landscape criteria:
   i. Earthen berm located around the perimeter of the fence and planted with turf grass or appropriate ground cover material.
   ii. Installation of ground covers, trees, and shrubs for screening and aesthetic purposes. The buffer shall be at least 25 feet wide and planted with one tree and five shrubs for each 25 linear feet of buffer. Fifty percent of the trees should be evergreen. (Note: this is the same requirement as the buffer between residential and non-residential development.)
   iii. The use of natural screens in the facility design.
   iv. All plant materials shall be maintained in a healthy growing condition at all times. The owner of the landscaped area shall be responsible for the regular weeding, mowing, fertilizing, pruning, and other maintenance of all plant materials as needed. Proper irrigation of plant materials shall be provided. Automatic irrigation systems shall be required. Landscaping may be deferred until such time that a permanent water supply is available. Landscaping portions of the buffer may be deferred until there is a need to screen the well site as lots, parks, reservoirs, golf courses, open space, and/or streets are developed around the site.

   i. Lighting. Lighting shall be downcast, and shall not shine beyond the boundaries of the drilling operation or oil and gas facility.
   j. Ponds and modular large volume tanks. The use of uncovered ponds and modular large volume tanks for storage of liquids associated with the drilling or stimulation of wells is permitted on a temporary basis. All ponds and modular large volume tanks must be removed once the drilling phase and the completion phase of the well is finished.
   k. Compatibility with Approved Master Plans. The location and operations of the oil and gas facility shall be compatible with the approved framework development plan or Master Plan for the subject property.

7. Oil and Gas Permit Procedures and Review Criteria; Notice; Appeal

   a. Applications. The application for oil and gas drilling or operation of a production site in a location more than 1,000 feet from a platted residential lot, a platted lot line containing either a building unit or a high density building unit, or a city-owned park, reservoir, open space or golf course shall be submitted to the director of planning. The director shall issue the oil and gas permit for drilling if it is determined that the application complies with the requirements of this Section. Notice of the application shall be mailed by the applicant to property owners within one-half mile, to registered neighborhood groups within one mile, and to the surface owners of the property at least ten days prior to a decision by the director of planning.
   b. Planning and Zoning Commission Consideration. An application for drilling or operation of a production site in a location less than 1,000 feet from a platted residential lot, a platted lot line containing either a building unit or a high density building unit, or a city-owned park, reservoir, open space, or golf course shall be

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715 These procedures will be moved to Chapter 146-500 (Zoning and Subdivision Procedures) with all other procedures.
submitted to the Planning and Zoning Commission for consideration at a public hearing. The applicant, abutting property owners, the surface owner, and any interested party may be heard. The commission shall approve the oil and gas permit if it finds and determines that the application conforms to the requirements of this Section. Notice of the date, time, and place of the public hearing shall be mailed by the applicant to property owners within one-half mile, to registered neighborhood groups within one mile, and to the surface owner of the subject property at least ten days prior to the hearing.

   i. Approval. An oil and gas permit for a well drilling site or production site shall be approved or approved with conditions if the application complies with:

      ii. The submittal requirements;

   iii. The provisions, development standards, and performance standards of this Section; and

   iv. The applicable requirements of the fire code and city storm drainage criteria manual, and storm water quality criteria approved by the directors of water and public works.

c. Denial. An application for an oil and gas permit for a well drilling site or production site shall be denied if:

   i. The application does not meet the requirements listed in this Section.

   ii. The applicant has failed to comply or otherwise violated the terms and conditions of a previous permit, or has failed to make any mitigation or damage payments to the city required by a previous permit.

d. Failure to Comply with the Conditions Imposed on a Permit shall be Grounds for Revocation of the Permit. Notice of an alleged violation of conditions shall be provided to the permittee, who may request a hearing before the City Council on the alleged violation.

e. Appeals

   i. From Planning Director. Any administratively-approved well permit application, interpretation or decision of the planning director concerning this Section may be appealed by an applicant, by the owner of the subject property, or by the owner of a property that abuts the subject property. The notice of appeal must be filed with the city manager within 14 calendar days of the director’s decision. Such appeal shall specifically state the grounds for the appeal. If an appeal is filed, the Planning and Zoning Commission shall schedule a public hearing according to the procedures described in Chapter 146-500 (Zoning and Subdivision Procedures). The Planning and Zoning Commission shall review the appeal based on the various requirements of this Section and shall ensure that the intent and specific requirements of this Chapter are met. At the conclusion of the hearing, the planning commission shall approve, approve with conditions, or deny the permit.

   ii. From Planning and Zoning Commission. A decision by the Planning and Zoning Commission may be appealed to the City Council provided such appeal is received by the planning director within 14 calendar days after the Planning and Zoning Commission’s action on the permit. Such appeal may be filed by the applicant or any abutting property owner and shall specifically state the grounds for appeal. The City Council shall hold a public hearing on the application. At the conclusion of the hearing, council shall approve, approve with conditions, or deny the permit.

   iii. Call-Up Provisions. Prior to the effective date of a decision by the director of planning or decision by the Planning and Zoning Commission, any member of

716 Reference revised to reflect code reorganization.
3.3. Use-Specific Standards

3.3.5. Commercial and Industrial Uses

the City Council may move to consider the permit application. If the motion passes, the permit application shall be brought before the City Council as soon as practicable for review and consideration at a public hearing. The City Council shall have the authority to affirm, modify, or overrule the decision of the director of planning or of the Planning and Zoning Commission, or it may refer the permit application back to the commission with direction for further information or study.

iv. From City Council. Judicial review of a City Council final decision can be made pursuant to the Colorado Rules of Civil Procedure 106(A)(4).

v. Effective Date. The planning director’s or Planning and Zoning Commission’s decision shall become effective after the second City Council meeting after notice of the decision is provided to the council, during which time the City Council may request council review of the application as provided in Subsection (7)(f)(iii) of this Section.

8. Waivers

An applicant for an oil and gas permit may request waivers from development standards pursuant to the criteria set forth in Section xx [now 146-204(B)]

9. Notice to Purchasers

a. A seller of real property upon which an oil or gas well or facility has been located shall provide written notice of the existence of such well to a purchaser of such real property prior to the closing of the sale. The seller shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:

   Notice: The property known as [legal description and address] contains an oil and/or gas well.

   This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property.

b. Vendors of residentially zoned real property within a state-determined setback shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser prior to entering into a contract for purchase:

   Notice of nearby oil and gas facility.
   This property is located within a state-determined setback from an oil and gas facility.

   Vendors of residentially zoned real property within a state-determined setback from an oil and gas facility shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:

   Notice
   The property known as [legal description and address] is located within a state-determined setback from an oil and gas facility.

   This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property.

V. Railroad Track

   Lead tracks or spur lines that are adjacent to a less intense zoning district, or that terminate at an expressway, arterial, or interstate highway, shall be set back a minimum of 50 feet from

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717 Will be updated in consolidated draft to reflect new adjustment procedures proposed in Module 3.

718 These specific notice wordings may be moved to an administrative manual or the City web site – like all other notice text.

719 146-1260. If this use is deleted from the use table, this standard will be deleted as well.
the less intense district or highway. Visible portions of track shall be screened from view, by a combination of landscaping, decorative wall, or opaque fencing.

W. Transit Facility

1. Facility Requirements
   All commercial transit facilities shall have a designated passenger waiting room not less than 200 square feet in floor area. There shall be one seat for each 25 square feet of floor area of the waiting room. Restroom facilities shall be available to all employees and customers of the commercial transit facility during all hours of operation. Restrooms shall be internally accessible from the business reception/waiting room area. If the commercial transit facility is in a multi-level office building, the restrooms shall be directly accessible from a public hallway on the same floor as the commercial transit facility.

2. Access
   The facility shall provide relatively direct pedestrian and bicycle access to those adjacent properties necessary to allow potential transit passengers to access the facility conveniently, as determined by the Director of Planning and Development.

3. Loading
   It shall be unlawful to load or unload passengers or cargo in the public right-of-way.

4. Prohibitions on Outdoor Merchandise Sales
   Notwithstanding any provision to the contrary, the outdoor sale of merchandise is prohibited.

X. Electric Power Generator Station
   The site shall be appropriately screened from view from adjacent non-industrial properties by an approved treatment that may include landscaping, decorative walls, or fencing.

Y. Solar Collector as a Primary Use
   Principal solar collectors shall conform to all height, setback, and landscaping requirements within their respective zoning district. The following additional standards apply to all solar collectors:
   1. All solar collector systems shall be in compliance with all currently adopted Aurora Building Codes.
   2. Solar collector systems that use concentrator technologies and have not incorporated anti-glare measures into the system or installation shall be placed in areas so that the concentrated solar glare shall not be directed onto inhabited adjacent properties or roadways.
   3. The design of the solar collector system shall use materials, colors, textures, screening and landscaping that will blend the collector into their existing environment. This shall be done to the most reasonable extent possible without prohibiting the installation.

Z. Telecom Facilities

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720 146-1209. Purpose and applicability statements deleted as unnecessary. Applicability just restates nonconformity law. Provision in Table 9.4, Section 146-904 requiring conditional use approval in E-470 Mixed-use Subarea deleted as unnecessary, since similar approval is not required in more urbanized areas. Parking requirements deleted and will be included in Module 2 Development Standards.
721 New.
722 Provision revised to delete ban on outdoor food sales.
723 New. This standard will be replaced by an objective screening standard in Module 2 Development Standards.
724 146-1281. Provision for compliance with height limits deleted as unnecessary, as there is no exception from height limits in the UDO.
725 This first sentence was carried forward from 146-1283.
726 From 146-1200.
3.3. Use-Specific Standards
3.3.5. Commercial and Industrial Uses

Article 146-3: Use Regulations

1. Purpose
The purpose of this Section is to minimize negative visual impacts by encouraging building-mounted, stealth, and co-located telecommunication facilities. Consistent development review practices are promoted through the application of explicit design and location criteria and the avoidance of conditional use approvals for Telecom Facilities.

2. Site Selection Criteria
An application for a this use shall address each of the following site selection elements:

a. Potential for screening by existing vegetation, structures, and topographic features.

b. Compatibility with adjacent land uses.

c. Opportunities to mitigate visual impacts.

d. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding Telecom Facility shall demonstrate that a good faith effort has been made to locate its Telecom Facility on existing structures including, but not limited to, existing freestanding Telecom Facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its Telecom Facility on those structures.

e. Search area description.

3. Design Criteria
All Telecom Facilities shall comply with the following criteria:

a. Telecom Facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished by using compatible architectural elements in the design, such as color, texture, scale, and character.

b. Telecom Facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved if it is compatible.

c. Roof and building mount antennae shall be screened and/or colored to match the building to which they are attached.

d. Structures sheltering accessory equipment shall be compatible with the surrounding built or natural environments.

e. A variety of techniques should be considered to screen Telecom Facilities, including, but not limited to, landscaping, berming, and fencing or combinations of those tools.

f. Every freestanding Telecom Facility shall be designed and constructed in order to accommodate two Telecom providers.

g. Stealth Telecom Facilities are not permitted on any single-family residential lot.\footnote{146-1200(D) table footnote.}

h. Roof or building-mounted Telecom Facilities are not permitted on any single-family residential structure.\footnote{146-1200(D) table footnote.}

i. Maximum height.
   i. The height of any freestanding or stealth Telecom Facility shall conform to the height limit of the subject zone district, unless a height waiver\footnote{The term "waiver" will be revised in the consolidated draft to reference the new adjustment procedures proposed in Module 3.} is granted by...
The term “waiver” will be revised in the consolidated draft to reference the new adjustment procedures proposed in Module 3.

Subsections 4 and 5 will be relocated to Chapter 146-500 along with other procedures.

4. Application and Approval Procedures\footnote{\textsuperscript{731}}
   a. \textit{Site Plan}. An application for freestanding facilities shall be submitted with a site plan in conformance with the requirements of this Chapter. If required, the planning commission shall conduct a public hearing on the proposed plan to determine if the plan conforms to the provisions of this Section. The city shall make reasonable efforts to approve or deny all applications within 90 calendar days after receiving a complete application. A decision of the planning commission may be appealed according to the procedure in Section xx (Appeals).
   
   b. \textit{Administrative Approval}. An application for administrative approval shall be submitted in conformance with the submittal requirements as adopted by the director of planning, who shall review the application for conformity with the requirements of this Section. The director shall render a decision within 30 calendar days of submittal of a complete application or the application will be deemed approved. A decision of the director may be appealed according to the procedures in this Chapter.
   
   c. \textit{Temporary Use Permit}. Temporary Telecom Facilities (also known as cell on wheels) shall not be erected at any location without approval by the city manager of a temporary use permit pursuant to Section xx (Temporary Use Permits).

5. Decision
   Any decision to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

6. Co-location
   a. A maximum of two providers’ visible panel antenna arrays is permitted on any one freestanding structure. However, visible whip antennae may be maintained for a third and fourth co-locator. A third provider’s visible panel antenna array may be permitted if it is determined through plan review that the addition of the third array is compatible with the surrounding buildings and existing or planned uses in the area. Each Telecom provider possessing visible panel antenna arrays on a freestanding facility may also operate one microwave dish on the freestanding facility not to exceed 48 inches in diameter.

\footnotetext{\textsuperscript{730}}The term “waiver” will be revised in the consolidated draft to reference the new adjustment procedures proposed in Module 3.

\footnotetext{\textsuperscript{731}}Subsections 4 and 5 will be relocated to Chapter 146-500 along with other procedures.
b. No Telecom Facility owner or lessee or employee of that entity shall act to exclude or attempt to exclude any other Telecom provider from the same location. A Telecom facility owner or lessee or employee of that entity shall cooperate in good faith to achieve co-location of antennae with other Telecom providers.

c. This Subsection 6 shall not be interpreted to prevent a co-location of Telecom facilities as provided in the federal Telecommunications Act and Middle Class Tax Relief and Job Creation Act (2012)(as amended and interpreted by the federal courts).\(^4\)

7. Removal and Notification of Decommission.

a. Any Telecom Facility that ceases to be used for Telecom purposes shall be removed from its site by the Telecom operator or operators that ceased to use the facility or, alternatively, by the land owner, not later than 180 days after such cessation.

b. A Telecom operator shall notify the Department of Planning and Development at the time the FCC is notified of a decommissioned site.

AA. Utility, Major\(^3\)

1. Electrical substations in the G-LR and G-MR.\(^4\)

a. A maximum of one electrical substation shall be permitted in the area bounded by I-70, Picadilly Road, Quincy Avenue, and Haysmount Road.

b. Substations shall be located within 1,320 feet of an existing or planned transmission line corridor. All substations shall be located in a manner such that the location minimizes the substation's visibility from nearby residential uses.

c. All substation facilities shall include proposals for color, materials, and height that achieve compatible design with surrounding and proposed uses.

d. Substation sites shall take all possible steps to mitigate visibility through the following measures:

i. Where the substation is located in a native environment, all visual mitigation shall be consistent in character with the adjacent landscape. Proposed landform alterations, berms, swales and rolling topography, shall be subtle in nature, fitting in with the surrounding topography to the greatest extent possible.

ii. Landscape materials shall be consistent with the natural environment. Where no plants exist in the native condition, it would be inappropriate to propose significant plantings to screen the substation.

iii. Substation perimeter fencing shall blend into the landscape and shall consist of galvanized metal fencing material with earth tone colors.

iv. Where feasible, substation infrastructure shall consist of earth tone colored components in effort to blend in with the native environment.

v. The area of disturbance surrounding the substation improvements shall be kept to an absolute minimum due to the challenges of native grass revegetation in most native areas of Colorado.

2. Site Plans for Major Electrical or Natural Gas Facilities\(^5\)

a. Approval of a site plan complying with the requirements and procedures of Sections xx [now 146-405 or 146-409], as applicable, shall be necessary prior to the location, construction, or improvement of major electrical or natural gas facilities.

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\(^3\) New. Legal department is reviewing whether additional changes are necessary to comply with this Act.

\(^4\) Provision prohibiting emissions or odors in the NE Plains area deleted; those are nuisance like conditions that should apply generally, or with specific exceptions in the I-2 district.

\(^5\) 146-1266; generalized from NE Plains Medium Density Subarea to both growth residential districts.
b. Final decision on an application for a site plan relating to the location, construction, or improvement of a major electrical or natural gas facility shall occur within 90 days after submission of a final and complete application for a site plan. If a decision for approval, denial, or approval with conditions has not occurred within such time, the application shall be deemed approved. The time period herein for a determination shall not commence until the director determines that the site plan application is complete according to the standards and procedures uniformly applied to all applicants for site plans.

c. Nothing in this Section shall be construed to supersede any time line set by agreement between the city and a public utility applying for approval of a site plan for the location, construction, or improvement of major electrical or natural gas facilities.

**BB. Wind Energy System, Large**

1. For All Wind Energy Systems\(^{736}\)
   a. No tower shall be lit, except to comply with Federal Aviation Authority (FAA) standards.
   b. All wiring between the wind system and the substation shall be buried underground.
   c. All proposed wind systems shall conform to the standards established in Article 18, Chapter 146 of the City Code, regulating noise within the City of Aurora.

2. For Large Wind Energy Systems\(^{737}\)
   a. The minimum acreage for a large wind system shall be established based on the setbacks of the turbine(s) and the height of the turbine(s);
   b. All turbines located within the same large wind system property shall be of a similar tower design, including the type, number of blades, and direction of blade rotation;
   c. Large wind systems shall be setback at least 1.5 times the height of the turbine and rotor diameter from the property line. Large wind systems shall also be setback at least 1.5 times the height of the turbine from above ground telephone, electrical lines, and other uninhabitable structures;
   d. A minimum space distance shall follow a three by 10 spacing distance, i.e., the turbine shall be spaced three rotor diameters apart within rows and the rows shall be spaced 10 rotor diameters apart;
   e. Towers shall not be climbable up to 15 feet above ground level.

**CC. Automobile and Light Truck Sales and Rental\(^{738}\)**

1. In the MU-SIR district, this use is only permitted within the boundaries of the Havana Corridor. For purposes of this Subsection, the boundaries of the Havana Corridor shall be described in the comprehensive plan, as amended.\(^{739}\)

2. In the I-1, I-2, and I-3 districts:
   a. This use is only permitted when a 300 foot or greater distance between the building and the nearest residential zoning district exists,
   b. Where this separation does not exist conditional use approval shall be required.\(^{740}\)

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\(^{736}\) 146-1285.

\(^{737}\) 146-1287

\(^{738}\) Limitation of SIR district to Havana Corridor deleted, since SIR merged.

\(^{739}\) 146-734(D).

\(^{740}\) Previously note 5 to Table 6.2, Section 146-602; revised for clarity and to split into two provisions.
c. All rental and servicing operations shall be fully screened from view from adjacent properties by an approved treatment that may include landscaping, decorative walls, or opaque fencing.\textsuperscript{741}

**DD. Motor Vehicle Repair and Service; Motor Vehicle Body Shop and Painting\textsuperscript{742}**

1. The storage of vehicles on premises shall not exceed 30 days.

2. The storage of equipment, auto parts, and supplies used in conjunction with servicing, painting, or body repair shall be maintained inside an enclosed structure. Outdoor storage of auto-related parts and equipment shall not be allowed.

3. All service, painting, and auto body operations and equipment shall only occur within a fully enclosed structure.

4. Parking areas shall not be used for the storage of inoperable vehicles, or any motor vehicle servicing, painting, or body repair.

5. In the I-2 district, motor vehicle repair, painting, and auto-body uses adjacent to residential zoning districts require conditional use approval.\textsuperscript{743}

6. In the I-1, I-2, and I-3 districts:
   a. This use is only permitted when a 300 foot or greater distance between the building and the nearest residential zoning district exists,
   b. Where this separation does not exist conditional use approval shall be required.\textsuperscript{744}
   c. All repair and servicing operations shall be fully screened from view from adjacent properties by an approved treatment that may include landscaping, decorative walls, or opaque fencing.\textsuperscript{745}

**EE. Motor Vehicle Fuel Dispensing Station\textsuperscript{746}**

1. In General\textsuperscript{747}
   a. The storage of equipment, auto parts, and supplies used in conjunction with servicing, painting, or body repair shall be maintained inside an enclosed structure. Outdoor storage of auto-related parts and equipment shall not be allowed.
   b. All service shall only occur within a fully enclosed structure.
   c. Parking areas shall not be used for motor vehicle salvage, the storage of inoperable vehicles, or any motor vehicle servicing, painting, or body repair.
   d. Where this use is located adjacent to a residential zone district, the lot lines adjacent to the residential zone district shall be screened with a ______ buffer as defined in Section __________ (Landscaping and screening).\textsuperscript{748}

2. **Design Standards for Motor Vehicle Fuel Dispensing Stations\textsuperscript{749}**
   a. The director and the Planning and Zoning Commission are authorized to apply and enforce design standards adopted by the City Council in the review and approval of site plans for the development or redevelopment of motor vehicle fuel dispensing

\textsuperscript{741} Revised from 146-1265, previously only applied to the M-1 district.

\textsuperscript{742} Nos. 1-5 carried forward from 146-1248. 146-734(D). Limitation of SIR district to Havana Corridor deleted, since SIR merged.

\textsuperscript{743} Per Table 6.2, Section 146-602.

\textsuperscript{744} Previously note 5 to Table 6.2. Section 146-602; revised for clarity and to split into two provisions.

\textsuperscript{745} Revises from 146-1265, previously only applied to the M-1 district.

\textsuperscript{746} 146-734(D).

\textsuperscript{747} 146-1240(A) (a-c) and 146-1248 (d-f – revised to only include those applicable to fuel dispensing). Standards requiring separation distances from specific land uses were deleted as obsolete in light of current environmental and safety standards.

\textsuperscript{748} New standard.

\textsuperscript{749} 146-1240(B). Purpose statement and applicability Section deleted as unnecessary.
Article 146-3: Use Regulations

3.3. Use-Specific Standards

3.3.5. Commercial and Industrial Uses

stations. The design standards shall include, but not be limited to, standards for site planning, building and canopy design, landscaping, lighting, signs, and redevelopment.

b. The Planning and Zoning Commission, after holding a public hearing on a site plan for development or redevelopment of a motor vehicle fuel dispensing station, may approve the proposed site plan, deny the plan, or approve the plan with conditions. The commission shall consider the compliance of the plan with the criteria for site plan approval in Section xx [now 146-405(F)] of this UDO, and the adopted design standards for motor vehicle fuel dispensing stations.

3. In the MU-C district, within Subarea A, this use is only permitted within the boundaries of the Havana Corridor. For purposes of this Subsection, the boundaries of the Havana Corridor shall be described in the comprehensive plan, as amended.

4. In the MU-C and UC-R districts, motor vehicle fuel dispensing stations shall not be located closer than 300 feet from an arterial/arterial or arterial/E-470 intersection.\footnote{146-921(E)2 and 146-1023(E)7; revised for clarity and to apply to MU-C and UC-R instead of CACs and SACs.}

5. In the I-1, I-2, and I-3 districts:
   a. This use is only permitted when a 300 foot or greater distance between the building and the nearest residential zoning district exists.
   b. Where this separation does not exist conditional use approval shall be required.\footnote{Previously note 2 to Table 6.2, Section 146-602; revised for clarity and to split into two sections.}

FF. Motor Vehicle Towing, Salvage or Dismantling

1. In the NE Plains I-70 Corridor Subarea this use is not permitted within ½-mile of I-70 right-of-way or within ½-mile of any land zoned for residential land uses.\footnote{Previously note 2 to Table 10.5, Section 146-1003. Split into two separate standards.}

2. In the I-3 district:\footnote{146-1262.}
   a. The site shall be properly graded for drainage; surfaced with concrete, asphalt or any other improved surface approved by the city engineer; dust-free surfacing; and maintained in good condition, free of weeds, trash, and debris.
   b. The site shall provide barriers of such dimensions that occupants of adjacent structures are not unreasonably disturbed, either by day or by night, by the movement of vehicles, machinery, equipment, or supplies.
   c. The site shall provide entrances and exits located to minimize traffic congestion.
   d. The site shall provide barriers of such type and so located that no part of parked vehicles will extend beyond the yard space or into the setback space from a zone lot line abutting a residential zone lot or separated there from a street.
   e. The site shall be appropriately screened from view from adjacent non-industrial properties by an approved treatment that may include landscaping, decorative walls, or fencing.
   f. Lighting facilities shall be arranged so that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic.\footnote{This provision may be replaced by a general reference to citywide lighting standards.}
   g. The view of loading areas shall be minimized where visible, especially from the front line of the lot and from interstate highways or expressways.

GG. Other Motor Vehicle, Trailer, Boat, or Mobile Home Sales or Rental
In the NE Plains I-70 Corridor Subarea, this use is not permitted within ½-mile of I-70 right-of-way or within ½-mile of any land zoned for residential land uses.\textsuperscript{755}

**HH. Parking Garage as Primary Use\textsuperscript{756}**

All above ground portions of accessory or parking garages or portions of structures occupied by automobile parking shall meet the following standards:

1. The minimum setback for a parking structure shall be the same that is required for a principal structure.
2. The height of an accessory parking garage may not exceed the height of the principal building it is intended to serve.
3. Points of ingress and egress to the garage shall be clearly marked and shall be no closer than 25 feet to an intersection or other curb cut.
4. All floors fronting a public street shall be level (not inclined).
5. Each façade facing a public street shall be designed to conceal the view of all parked cars below the hoodline and to conceal internal light sources when viewed from the public street.
6. Each level of parking facing a public street shall be horizontal, not inclined.
7. Each parking structure designed for parking more than 200 cars shall include at least one electronic vehicle charging station for each 200 auto parking spaces or part thereof.

**II. Parking Lot as Primary Use\textsuperscript{757}**

1. In the NE Plains I-70 Corridor Subarea, this use is not permitted within ½-mile of I-70 right-of-way or within ½-mile of any land zoned for residential land uses.\textsuperscript{758}
2. Parking lots or structures shall not be used for the sale, storage, repair, or dismantling of any vehicles, equipment, materials, or supplies.
3. Parking lots or structures shall be properly graded for drainage; surfaced with concrete, asphaltic concrete, asphalt, oil, or any other dust-free surface; and shall be maintained in good condition, free of weeds, dust, trash, or debris.
4. Parking lots or structures shall provide entrances and exits located to minimize traffic congestion.
5. Parking lots or structures shall minimize the effect of headlights on abutting streets and properties.
6. If lighting facilities are provided, they shall be arranged to avoid unreasonable disturbance of occupants in adjacent residential areas or traffic on abutting streets. No lights shall exceed 25 feet in height and shall be incorporated with structures rather than poles whenever possible.\textsuperscript{759}
7. For parking facilities that abut residential zoning districts, a fence shall be constructed and maintained in accordance with Section xx [now Article 14]. The fence shall be designed to obscure from abutting residential districts the direct light of headlights.

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\textsuperscript{755} Previously note 2 to Table 10.5, Section 146-1003. Split into two separate standards.

\textsuperscript{756} New. Amounts of auto, bicycle, scooters, compact cars, vanpool, carshare cars, credits for shared and mixed use parking, etc. will be addressed in Parking standards in Module 2.

\textsuperscript{757} Nos. 2 through 9 carried forward from the P-1 district, 146-717. Reference to compliance with building codes was deleted as unnecessary. Restrictions on location within NE Plains I-70 were deleted. Provision allowing use of off-site parking in another zone district for purposes of gross floor area calculation deleted. Some of these standards may be deleted if covered by general citywide standards for parking lots and structures (both accessory and primary) in Module 2. Amounts of auto, bicycle, scooters, compact cars, vanpool, carshare cars, parking, credits for shared and mixed use parking, etc. will be addressed in Parking standards in Module 2.

\textsuperscript{758} Previously note 2 to Table 10.5, Section 146-1003. Split into two separate standards.

\textsuperscript{759} This provision may be replaced by a general reference to citywide lighting standards.
8. In Industrial districts:
   a. The site shall be properly graded for drainage; surfaced with concrete, asphalt or any other improved surface approved by the city engineer; dust-free surfacing; and maintained in good condition, free of weeds, trash, and debris.
   b. The site shall provide barriers of such dimensions that occupants of adjacent structures are not unreasonably disturbed, either by day or by night, by the movement of vehicles, machinery, equipment, or supplies.
   c. The site shall provide entrances and exits located to minimize traffic congestion.
   d. The site shall provide barriers of such type and so located that no part of parked vehicles will extend beyond the yard space or into the setback space from a zone lot line abutting a residential zone lot or separated there from a street.
   e. The site shall be appropriately screened from view from adjacent non-industrial properties by an approved treatment that may include landscaping, decorative walls, or fencing.
   f. Lighting facilities shall be arranged so that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic.
   g. The view of loading areas shall be minimized where visible, especially from the front line of the lot and from interstate highways or expressways.

9. Each parking lot designed for parking more than 200 cars shall include at least one electronic vehicle charging station for each 200 auto parking spaces or part thereof.

JJ. Recycling Collection Facility

Recycling Collection Facilities shall comply with the following standards:

1. Enclosure
   The facility shall be screened from the public right-of-way by confining operations within an enclosed building or within an area enclosed by an opaque fence at least six feet in height with appropriate landscaping. The operation shall be located at least 150 feet from property zoned for residential use. If the facility is located within 500 feet of property zoned for or used for residential use, it shall not be in operation between the hours of 7:00 p.m. and 7:00 a.m.

2. Exterior Storage
   All storage of material shall be in sturdy containers or enclosures that are covered, secured, and maintained in good condition, or shall be baled or palletized. Storage containers for flammable materials shall be constructed of non-flammable material. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing. Collected materials will be removed from the site at least every 30 days.

3. Durability
   Containers shall be of sturdy, waterproof and rustproof construction. They shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials.

4. Condition of Premise
   The facility shall display a notice stating that no material shall be left outside the recycling facility containers.

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760 146-1262.
761 This provision may be replaced by a general reference to citywide lighting standards.
762 Parking requirements deleted and will be included in Module 2 standards.
763 Condition requiring maintenance in good condition deleted, since this applies to all uses.
5. Identification
   The facility shall be clearly marked with the name and phone number of the facility
   operator and the hours of operation.

6. Power Equipment
   Power-driven processing, including aluminum foil, can compacting, baling, plastic
   shredding, or other light processing activities that are necessary for efficient temporary
   storage and shipment of material, may be approved through a Conditional Use Permit
   process, provided that adequate noise mitigation and related use conditions are
   satisfied.  764

KK. Solid Waste Transfer Facility 765

1. In the G-I70 district, this use is not permitted within ½-mile of I-70 right-of-way or within
   ½-mile of any land zoned for residential land uses.  766

2. The site plan shall indicate the estimated number of trips per day in and out of the site,
   volume of material at maximum operation, hours and days of operation, method for
   handling household hazardous or toxic materials, and types of equipment used in the
   operation.

3. The site plan shall indicate provisions for controlling any objectionable effect or nuisance
   condition such as heat, glare, radiation, fumes, odors, dust, noise, vibration, smoke,
   groundwater quality protection, insects, vermin, windblown debris, etc.

4. Exterior storage areas including idling or waiting trucks shall be screened from the view
   of public streets or adjoining properties.

5. No overnight storage or any waste materials subject to rotting or odor creation shall be
   allowed.  767

6. The site shall be properly graded for drainage; surfaced with concrete, asphalt or any
   other improved surface approved by the city engineer; dust-free surfacing; and
   maintained in good condition, free of weeds, trash, and debris.

7. The site shall provide barriers of such dimensions that occupants of adjacent structures
   are not unreasonably disturbed, either by day or by night, by the movement of vehicles,
   machinery, equipment, or supplies.

8. The site shall provide entrances and exits located to minimize traffic congestion.

9. The site shall provide barriers of such type and so located that no part of parked vehicles
   will extend beyond the yard space or into the setback space from a zone lot line abutting
   a residential zone lot or separated there from a street.

10. The site shall be screened from view from adjacent non-industrial properties by an
    approved treatment that may include landscaping, decorative walls, or fencing.

11. The view of loading areas shall be minimized where visible, especially from the front line
    of the lot and from interstate highways or expressways.

3.3.6. ACCESSORY AND TEMPORARY USES 768

A. Generally

764 146-1202(B), revised to provide hierarchy and clarity.
765 Industrial district standards in 146-1262 (items 7 through 13) have been made generally applicable. Site plan requirements will be
    moved to an administrative document. Lighting standards deleted and will be addressed in Module 2 Development Standards.
766 Previously note 2 to Table 10.5, Section 146-1003. Split into two separate standards.
767 Numbers 2-6 were carried forward from 146-1243. Limitation to non-hazardous waste is now in the use definition.
768 Provision requiring site plan and administrative approval of Electric Vehicle charging station deleted. This is an accessory use
    subject to standard site plan and approval procedures.
In the MU-N districts, all accessory uses operating between the hours of 12:00 midnight and 6:00 a.m. shall require conditional use approval.\textsuperscript{769}

B. **Aboveground Bulk Storage or Flammable Liquids and Gasses**

Such storage of liquids or gasses shall be directly connected to the energy or heating devices on the premises.\textsuperscript{770}

C. **Adult or Child Day Care Home\textsuperscript{771}**

1. It shall be unlawful for any person to maintain any child or adult in such facility, other than the child or adult of the owner or manager living in the facility, for more than 16 hours in any 24-hour period. The operation of the facility shall not include overnight occupancy by the clients. Adult day care may be operated within structures on church premises or publicly owned community centers, provided such uses are lawfully permitted and operating in the underlying zoning district.

2. Day care may be provided to children from birth to 16 years of age, with no more than two children, including caretaker’s own children, under two years of age. The following limit on enrollment shall be maintained:\textsuperscript{772}

<table>
<thead>
<tr>
<th>Caretaker’s Preschool Children</th>
<th>Maximum Number of Day Care Children Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>0</td>
<td>6</td>
</tr>
</tbody>
</table>

D. **Ambulance Service**

1. In the R-R, R-1, R-2, R-3, R-4, M-H, and R-MH districts, this use is only permitted as an accessory use to a hospital.

2. In all other districts, this use is only permitted when a 300 foot or greater distance between the building and the nearest residential zoning district exists, Where this separation does not exist conditional use approval shall be required.\textsuperscript{773}

E. **Christmas Tree Sales**

Christmas tree sales are permitted during the period from November 20th through and including December 31st of each year. Such use shall be allowed only upon fulfilling the requirements of licensing, security bonds, and clearance of debris remaining from the sale as required by Article IV of Chapter 26.\textsuperscript{774}

F. **Drive-Up or Drive-Through Facility\textsuperscript{775}**

1. In the UC-TOD districts:

   a. In the Core Subarea, a drive-up or drive-through accessory facility for a pharmacy located within a grocery store may be a permitted use if so provided in the station area plan.\textsuperscript{776} No other drive-up or drive-through accessory facilities are permitted.

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\textsuperscript{769} Per Table 7-12, Section 146-730, Table 9.2, Section146-903, and Table 10.2, Section 146-1002. Reference to UC-TOD district was deleted.

\textsuperscript{770} Previously note 3 to Table 6.2, Section 146-602.

\textsuperscript{771} 146-1224, revised for clarity.

\textsuperscript{772} These limits are under revision to comply with changes in state law.

\textsuperscript{773} Previously note 11 to Table 6.1, Section 146-601; note 5 to Table 6.2, Section 146-602; note 5 to Table 7.1, Section 146-702; note 2 to Table 7.4, Section 146-711; note 1 to Table 9.3, Section 146-903; note 1 to Table 9.4, Section 146-904; and note 4 to Table 10.5, Section 146-1003. Revised for clarity and to split into two provisions.

\textsuperscript{774} 146-1206, revised for clarity.

\textsuperscript{775} Provision permitting drive-up facilities for banks in the MU-N area and for banks in the UC-TOD district with conditional use approval were deleted. All drive-up or drive-through uses are now conditional accessory uses in those districts where they are allowed. Size limits on personal services in MU-O district deleted because addressed in other Sections of the UDO.
3.3. Use-Specific Standards

3.3.6. Accessory and Temporary Uses

b. In the Edge Subarea:
   i. A drive-through accessory facility for a pharmacy located within a grocery store may be a permitted use if so provided in the station area plan.\(^{777}\)
   ii. Drive-through accessory facilities shall be located to the side or rear of the building and not at street corners.\(^{778}\)

2. In the MU-OA district, drive-up or drive-through accessory facilities are only permitted in the roadside Subarea.\(^{779}\)

3. In the Subarea A of the MU-C district and the roadside Subarea of the MU-OA district, drive-up or drive-through accessory facilities require conditional use approval if abutting the use will operate between 12:00 midnight and 6:00 am.\(^{780}\)

4. No drive-up or drive-through accessory facility shall be permitted that is designed or constructed to serve the passenger side of the vehicle, unless the passenger side facility is not the primary drive-up or drive-through facility on the site, and the design of the passenger side drive-up facility or drive-through adequately provides for safe and efficient use of the facility for vehicles and pedestrians.\(^{781}\)

G. Dwelling Unit, Accessory\(^{782}\)

1. Limited to one accessory dwelling unit per lot.

2. Accessory dwelling units are not permitted in a co-housing development, a cottage housing development, or any single-family lot with less than 4,000 square feet of lot area.

3. Accessory dwelling unit may be located within the primary structure or separate from the primary structure within a permitted accessory structure.

4. Each detached accessory dwelling unit shall comply with all setbacks applicable to other accessory structures.

5. A detached accessory dwelling shall not exceed the height of the principal dwelling or 24 feet, whichever is less.

6. A dwelling unit owner shall occupy either the primary dwelling unit or secondary dwelling unit on the lot as their permanent residence.

7. The maximum size of a secondary dwelling unit is 600 sq. ft.

8. The accessory dwelling unit shall have a separate entrance from the primary dwelling unit; that entrance shall not face the same front lot line as the primary dwelling unit and shall not be located on the same building façade as the principal building entrance closest to the street.

H. Dwelling, Short-term Rental\(^{783}\)

The operator of this use shall have a valid Aurora business license.

I. Home Occupation\(^{784}\)

1. The activity is incidental and secondary to the primary purpose served by the dwelling.\(^{785}\)

\(^{776}\) Previously note /2/ to Table 7-12, Section 146-730.
\(^{777}\) Per Table 7-12, Section 146-730.
\(^{778}\) New.
\(^{779}\) Per Table 6.1, Section 146-601. Applicability limited to nighttime operation. In older corridor areas most newer codes rely on screening and buffering rather than conditional use approval to address impacts of this use.
\(^{780}\) 146-1242. Public hearing and waiver requirement replaced with objective standards.
\(^{781}\) New.
\(^{782}\) New standards for a new use.
\(^{783}\) From definition of home occupation in Article 20, except as noted.
\(^{784}\) Requirement that this take place in the primary dwelling, rather than a permitted accessory structure, was deleted. Many home occupations with are conducted in permitted detached garages or accessory structures without adverse neighborhood impacts.
2. A home occupation shall not create noise, dust, vibration, smell smoke, glare, electrical interference, fire hazard, or any other nuisance or hazard that disturbs the peace and quiet of a residential area.\textsuperscript{786}

3. The residents of the dwelling unit shall be the only people engaged in the activity.

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

5. There shall be no external evidence that indicates or advertises the performance of the activity.

6. Except for parties entering the dwelling unit as a result of prior individual invitation, the general public shall not be invited or solicited upon the premises.

7. Performance of any personal service, shall be limited to one pupil; client, which may include a partnership, married couple or parties engaged in a joint venture; or customer at any one time.\textsuperscript{787}

8. The use shall not jeopardize the health, safety, or welfare of the occupants or of the surrounding neighborhood.

9. The activity shall not cause or encourage an amount of vehicular or pedestrian traffic not normally associated with the residential area in which the home occupation is conducted.

J. Motor Vehicle Fuel Dispensing Facility, Accessory

In the UC-TOD district Core Subarea, a fueling facility associated with a grocery store may be a permitted use if so provided in the station area plan.\textsuperscript{788}

K. Parking Facility, Accessory\textsuperscript{789}

1. The following parking facilities are permitted as accessory uses:

   a. Attendant's shelters that do not contain more than 50 square feet of gross floor area and that are located at least 20 feet from any boundary of the parking lot abutting a residential zone district. When a parking facility abuts a mixed-use or industrial zoning district, such shelter may be constructed within three feet of abutting district;

   b. Any parking structure shall be permitted to maintain retail, office, or personal service uses on the ground level of such structure.\textsuperscript{790}

2. The following standards shall apply to parking lots or structures:\textsuperscript{791}

   a. Parking lots or structures shall not be used for the sale, storage, repair, or dismantling of any vehicles, equipment, materials, or supplies.

   b. Parking lots or structures shall be properly graded for drainage; surfaced with compacted recycled concrete, concrete, asphaltic concrete, asphalt, oil, or any other dust-free surface; and shall be maintained in good condition, free of weeds, dust, trash, or debris.\textsuperscript{792}

   c. Parking lots or structures shall provide entrances and exits located to minimize traffic congestion.

   d. Parking lots or structures shall minimize the effect of headlights on abutting streets and properties.

\textsuperscript{786} 146-1220.

\textsuperscript{787} Examples deleted to be more general. This standard is being reviewed and may be revised to allow 2 or 3 person classes.

\textsuperscript{788} Previously note /1/ to Table 7-12, Section146-730.

\textsuperscript{789} Provision requiring compliance with city codes deleted as unnecessary.

\textsuperscript{790} Section 146-715.

\textsuperscript{791} Section 146-717, revised for clarity and to remove (H) related to designation as a P-1 district.

\textsuperscript{792} Reference to compacted recycled asphalt added.
3.3. Use-Specific Standards

3.3.6. Accessory and Temporary Uses

Article 146-3: Use Regulations

e. If lighting facilities are provided, they shall be arranged to avoid unreasonable disturbance of occupants in adjacent residential areas or traffic on abutting streets. No lights shall exceed 25 feet in height and shall be incorporated with structures rather than poles whenever possible.³⁹³

f. For parking facilities that abut residential zoning districts, a fence shall be constructed and maintained in accordance with Section xx [now Article 14 of this UDO]. The fence shall be designed to obscure from abutting residential districts the direct light of headlights.

L. Radio or Television Antenna Tower

In the MU-C, MU-OA, and UC-TOD districts, antenna towers are prohibited.³⁹⁴

M. Recycling Collection Facility³⁹⁵

Accessory recycling collection facilities shall comply with the following standards.

1. Accessory Use

Small recycling collection facilities shall be included in an approved site plan for a separate, existing primary use that is in compliance with the building and fire codes.

2. Circulation

Small recycling collection facilities shall not extend onto any sidewalk, pedestrian trail, driveway, or street.

3. Off-Street Parking

Small recycling collection facilities shall not extend into any off-street parking space required for the primary use.³⁹⁶

4. Durability

Small recycling collection facilities shall use containers that are constructed and maintained with durable waterproof and rustproof material. Containers shall be secured from unauthorized entry or removal of material and shall be of capacity sufficient to accommodate all materials collected throughout the collection schedule. All containers shall be covered when the site is not attended.

5. Signs

Wall signs are allowed to a maximum area of 20 square feet. The sign may only advertise products or services available on the site.

6. Operating Instructions

Containers shall be clearly marked to identify the type of materials that are permitted to be deposited, the name and telephone number of the facility operator, and hours of operation. Containers shall also display a notice that no material shall be left outside the recycling enclosure or container. If the facility operator is different than the party responsible for the maintenance of the unit, the name and number of the responsible party shall also be clearly identified on the container.

7. Maintenance

One or more trash receptacles shall be provided near the recycling facility.³⁹⁷

³⁹³ This provision may be replaced by a cross-reference to citywide lighting standards.
³⁹⁴ Per Table 6.1, Section 146-601 and Table 7-12, Section 146-730; revised for clarity.
³⁹⁵ From current “small recycling” standards; text makes clear these are for accessory uses. Lighting, noise, and landscaping standard cross-references deleted as unnecessary. No external impacts on infrastructure provision deleted as unnecessary and unenforceable. Provision requiring compliance with permit requirements deleted as unnecessary. Provision requiring location in parking lot with more than 50 spaces deleted as unnecessary.
³⁹⁶ Requirement of additional parking space for attendant was deleted as unnecessary.
³⁹⁷ Maintenance provision was deleted as unnecessary; all properties will be required to meet a clean, debris-free standard.
8. **Color**  
No intense, bright, reflective, or fluorescent colors shall be used for the primary color scheme. These colors may be used as accent colors but shall not constitute more than 10 percent of the surface area of the facility.

9. **Height**  
Each individual recycling collection unit shall be no more than 10 feet in height.

10. **Setbacks**  
Recycling containers or units shall be set back a minimum of 50 feet from a property line or public street right-of-way, and shall not be located closer to an arterial street right-of-way than the primary structure or building on the site.

11. **Hours of Operation**  
Attended facilities located within 100 feet of a property zoned or occupied for residential use shall operate (including hauling) between the hours of 7:00 a.m. and 7:00 p.m.

12. **Power Equipment**  
Except for reverse vending machines, no power-driven processing equipment shall be used.798

**N. Roadside Sales Stand799**  
This use shall comply with urban agriculture standards in Section 3.3.4.D.

**O. Solar Collector, Accessory800**

1. If the solar collector is not flush with the roof the applicant shall minimize the visibility of the collector from a public street, park, open space, or golf course to the most reasonable extent possible without prohibiting the installation.

2. Ground-mounted collectors are allowed as an accessory structure outside the setbacks.

3. Ground-mounted accessory solar collectors shall not exceed the height of the principal structure on the lot or parcel.

**P. Temporary Event or Sales801**

1. Within a 12-month period, this use is limited to the following:
   a. 4 to 10 consecutive days, or
   b. 6 two-day weekends.802

2. Within a 90 day period, outdoor events in parking areas are limited to 7 consecutive days.

3. Seasonal sales activities, including temporary residence/security trailers, on non-residential properties, may occur for no more than 30 days within a 12-month period, for each seasonal product.

4. No more than 25 percent of the existing parking spaces in a parking lot may be used for a temporary outdoor sale.

5. All parking lot entrances and exits shall remain unobstructed.

6. Any outdoor event proposed within the public right-of-way requires a special event permit.

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798 146-1202(A), revised to provide hierarchy and to improve clarity.
799 New provision to cross-reference urban agriculture requirements for stands.
800 146-1282.
801 New standards for new use.
802 This standard may be revised to add flexibility.
Q. Temporary Office

1. In non-residential zoning districts, the director may approve a temporary permit for temporary trailers, offices, and structures necessary for construction purposes or for the conduct of business operations while new facilities are being constructed. Such approval shall be limited to a maximum of six months for construction offices and one year for temporary business offices and may be renewed upon separate application. Any approval of a temporary office may establish conditions and limitations as the director may determine are necessary.\(^{803}\)

2. In residential zoning districts, any person developing lands for residential use, either for sale or rent, is permitted to conduct temporary sales or rental operations within a model residential unit or mobile home used as a construction office on the premises of the development, subject to a permit granted by the director. An application for a permit shall indicate the following:
   a. The zoning classification where models are to be situated;
   b. The street address of models;
   c. The parking facilities; and
   d. The period that the permit is requested limited to six months for a mobile home and one year for a model home.\(^{804}\)

R. Temporary Outdoor Food or Merchandise Stand\(^{805}\)

The following regulations shall control the issuance of a special use permit to operate a temporary outdoor food and/or merchandise establishment or stand, pursuant to Section 207.

1. Licenses and Permits

   A special use permit and an Aurora business license are required to operate temporary food and/or merchandise establishments. Prior to the issuance of an Aurora business license, the applicant shall provide proof that they have a current and ongoing contract with a registered trash disposal service and a state licensed commissary. The applicant shall prove that they have written permission from the property owner of the location where the temporary vending establishment will operate. The applicant shall have obtained a special use permit authorizing the operation of a temporary outdoor food and/or merchandise establishment or stand, and a Colorado health license, if applicable. Original documentation of all required information shall be submitted at the time of application.

2. Display of Licenses and Permits

   Any license or permit required, including the special use permit, Aurora business license, and Colorado health license, if applicable, shall be conspicuously displayed at all times during the operation of the temporary food and/or merchandise establishment or stand's operation. Original documentation of all required information shall be displayed.

3. Hours of Operation

   Temporary outdoor food and/or merchandise establishment or stand operators shall be allowed to engage in the business of selling or offering to sell any food, beverage, or general merchandise only between the hours of 7:00 a.m. and 9:00 p.m. All temporary outdoor food and/or merchandise establishments or stands shall be disassembled and removed from the business location when not in operation. It shall be unlawful for any business owner to fail to remove a temporary outdoor food and/or merchandise establishment or stand and all trash and trash containers from its business location.

\(^{803}\) 146-1201(A). Wording simplified.

\(^{804}\) 146-1201(B).

\(^{805}\) 146-1249.
during non-business hours. It shall be unlawful for the owner, lessee, agent, or occupant to allow a temporary outdoor food and/or merchandise establishment or stand to be stored during non-business hours on their property.

4. Littering and Trash Removal
Temporary outdoor food and/or merchandise establishment or stand operators shall keep the sidewalks, roadways, and other spaces adjacent to their business sites or locations clean and free of paper, peelings, and refuse of any kind generated from the operation of their business. All trash or debris accumulating within 25 feet of any temporary outdoor food and/or merchandise establishment or stand shall be collected by the operator and deposited in a trash container. The temporary outdoor food and/or merchandise operator shall maintain a trash container, maintained in good condition and constructed of a non-corrodible and watertight material, sufficient to hold the refuse generated by the business. The vendor at the close of each business day shall remove such container. All food, beverage, or general merchandise will be displayed and stored within the confines of temporary outdoor establishment or stand and shall not be placed, stored, or positioned in any location other than in the physical confines of the temporary structure.

5. Location Restrictions
Temporary outdoor food and/or merchandise establishments or stands shall not be located and a temporary use permit shall not be granted for the following locations:

a. Any residential zoning district. Except for children's (under the age of 18) temporary beverage / lemonade stands, which are exempt from the provisions of this Section.

b. In any public right-of-way.

c. Within 1,500 feet of another temporary outdoor business.

6. Prohibited
It shall be unlawful to operate a temporary outdoor food and/or merchandise establishment or stand in violation of any of the provisions of this Section. In addition to the criminal penalty as provided in Subsection 7, a temporary use permit may be denied or revoked for failure to comply with the regulations listed in this Section. An applicant that has had a temporary outdoor food and/or merchandise special use permit revoked may not apply for another permit within one year of the revocation.806

7. Penalty807
Any person found guilty or who enters a guilty or no contest plea to this Section of the City Code of the City of Aurora, Colorado, shall, upon first conviction, be subject to the payment of a fine of not less than $250.00. Upon a conviction of a second offense occurring within a one-year period, such person shall be fined a sum not less than $500.00, and upon the third and subsequent offenses committed within a one-year period shall be fined an amount not less than $750.00 nor more than $1,000.00. In addition to the fines stated in this Subsection, a person convicted under this Section may be subject to not more than one year in jail. None of the minimum fines may be suspended by the municipal court.

S. Wind Energy System, Small Ground-Mounted808

1. An individual small wind system shall be set back from the property line and the principal structure at least 1.5 times the height of the turbine.

2. The accessory small wind system shall be permitted up to 60 feet in height in residential zoning districts as long as the system meets the small wind system setback. The height

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806 This provision will be consolidated with other enforcement provisions in Module 3.
807 This provision will be consolidated with other enforcement provisions in Module 3, with fines listed in an administrative document.
808 146-1286(A).
3.3. Use-Specific Standards

Article 146-3: Use Regulations

3.3.6. Accessory and Temporary Uses

limit for an accessory small wind system in all other zoning districts where they are allowed shall be the height limit in that zoning district.

3. For a ground-mounted small wind system, the distance between the ground and the rotor blade (when the rotor blade in its lowest position) shall be a minimum of 20-feet.

T. Wind Energy System, Small Roof-Mounted

Rooftop small wind energy systems shall be considered an accessory use if both the following conditions are met:

1. The maximum height of the rooftop small wind system does not exceed a height of 15 feet above the roof or the top of a parapet, whichever is higher;

2. The small wind system is securely attached to the structure in compliance with all currently adopted Aurora Building Codes and Engineering Loads. The blade rotor plane shall be at least four feet away from any window and at least 12 feet above any patio with human access.

U. Unlisted Accessory or Temporary Use

Accessory and Temporary Uses that are not listed separately in Table 3.2-1 (Permitted Use Table) may be approved by the Director if the Director determines that:

1. The use is subordinate and secondary to a permitted or approved conditional primary use of the property;

2. The accessory use is one normally associates with the primary use of the property; and

3. The use will not cause significant adverse traffic, noise, lighting, congestion, or parking impacts on the surrounding neighborhood, or any such impacts will be significantly mitigated by conditions attached by the Director to the approval.

809 146-1286(B).
810 New.
Article 146-6: Definitions and Rules of Construction

Commentary: Current definitions that were carried forward are not footnoted. This Article is divided into the following parts:

Rules of construction – generally how terms are used and interpreted throughout the UDO.

Terms of measurement – definitions for terms that define how lots, areas, or structures are measured.

Use definitions – definitions provided for each use category, as well as each specific land use in the permitted use table. Many of the definitions were carried over from the existing code – and the remaining were either developed based on other similar codes, or revised based on existing Aurora definitions.

Other definitions – this section includes all other definitions that are neither terms of measurement nor specific uses. This list was expanded significantly with Modules 2, and will continue to grow with Module 3.

*Definitions that were not yet included with Module 1 or 2 (new with this Module 3) are shaded in light tan.

6.1 GENERALLY

All provisions, terms, phrases, and expressions contained in this UDO shall be construed according to the purposes set out in Section 146-102. Terms not defined in this Article shall be interpreted based on standard usage. When not otherwise defined in this Article, categories of allowed uses shall be interpreted by the director.  

6.2 RULES OF CONSTRUCTION

6.2.1. TECHNICAL TERMS

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning. More specifically:

A. The words "owner," "person," or "developer" include a firm, association, partnership, trust, company, or a corporation as well as an individual.

B. The words "used" or "occupied" include the words "intended, arranged, maintained or designed to be used or occupied".

C. The word "lot" includes the words "plot" or "parcel."

D. The words "existing," "existed," "exists," and "occupied" shall imply the modifier "lawfully."

E. The terms "district," "zone," "zone district," and "zoning district" shall all refer to the zoning districts defined by this UDO.

6.2.2. LISTS AND EXAMPLES

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples, not to be exhaustive lists of all possibilities.

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\[^{1462}\] 146-2000; revised to place “using the North American Industry Classification System, Executive Office of the President Office of Management and Budget, 1997, as amended” with “the director.”

\[^{1469}\] Mostly carried forward from 146-2000(A) through (O); revised for clarity and organization by new headings. New provisions are indicated as such.
6.2.3. COMPUTATION OF TIME

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the city, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or a holiday observed by the city.

6.2.4. PUBLIC BODIES, DOCUMENTS, AND AUTHORITY

A. All public officials, bodies, and agencies to which references are made are those of the City of Aurora, unless otherwise expressly stated.

B. Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be to the most recent edition of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

C. Whenever a provision appears requiring the head of a department or another officer or employee of the city to perform an act or duty, that provision shall be construed as authorizing the department head or officer to delegate that responsibility to others over whom they have authority.

6.2.5. MANDATORY AND DISCRETIONARY TERMS

The words "shall," "will," and "must" are always mandatory. The words "may" and "should" are discretionary terms.

6.2.6. CONJUNCTIONS

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

A. "And" indicates that all connected items, conditions, provisions or events apply; and

B. "Or" indicates that one or more of the connected items, conditions, provisions or events apply.

6.2.7. TENSES, PLURALS, AND GENDER

A. Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary.

B. The singular includes the plural and the plural the singular, unless the context clearly indicates the contrary.

C. Words used in the masculine gender include the feminine gender and vice versa.\textsuperscript{1494}

6.2.8. HEADINGS, ILLUSTRATIONS, AND TEXT

In case of any difference of meaning or implication between the text of this UDO and any heading, drawing, table, figure or illustration, the text shall control.

6.3 TERMS OF MEASUREMENT\textsuperscript{1495}

Abutting

Refers to two or more properties or zone lots sharing a common border or separated only by a public or private right-of-way or by public open space or body of water not more than 1,000 feet in width.

\textsuperscript{1494} New provision.

\textsuperscript{1495} Carried over from current definitions in Article 20.
Adjacent Property Owner
An owner of a lot or property that shares all or part of a common lot line with another lot or parcel of land. A lot or property is adjacent when separated only by a public street, water body, or public land.

Alley-Loaded
Describes a garage or lot on which the driveway or garage access comes from an alley.

Area, Building
The total of areas taken on a horizontal plane of the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, terraces, and steps.

Area, Minimum Building
The minimum area of the principal building exclusive of uncovered porches, terraces, and steps permitted on a zone lot.

Area, Minimum Site
The minimum area of land exclusive of dedicated rights-of-way required for development of a site.

Area, Site per Dwelling Unit
The gross site area divided by the number of dwelling units on a site.

Back of Sidewalk
The side of a street sidewalk closest to the abutting lot line.

Block
A parcel of land within a platted subdivision bounded on all sides by streets or avenues, other physical boundaries such as a body of water, or the exterior boundary of a platted subdivision.

Building Front or Frontage
The elevation of a building facing a street, motor court, loop lane, or drive lane from which the building’s main pedestrian entrance can be accessed most directly. Except that in the case of a single- or two-family home, the building front shall never be designated as the elevation facing a drive lane. In no case shall a building front be designated as the elevation facing an alley.

Building Line
A line parallel to the street line touching that part of a building closest to the street.

Bulk Plane
[To be added]

Density
The number of families, individuals, dwelling units, households, or housing structures per unit of land.

Double Frontage Lot
A platted lot where both front and rear property lines face a street (or a designated open space along a street).

Fences along a Street
The term "fences along a street" shall mean fences that are both (1) located within 75 feet of a street right-of-way and, (2) easily visible from the same street.

Fence Height
Fence heights as regulated in this article shall be measured from the highest adjoining grade to the top of the fence sections running between posts or columns.

Front-Loaded
Describes a garage or lot on which the driveway access is directly off of the street in front of the house.

Frontage, Lot
The width of a lot measured at the front street right-of-way line.
Floor Area, Gross
The sum of the horizontal areas of all the floors of a building or structure as measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but excluding any space where the floor-to-ceiling height is less than six feet. The area of parking garages contained within a building shall not be included in the calculation.

Floor Area, Net
The total of all floor areas of a building excluding stairwells and elevator shafts, equipment rooms, interior vehicle parking or loading, and all floors below the first or ground floor except when used or intended to be used for human habitation or service to the public.

Floor Area Ratio (FAR)
The gross floor area of all buildings or structures on a lot divided by the total lot area.

Height, Building 1496
For a building, the vertical distance above a reference point measured to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the a point halfway between the eave and the highest point on a pitched or hipped roof. For a non-building structure, the vertical distance above a reference point measured to the highest point on the structure. For both buildings and structures, the reference point shall be whichever of the following yields a greater height of building or structure:

1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade.
2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in Subsection 1 of this definition is more than 10 feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

Landscaped Area
An unoccupied space open to the sky on the same lot with the building consisting of private landscaped areas, open recreational facilities, and areas used 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 landscaped area.

Lot
A designated parcel, tract or area of land established by plat, subdivision map, or as otherwise permitted by law, to be separately owned, used, developed or built on.

Lot Area (or Lot Size)
The total horizontal area included within lot lines.

Lot, Corner
A lot or parcel of land abutting on two or more streets at their intersection or on two parts of the same street forming an interior angle of less than 135 degrees.

Lot Coverage
The footprint of any building or structure designed for human occupancy or employment.

Lot Depth, Minimum
The distance between the front and rear lots lines of a lot. Where the side lot lines are parallel, the depth shall be measured with a line that is parallel to the side lot lines.

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1496 Combines nearly identical provisions for building and structure height.
1497 Definition revised to measure height of pitched room halfway between eave and gable – which is the standard method.
Lot Line
A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

Lot Line, Front
The lot line separating a lot from a street right-of-way.

Lot Line, Interior Side
A side lot line that does not abut a street.

Lot Line, Rear
The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Reverse Corner
A lot configuration where the rear yard of the lot in question abuts an adjacent property’s front and side yard.

Lot Line, Side
Any lot line other than a front or rear lot line.

Lot Line, Street
Any lot line that abuts a street (but not an alley). On a corner lot, there are two or more street lot lines.

Lot Line, Street Side
A lot line that is both a side lot line and a street lot line.

Lot Width at Setback
The length of a straight line connecting the points at which the front setback line intersects with each side lot line.

Non-Street Frontage
The perimeter area of a site that does not abut a public or private right-of-way.

Principal Building
The primary structure located on a zone lot, and designed for a use or occupancy that is a permitted primary use in the zoning district applicable to the zone lot.

Setback
The distance between the building and any lot line or roadway flowline if closer than the nearest lot line.

Setback, Front (or Street)
A setback extending across the full width of the front of a lot, the required depth of which is measured from the street right-of-way line.

Setback, Rear
A setback that is to extend across the full width of the rear of a lot, the required depth of which is measured from the rear lot line.

1498 From current146-1512(B)1.
Setback, Side
A setback that extends from the front setback line to the rear setback line, the required depth of which is measured from at a right angle from the interior side lot line.

Setback, Street Side
A setback that extends from the front lot line to the rear lot line along a street frontage that is not a front setback line, the required depth of which is measured from the street side lot line.

Setback Line
That line that is the required minimum distance from any lot line and that establishes the area within which principal or accessory structures shall be erected or placed.

Site
A parcel of land included in a site plan or other plan submitted to the city for approval that is occupied or capable of being occupied by one or more buildings, and the accessory buildings or uses customarily incident to it, including such open spaces as are required by this UDO.

Site Area, Gross
The total of area of land, prior to any deductions for internal streets or areas to be conveyed to the city, which is included within a Master Plan, Site Plan or other plan submitted to the City for review or approval.

Yard
That portion of a site not occupied by a building housing the principal and accessory uses.

Yard, Front
The open space on the same site with the building between every point on the front of such principal building and the front lot line of the site, extending the full width of the site, and measured perpendicularly to the building at the closest point to the front lot line. On a corner lot, the open space adjacent to the shorter street right-of-way shall be considered the front yard.

Yard, Rear
The open space on the same site with the building between the rear line of the principal building and the rear line of the site, extending the full width of the site, and measured perpendicular to the building at the closest point to the rear lot line.

Yard, Required
The open space between a lot line and the yard line within which no structure shall be located except as provided in this UDO.

Yard, Side
The open space on the same site with the principal building situated between the building and the side line of the site and extending from the front yard to the rear yard.
**Zone (or Zoning District)**

A specifically delineated area or district in the city within which regulations and requirements in this UDO govern the use, placement, spacing, and the size of land and buildings.  

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1499 Wording revised to clarify that Subarea regulation are permitted, pursuant to current practice.
Zone Lot
A designated single parcel of contiguous land occupied by or capable of being occupied by a use or structure, the area of which is contained within the boundaries of one or more contiguous ownerships, plus one-half of any abutting alley and including one-half of any abutting dedicated street.

6.4 USE DEFINITIONS

6.4.1. GENERALLY

Accessory Structure
A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

Accessory Building
An attached or detached subordinate structure located on the same zone lot with the principal building, the use of which is customary and incidental to the use of the principal building.

Accessory Use
A use of land or of a building or portion of the land or building customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

Dwelling or Dwelling Unit
A building or portion of a building designed to provide independent living facilities including a full kitchen and bath to an individual, family group, or group home relationship.

Mixed-Use
A land use where both residential and non-residential land uses are permitted within a zoning district are combined on a lot or within a structure or development, and where the different types of land uses are in close proximity.\textsuperscript{1500}

Mixed-Use Building
Any building that contains both residential and non-residential uses.

Principal Use
The primary or predominant use of any lot or parcel.

Use
The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

6.4.2. RESIDENTIAL USES

Household Living\textsuperscript{1501}
This land use category (containing individual land uses) is characterized by residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than 30 days is classified under the lodging category). Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants’ vehicles. Specific use types include, but are not limited to the following:

\textsuperscript{1500} Revised to clarify that the term applies to mixes of residential and non-residential uses, and to delete the phrase “, planned as a unified complementary whole, and are functionally integrated as to the use of shared vehicular and pedestrian access and parking areas” because many mixed-use developments do not meet this requirement but still provide the benefits of mixed land uses.

\textsuperscript{1501} New definition for use category.
**Dwelling, Single-Family Attached (Townhouse)**

Three or more dwelling units where each unit is attached to other units by party walls, and where habitable spaces of different units are arranged in a side-by-side, rather than a stacked configuration.

**Dwelling, Single-Family Detached**

A single dwelling unit in a single building not attached to any other buildings other than those accessory to the dwelling. This use includes:

1. Garden court single-family dwellings, dwellings clustered around a common open space or courtyard with three or more dwellings sharing a single ownership lot that includes a common open space or courtyard.

2. Tiny houses containing less than 600 square feet of gross floor area.

**Dwelling, Co-housing Development**

A residential development that combines individual owned dwelling units with smaller or partial kitchens and a larger community kitchen and dining room intended for communal use on a regular basis, and in which all residents agree to share in the provision of regular communal services such as cooking meals or providing child care.

**Dwelling, Cottage Development**

Small, infill project consisting of small single-family detached cottages, each containing no more than 800 square feet of gross floor area in which project density is measured by the total square footage of cottage dwelling unit gross floor area instead of the number of dwelling units.

**Dwelling, Live/Work**

An integrated housing unit and working space, occupied and used by a single household in either a single-family dwelling or multifamily dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and includes:

1. Complete kitchen space and sanitary facilities; and

2. Working space reserved for and regularly used by one or more occupant of the unit.

**Dwelling, Multifamily**

A building with three or more separate independent housekeeping dwelling units for permanent occupancy with separate rooms for sleeping, eating, and cooking, 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.

Three types of multifamily buildings are defined as follows:

1. Small multifamily buildings shall mean multifamily buildings containing between three and eight dwelling units per building intended for either sale or rent.

2. Medium multifamily buildings shall mean multifamily buildings containing more than eight but no more than 50 dwelling units per building, limited to three stories in height or four stories if served by an elevator, with such units intended either for sale or rent.

3. Large multifamily buildings shall mean multifamily buildings with one or more elevators having four stories containing more than 50 dwelling units per building, or five or more stories regardless of the number of units, with such units intended either for sale or rent.
Dwelling, Two-Family (Duplex)
A single building on a single lot, designed for occupancy by two separate dwelling units in a side-by-side or stacked configuration, and not attached to any other buildings other than those accessory to the dwellings. This definition also includes a dwelling unit attached by a party wall to only one other dwelling unit in a side-by-side configuration, with each unit located on its own lot.

Manufactured Housing¹⁵⁰⁷
This term has the same definition as the term “mobile home” in Sec. 90-1.

Manufactured Housing Lot¹⁵⁰⁸
Manufactured housing lot means a plot of ground within a manufactured housing park designed for the accommodation of one single-family detached manufactured housing unit together with its accessory uses.

Manufactured Housing Park
This term has the same definition shown in Sec. 90-1.

Group Living¹⁵⁰⁹
This land use category (containing individual land uses) is characterized by residential occupancy of a structure by a group of people who do not meet the definition of Household Living. Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. Specific use types include, but are not limited to:

Assisted Living Facility
A building or group of buildings specifically designed for persons occupying private residential quarters with full bathroom facilities and at least partial kitchen facilities. Residents in such a facility need some assistance in performing one or more of the following daily functions: the preparation of some or all meals, bathing, housekeeping and laundry, the administration of medication, periodic medical attention, and transportation. The term "assisted living facility" shall also include "life care facilities" but shall not include facilities designed exclusively for the care of persons needing full-time nursing care, Alzheimer patients, or bed-ridden patients.

Continuing Care Retirement
A community for care of the elderly. The community shall have common facilities including at a minimum licensed intermediate and skilled nursing facilities adequate to meet the needs of the residents, and other services that are not accessory to other permitted uses.

Dormitory, Fraternity, or Sorority House¹⁵¹⁰
A building devoted exclusively to living facilities in which each person residing in each living unit shall be a duly registered student in any accredited school, college or university, the spouse of such student, or a management employee.

Group Home
Subject to licensing requirements of the state if applicable, a group home includes the following:
1. 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

¹⁵⁰⁷ Replaces current definitions with those in extensive City regulations of this use in another Chapter.
¹⁵⁰⁸ New.
¹⁵⁰⁹ New definition for use category.
¹⁵¹⁰ New.
6.4.3. Public, Institutional, Religious, and Civic Uses

A land use category (containing individual land uses) that includes buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public, or an institution (which may be for profit or not-for-profit) providing specialized services related to health care or services for the dead. Includes public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools that provide educational instruction to students, primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care, medical laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the institution or building.\textsuperscript{1515}

\textbf{Adult or Child Day Care Center}\textsuperscript{1516}

A facility, by whatever name known, that is maintained for the whole or part of a day for the care of children under the age of 16 years, or for elderly adults. The facility shall be operated with or without compensation for such care, and with or without stated educational purposes, and shall hold a valid state license for the operating of an adult or child day care center, that provide day care services, including monitoring of clients, social and recreational services, food and nourishment, and health support services. The term shall include facilities commonly known as "day care centers," "day nurseries," "nursery schools," "kindergartens," "preschools," "play groups," "day camps," "summer camps," "centers for

\textsuperscript{1511} Text on residents revised from "developmentally disabled, handicapped, or mentally ill persons", because the federal Fair Housing Act Amendments require broader coverage.

\textsuperscript{1512} Existing definition for domestic violence shelter, added to group homes definition.

\textsuperscript{1513} New.

\textsuperscript{1514} Reference to specific department removed, because that can change over time.

\textsuperscript{1515} New definition for use category.

\textsuperscript{1516} Combines definitions for adult day care center and child care center.
mentally retarded children,” “adult care,” or “adult day care center”. It shall include those facilities that give a maximum of ten-hour care for dependent and neglected children. It shall include those facilities for children under the age of six years, with stated educational purposes, operated in conjunction with a public, private, or parochial college or a private or parochial school. The term shall not apply to a kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six grades. Child care centers are divided into two distinct use groups:

1. **An adult or child day care facility, large**, by whatever name known, includes facilities that are maintained for the whole or part of a day for the care of 13 or more children under the age of 16 years, or not more than 13 elderly adults, who are not related to the owner, operator or manager of the facility.

2. **An adult or child day care facility, small**, by whatever name known, includes facilities that are maintained for the whole or part of a day for the care of from seven to 12 children under the age of 16 years, or seven to 12 elderly adults, who are not related to the owner, operator or manager of the facility.

### Cemetery
Property used for the interring of dead humans or animals.

### Civic or Cultural Facility
Civic or cultural facilities include museums, art galleries, botanical or zoological gardens, and libraries, 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.

### Club, Lodge, and Service Organization
Affiliations with a selective membership whose members have voting control over significant aspects of the group’s operations, and that do not charge daily or weekly dues or entry fees, or admit persons into the premises based upon application fees.

### Crematorium
A facility containing furnaces for the reduction of dead bodies to ashes by fire.

### Higher Education Institution
Any college, university, post-secondary or higher educational facility 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.

### Hospital
An institution providing health services, primarily for in patients and medical or surgical care of the sick or injured, including related facilities such as laboratories, out-patient facilities, training facilities, central service facilities, and staff offices.

### Institutional Use
A community or civic use devoted to the promotion of a particular cause or program, especially one of a public, educational, or religious character, such as schools, recreation centers, and churches.

### Meeting, Banquet, and Conference Facility
A facility with or without food preparation equipment, used for meetings, conferences, catered meals, wedding receptions, and other social functions; and available on a rental basis to the general public.

### Mortuary
An establishment for the preparation of the deceased for burial and the display of the deceased and rituals connected with, and conducted before burial or cremation. This definition includes columbaria and...
may include a facility for the permanent storage of cremated remains of the dead. This definition shall not include freestanding crematoria facility.

**Park and Open Space**\(^{1521}\)
An outdoor, unenclosed area, located on the ground, designed and accessible for outdoor living, recreation, and pedestrian access or landscaping, but not including roads, parking areas, driveways, or other areas intended for vehicular travel. Includes both active and passive recreation.

**Place of Worship**
A building, together with its accessory buildings and uses, that is primarily used as a place where persons regularly assemble for religious worship. This term includes uses such as synagogues, churches, temples, or mosques. Worship services and related religious activities in buildings primarily used for residential purposes that have not undergone any interior or exterior structural modification to accommodate group assembly, and with no external evidence that advertises the activity, shall not be considered a place of worship.

**School, Elementary or Secondary**\(^{1522}\)
An accredited school under the sponsorship of a public, private, or religious agency, having a curriculum generally equivalent to public elementary or secondary schools, not including commercial schools.

### 6.4.4. AGRICULTURAL AND ANIMAL-RELATED USES\(^{1523}\)

**Agricultural and Animal-related Uses**
A land use category (containing individual land uses) that includes the use of land for purposes including farming, dairying, pasturage, horticulture, animal and poultry husbandry, and the necessary accessory uses for treating or storing of farm products and parking of equipment. Specific use types include, but are not limited to:

**Agriculture**
The production, keeping, or maintenance, for sale, lease or personal use, of plants and animals useful to persons, on a site larger than five acres in size, including the storage of agricultural products produced off the premises. This use does not include a tract of land and related structures, pens, or corrals, in which more than 50 cattle, horses, sheep, goats, or swine are maintained in close quarters for the purpose of fattening such livestock for final shipment to market.\(^{1524}\)

**Horse Stable**\(^{1525}\)
A commercial facility for the keeping and boarding of horses.

**Kennel**
Any structure or premises used for boarding or breeding of any animal for compensation or for profit.

**Plant and Tree Nursery and Greenhouse**\(^{1526}\)
Any land or structure used primarily to raise trees, shrubs, flowers, and other plants for sale or for transplanting.

**Riding Academy**\(^{1527}\)
An establishment or area for keeping horses or other domestic animals other than for the property owner’s personal use, for compensation, hire, boarding, riding or show.

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\(^{1521}\) Revised to simplify.
\(^{1522}\) New. Current definition for private school was not carried forward.
\(^{1523}\) New definition for use category.
\(^{1524}\) Size provision added to distinguish from urban agriculture. Exclusion of feedlot text added.
\(^{1525}\) New.
\(^{1526}\) New.
\(^{1527}\) New.
Urban Agriculture\textsuperscript{1528}  
The use of a parcel of land five 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.

Veterinary Clinic and Hospital\textsuperscript{1529}  
Any establishment maintained and operated by a licensed veterinarian for surgery, diagnosis and treatment of diseases and injuries of animals. All facilities for housing animals shall be only for use incidental to medical treatment.

6.4.5. COMMERCIAL AND INDUSTRIAL USES  

Aboveground Bulk Storage of Flammable Gasses\textsuperscript{1530}  
The storage of commercial and industrial gasses in aboveground containers for subsequent resale to distributors or retail dealers or outlets. This definition shall not include the dispensing of fuel to individual retail customers.

Aircraft Hangar and Aircraft Maintenance Facility\textsuperscript{1531}  
Facilities intended for maintenance, loading, unloading, storage, and fueling of aircraft.

Airport\textsuperscript{1532}  
A landing area, runway, or other facility designed, used, or intended to be used for the landing or taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

Art Studio or Workshop\textsuperscript{1533}  
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.

Automobile and Light Truck Sales and Rental\textsuperscript{1534}  
Selling, leasing, renting, brokering, or auctioning vehicles seven feet or less in height, including automobiles, sport utility vehicles, light trucks and van, and motorcycles, but excluding trailers.

Bank, Savings, and Financial Office\textsuperscript{1535}  
An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses, and including check-cashing facilities. Accessory uses may include automatic teller machines and administrative offices.

Bar and Tavern\textsuperscript{1536}  
An establishment engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises that does not also serve meals. This use also includes “hookah” bars in which patrons consume flavored tobacco from a stemmed instrument designed for vaporizing tobacco.

Bed and Breakfast  
An owner occupied, single-family detached home having from one to not more than five guestrooms.

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\textsuperscript{1528} New.  
\textsuperscript{1529} Combines definitions for animal clinic and animal hospital. Requirement for indoor operations and permits for outdoor operations now contained in use-specific standards. Definition for small animal clinic not carried forward.  
\textsuperscript{1530} New. Storage of liquids deleted from definition and now included in Bulk Commodity Storage Facility use.  
\textsuperscript{1531} New.  
\textsuperscript{1532} New.  
\textsuperscript{1533} Current definition for artspace.  
\textsuperscript{1534} Current definition for automobile and light truck sales, rental, servicing, or fuel dispensing – revised specifically for sales and rental.  
\textsuperscript{1536} Definition revised to include hookah bars.
Bio-Medical Waste Treatment Facility
A facility for the processing, storage, or disposal of bio-medical waste, including but not limited to processes that involve ozone treatment, that complies with all applicable federal, state, and local regulations.

Brewery
Any establishment where malt liquors or fermented malt beverages are manufactured and production exceeds 60,000 barrels of malt liquor per year.

Brewpub
An establishment that manufactures not more than 60,000 barrels of malt liquor or fermented malt beverage each calendar year, and that may include retail sales in an on-premises licensed facility. Sometimes referred to as a microbrewery.

Bulk Commodity Storage Facility
An establishment engaged in the storage of oils, lubricants, liquids, grains, mineral products or other commodities not listed separately as specific types of warehousing, wholesaling, or storage. This use includes a grain elevator and facilities or areas for the temporary storage of commodities listed above for transfer to trucks, train cars, or other forms of transportation.

Catering Service
An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. This use includes a commercial kitchen. No business consumption of food or beverages is permitted on the premises.

Distillery
A facility where distilling, typically of alcoholic liquors, is done.

Electric Power Generator Station
A facility or area that generates electricity from mechanical power produced by the firing of fossil fuels, or that produces heat or steam for space heating and other similar uses.

Equipment Rental and Repair
The rental and repair of supplies and equipment primarily for intended for use by homeowners, gardening, construction, landscaping, or industrial contractors, including, but not limited to hoists, lifts, forklifts, and commercial capacity generators and compressors, but not including car or truck rentals.

Extended Stay Lodging
A hotel or motel in which more than 10 percent of the guests stay for a period of more than 30 days.

Food, Beverage and Lodging
A land use category (containing individual land uses) that includes establishments serving prepared food or beverages for consumption on or off the premises or providing lodging, meals, and the like to transient visitors for a defined period. Accessory uses may include food preparation areas, offices, and parking.

Grain and Oil Seed Milling
An establishment used for the processing and storage of grains (cereal, feed, etc.) and associated uses, including the receipt and shipment of grain by truck or rail.

1537 New.
1538 Revised to add “or fermented malt beverages” to match state liquor licensing definition.
1539 Merges current definitions of brewpub and microbrewery. Adds “or fermented malt beverages” to match state law.
1540 New.
1541 New.
1542 New.
1543 New.
1544 New.
1545 New definition for use category.
1546 New.
Heavy Manufacturing\textsuperscript{1547}
Large-scale industrial operations and processes including heavy equipment and construction yards. This use includes uses previously listed as animal food manufacturing; animal products; animal products manufacturing; basic chemical manufacturing; bio-fuels and ethanol manufacturing; carbon graphite manufacturing; cement and concrete products manufacturing; clay products and refractory manufacturing; grain and oil seed milling; other non-metallic mineral products; paint, coating and adhesive manufacturing; paint, coat and adhesive manufacturing; petroleum and coal products; petroleum and coal products manufacturing; primary metal manufacturing; pulp, paper and paperboard mills; sawmills and wood preservation; sugar; sugar manufacturing; and leather and hide tanning and finishing. This use also includes locomotive and rail car repair, the manufacturing of products from raw minerals, the processing or treatment of raw minerals, and facilities involved in manufacturing, processing or assembly that requires delivery of goods or shipping of products by railcar or having greater environmental effects and traffic impacts than activities classified as manufacturing or restricted light industrial uses.

Home Building Supplies\textsuperscript{1548}
An establishment for the sale of materials and hardware customarily used in the construction of buildings and other structures, that includes facilities for storage.

Hotel and Motel\textsuperscript{1549}
A building designed for short-term occupancy, in which no more than 10 percent of the guests reside for a period of more than 30 days. Accessory uses may include restaurants, meeting rooms, and motor vehicle rental.

Indoor Recreation and Entertainment\textsuperscript{1550}
Indoor facilities for entertainment, sports, and recreational activities such as health clubs, bowling, skating, swimming, tennis, teen clubs, health and fitness centers, gyms, and similar indoor activities.

Indoor Shooting Range\textsuperscript{1551}
An indoor facility used for firearm target practice, competitions, or similar uses, including but not limited to archery, skeet, trap, paintball, and similar shooting activities.

Industrial\textsuperscript{1552}
A land use category (including individual land uses) including establishments engaged in the transformation of materials by hand, mechanical or chemical means or substances into new products including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins or liquors, as well as establishments that are engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Contractors and similar uses perform services off-site. Few customers come to the site. Accessory activities may include sales, offices, parking, and storage.

Intermodal Cargo Transfer Yard\textsuperscript{1553}
The site at which freight is transferred between railroad flat cars and trucks, typically involving containers or trailers.

Light Manufacturing\textsuperscript{1554}
Uses engaged in the manufacture, processing, fabrication, treatment, assembly, packaging, incidental storage, sales and distribution of finished products or parts, predominately from previously prepared materials such as cloth, plastic, metal, paper, leather, precious or semiprecious stones, including without limitation the manufacture of electronic instruments or pharmaceuticals, the preparation of food products blueprinting and commercial printing services (but not consumer photocopying and shipping stores), and

\textsuperscript{1547} Revised to clarify characteristics and included uses.
\textsuperscript{1548} New.
\textsuperscript{1549} Combined current definitions for hotel; hotel, full service; and motel. Accessory uses added.
\textsuperscript{1550} Current indoor recreation definition, revised to include entertainment and to exclude indoor shooting range.
\textsuperscript{1551} New.
\textsuperscript{1552} New definition for use category.
\textsuperscript{1553} New.
\textsuperscript{1554} Definition revised to include current restricted light manufacturing uses and incorporate former blueprinting use.
other activities that do not create nuisances to surrounding properties and do not require delivery or shipping by railroad cars. This use does not include the manufacturing of products from raw minerals or the processing or treatment of raw minerals or any manufacturing involving hazardous materials.

**Liquor Store**

A type of retail sales use that includes a business licensed by the state for the retail sale of alcoholic beverages in original packages for consumption off the premises, in which those sales are the primary goods being sold and generate the majority of the revenue generated by the business. The accessory sales of food or other items shall not result in the business being a general retail sales business if the above conditions are met.

**Locomotive and Railcar Yard and Repair Facility**

An area and related facilities connected with the fueling, repair switching, assembly or disassembly of trains, including without limitation passenger or freight terminals, operations and maintenance shacks, train sheds, and classification yards.

**Medical and Dental Clinic**

A health care facility where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists, or social workers, and where patients are not usually lodged overnight.

**Mining**

The development or extraction of mineral deposits, including but not limited to limestone, coal, sand, rock, clay, dirt, gravel, and other materials, and quarry aggregate from their natural occurrences on affected land. The term includes but is not limited to open pit mining and surface operations, strip mining, quarrying, dredging, and the disposal of refuse from those activities.

**Motor Freight Terminal**

An establishment engaged primarily in the fueling, servicing, repair or parking of tractor trucks and similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A motor freight terminal may also include overnight accommodations, showers, and restaurant facilities primarily for the use of truck crews.

**Motor Vehicle Body Shop and Painting**

An establishment in which automobiles, light trucks, or other motor vehicles that operate on roadways are painted, or in which damage to the bodies and frames of such vehicles are repaired. Accessory uses may include motor vehicle rental.

**Motor Vehicle Fuel Dispensing Station**

Buildings or premises or portions of buildings or premises used for the retail sale or accessory fueling of gasoline or other motor vehicle fuels, motor oils, and other accessory products and may include vehicle washing facilities as an accessory use. When a primary use of land, accessory use may include convenience food and beverage sales.

**Motor Vehicle Indoor Showroom or Broker**

A business or broker selling or leasing new or used automobiles, sport utility vehicles, light trucks and vans, recreational vehicles, and motorcycles in which all vehicles are displayed and offered for sale or lease in a completely enclosed, indoor showroom. On-site vehicle repair, detailing, service, and/or body work are not permissible accessory uses. Outdoor storage of vehicles is not permitted.

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1555 New.
1556 New.
1557 New.
1558 New definition for existing use.
1559 Revised to cover both primary and accessory uses.
1560 Prohibition of overhead garage doors was removed, prohibition on detailing added.
**Motor Vehicle Repair and Service**

Buildings or premises or portions thereof used for the purpose of maintenance repairing, or painting of motor vehicles. Repair includes the fixing, refurbishing, or replacement of any part of a motor vehicle, including paint and body work. This use does not include motor vehicle salvage, wrecking, or dismantling or a motor vehicle body shop and painting facility.

**Motor Vehicle Towing, Salvage, and Dismantling**

An establishment used for the storage, collection, processing, purchase, sale, or disposal of motor vehicles and motor vehicle parts and/or a commercial establishment engaged in towing of vehicles or equipment from one location to another.

**Motor Vehicle Wash**

Any building or premises or portions of the building or premises used for washing motor vehicles, including the use of automatic or semiautomatic application of cleaner, brushes, rinse water, and heat for drying. This use does not include motor vehicle fueling as an accessory use.

**Nightclub**

A restaurant, tavern or bar that also includes at least one of the following: live music, live entertainment, or a dance floor of 220 square feet or more. Nightclub does not include meeting, banquet, and conference facilities as defined in this Section.

**Offices**

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.

**Office Showroom**

A land use that combines at least two of the following: office, display and showroom, retail and storage functions where the storage function of the use is accessory to the primary operation. This use does not include uses that are primarily warehousing or distribution in function or that require substantial off-street loading.

**Office, Flex**

A use that combines office and storage for goods, wares, and merchandise, including distribution functions that may require off-street loading. This use also includes buildings that could be used for either office space or other light industrial or commercial uses.

**Oil and Gas Facilities**

As used in the context of oil and gas regulations in Section XXX, the following terms have the following meanings:

1. *Accessory equipment* means any equipment that is integral to the production and operation of an oil or gas well, including but not limited to tanks, treaters, separators, and production pits.
3. *Building unit* shall have the same meaning as set forth in the COGCC regulations.

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1561 Current definition for motor vehicle repair service, fueling, sales, rental - revised to exclude fueling, washing, sales, and rental, with exclusion of salvage and wrecking clarified.
1562 Second portion of definition is new.
1563 New.
1564 Revised to eliminate conditions based on percentage of site occupancy.
1565 Revised current definition of office-warehouse.
4. *Berm* means an earthen barrier of compacted soils preventing the passage of liquid materials or providing screening from adjacent uses as may be specified in an applicable development standard.

5. *COGCC* means the Colorado Oil and Gas Conservation Commission.

6. *COGCC regulations* means the rules and regulations promulgated by the COGCC and codified at 2 C.C.R. Title 404, as amended.

7. *Designated agent* means the designated representative of any producer, operator, transporter, refiner, or gasoline or other extraction plant operator or owner.

8. *Distance from a well site to a platted residential subdivision, platted lot line containing either a building unit or high density building unit* means the distance from the edge of the well pad (graveled area not including access road) to the nearest platted residential lot line, or a platted lot line that contains a building unit or a high density building unit.

9. *Gas* means all natural gases and all hydrocarbons not defined in this Section as oil.

10. *High Occupancy Building Unit* shall have the same meaning as set forth in the COGCC regulations.

11. *Injection well* means any hole drilled into the earth into which fluids are injected for purposes of secondary recovery, storage, or disposal pursuant to authorizations granted by the COGCC.

12. *Oil* means crude petroleum oil and any other hydrocarbons, regardless of gravities, that are produced at the well in liquid form by ordinary production methods, and that are not the result of condensation of gas before or after it leaves the reservoir.

13. *Oil and gas* means oil or gas or both oil and gas.

14. *Oil and gas well* means a hole drilled into the earth for the purpose of exploring for or extracting oil, gas, or other hydrocarbon substances.

15. *Oil and gas facility* shall mean equipment or improvements used or installed at an oil and gas location for the exploration, production, withdrawal, gathering, treatment, or processing of oil or natural gas.

16. *Operating plan* means a general description of an oil or gas well facility identifying purpose, use, typical staffing pattern, seasonal or periodic considerations, routine hours of operation, source of services and infrastructure, and any other information related to regular functioning of that facility.

17. *Operator* means the person designated as operator and named in COGCC form 2 or a subsequently filed COGCC form 10.

18. *Owner* means any person with a working interest ownership in the oil and gas or leasehold interest therein.

19. *Platted residential subdivision* means a subdivision that has been approved and recorded and is located in a zone that allows residential uses.

20. *Production pits* means those pits used for initial settling, temporary storage, or disposal of produced water by permeation or evaporation after drilling and initial completion of the well.

21. *Production site* means that surface area immediately surrounding proposed or existing production pits, or other accessory equipment necessary for oil and gas production activities, exclusive of transmission and gathering pipelines.

22. *Tank* means any container used in conjunction with the production or storage of petroleum and hydrocarbon substances, stored at or near atmospheric pressure.

23. *Treatment facilities* means any plant, equipment, or other works used for the purpose of treating, separating, or stabilizing any substance produced from a well.

24. *Twinning* means the drilling of a well adjacent to or near an existing well bore when the existing well cannot be drilled to the objective depth or produced due to an engineering problem such as collapsed casing or formation damage.

25. *Well* means an oil and gas well or an injection well.
26. **Well site** means that surface area of a proposed or existing well or wells and its pumping systems.

**Other Motor Vehicle, Trailer, Boat, or Manufactured Home Sales or Rental**
A business that displays on-site any recreational vehicle, boat, house trailer, modular structure, or manufactured home, or any motor vehicle other than an automobile or light truck, for the purpose of sales, rental, brokering or auction.

**Outdoor Recreation and Entertainment**[^1566]
Outdoor facilities for outdoor concerts, racetracks, amusement parks, miniature golf, drive-in theaters, go-cart tracks, and other similar outdoor activities. Also includes facilities for outdoor sports such as golf courses, driving ranges, swimming pools, tennis and basketball courts, sports fields, and playgrounds.

**Outdoor Storage as a Principle Use**
The placement or deposit of any equipment, furniture, machine, material, merchandise, or supplies in an outside location or outside an enclosed structure, except objects that are customarily placed outside and clearly incidental and commonly associated with the permitted use.

**Pari-Mutuel Wagering Facility**
A facility operated pursuant to the provisions of the Colorado Limited Gaming Act of 1991, as amended, at which pari-mutuel wagers are placed on simulcast horse and greyhound races.

**Parking Garage**
An aboveground and/or belowground structure, or a part of a primary structure, designed for parking automobiles and light trucks and van, in which at least one level of parking is located above or below another level of parking in the same structure. This use does not include parking and storage facilities for recreational vehicles, boats, and trucks seven feet in height or greater.

**Parking Lot**[^1567]
An at-grade parking area for automobiles and light trucks and vans that is not part of an aboveground or underground parking structure or included in a primary structure. This use does not include parking and storage facilities for recreational vehicles, boats, and trucks seven feet in height or greater.

**Pawnbroker**
An establishment that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property.

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

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.

**Private Golf Course, Tennis Club, and Country Club**[^1568]
An establishment typically associated with a golf course or tennis facilities that is intended as a place of social and recreational gatherings for members of a private club.

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[^1566]: Combines current definitions for outdoor recreation and outdoor entertainment.
[^1567]: “Parking facility” split into new and separate “Parking Lot” and “Parking Garage” for better control. References to usability by the general public and non-accessory nature of the use were deleted.
[^1568]: New.
**Railroad Track**\(^{1569}\)
An area or facility connected with the operation of individual railroad tracks, including without limitation main (through) tracks, spur tracks, and areas associated with sidings, siding and switching equipment, crossing safety arms, and contiguous maintenance, switching, or storage sheds.

**Recreation and Entertainment**\(^{1570}\)
A land use category (containing individual land uses) that includes establishment providing recreation or entertainment activities to the general public or to their members. Accessory uses may include concessions, snack bars, parking, administrative offices, and maintenance facilities.

**Recreational Vehicle Park**\(^{1571}\)
An outdoor facility designed for overnight accommodation of human beings in motorized vehicles, rustic cabins and shelters, or trailers for recreation, education, naturalist, or vacation purposes. Office, retail and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances.

**Recycling Collection Facility**
The term recycling and collection facility includes the following:

1. *Mobile recycle unit* means an automobile, truck, trailer, or van, licensed by the department of motor vehicles, that is used for the collection of recyclable materials. A mobile recycling unit shall also mean the bins, boxes, or containers transported by trucks, vans, or trailers and used for the collection of recyclable materials.

2. *Recycling collection facility* means a facility for the collection of recyclable materials, including paper, glass, plastic, cloth, ferrous and nonferrous metals, or other items and quantities normally recycled by households or small businesses; excluding, however, commercial and industrial refuse, yard waste, white goods, and hazardous materials. Recycling collection facilities include mobile recycling units, reverse vending machines, and small recycling collection facilities.

3. *Recycling collection facility, small* means a mobile recycling unit, reverse vending machine or a grouping of reverse vending machines occupying not more than 120 square feet each. They include kiosk-type units that may include permanent structures occupying not more than 120 square feet each and unattended containers placed for the donation of recyclable materials occupying not more than 120 square feet each.

4. *Reverse vending machine* means an automated mechanical device that accepts at least one or more types of empty beverage containers, including but not limited to aluminum cans, glass or plastic bottles, and that issues a cash refund or a redeemable credit, provided that the entire process is enclosed within the machine. A reverse vending machine may be designed to accept more than one container at a time, paying by weight instead of by container.

**Research and Development**\(^{1572}\)
A facility including research, synthesis, analysis, development and testing laboratories, including the fabrication, assembly, mixing and preparation of equipment and components incident or convenient or necessary to the conduct of such activities.

**Restaurant**
An establishment where 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. A restaurant may include the sale of alcoholic beverages, an accessory dance floor less than 220 square feet, or a brewpub, subject to local licensing requirements for alcoholic beverages. Drive-in or drive-through facilities are only permitted if shown as an Accessory Use.

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\(^{1569}\) New.
\(^{1570}\) New definition for use category.
\(^{1571}\) New definition. Definition of campground not carried forward.
\(^{1572}\) New.
in the zone district where the property is located in Table 3.2-1 (Permitted Use Table) and may require a Conditional Use Permit.

**Retail Marijuana Cultivation Facility**
An entity licensed to cultivate, prepare, and package retail marijuana and to sell retail marijuana to retail marijuana stores, to retail marijuana product manufacturing facilities, and to other retail marijuana cultivation facilities, but not to consumers.

**Retail Marijuana Establishment**
A retail marijuana cultivation facility, a retail marijuana testing facility, a retail marijuana product manufacturing facility, or a retail marijuana store.

**Retail Marijuana Product Manufacturing Facility**
An entity licensed to purchase retail marijuana, to manufacture, prepare, and package retail marijuana or retail marijuana products, and to sell retail marijuana or retail marijuana products to other retail marijuana product manufacturing facilities and to retail stores, but not to consumers.

**Retail Marijuana Testing Facility**
An entity licensed to analyze and certify the safety and potency of marijuana.

**Retail Marijuana Store**
An entity licensed to purchase retail marijuana from retail cultivation facilities and retail marijuana and retail marijuana products from retail marijuana product manufacturing facilities and to sell retail marijuana and retail marijuana products to consumers.

**Retail Sales**
Establishments 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 the Permitted Use Table.

1. **Retail Sales, Large**, is a facility with more than 15,000 square feet of gross floor area.
2. **Retail Sales, Small**, is a facility with up to 15,000 square feet of gross floor area.

**Retail Sales and Personal Service**
A land use category (containing individual land uses) including establishments that sell products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale, as well as establishments that provide services directly to the final consumer for the conduct or improvement of the consumer’s home or business or personal life.

**Sale at Wholesale**
A facility for the sales and distribution of goods and parts intended either for resale at retail or as components in the manufacture or assembly of other retail goods; and where such sales are not intended for the general public. Does not include sales or storage of live animals, radioactive, infectious or hazardous waste, or commercial explosives.

**Self-Storage Facility**
A structure containing separate storage spaces of varying sizes leased or rented as individual spaces that may also offer outdoor storage for recreational vehicles, boats, and similar vehicles.

**Sewage Disposal Plant**
A plant for the primary, secondary, tertiary treatment of sewage.

**Sexually-Oriented Business**
An establishment consisting of, including, or having the characteristics of any or all of the following:
1. **Adult Bookstore** means an establishment having a substantial or significant portion of its stock-in-trade books, magazines, publications, tapes, or films that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

2. **Adult Cabaret** means (a) An establishment devoted to adult entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas; (b) a cabaret that features topless dancers, go-go dancers, strippers, male or female impersonators, or similar entertainers for observation by patrons.

3. **Adult Mini Motion Picture Theater** means an enclosed building with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

4. **Adult Motion Picture Theater** means an enclosed building with a capacity for 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

An establishment that meets the definition of a sexually-oriented business shall not be interpreted to be included in any other listed use in this UDO.  

**Solar Collector**
A device or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

**Solid Waste Transfer Facility**
A facility at which non-hazardous refuse awaiting transportation to a disposal site is transferred from one type of collection vehicle to another. Refuse may be sorted and repackaged at a transfer station.

**Storage, Distribution, and Wholesaling**
A land use category (that includes individual land uses) that includes establishments engaged in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Uses may include carting, hauling or storage yards and contractor’s shops, large-scale distribution, and warehousing. Accessory uses may include offices, truck fleet parking, and maintenance areas.

**Storage, Distribution, and Warehousing**
The storage of goods, vehicles, or materials in a warehouse, structure, or hangar, and/or the use of that facility for the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of those goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off-site of such goods and merchandise. This use includes but is not limited to commercial warehouses and aircraft hangars.

**Teen Club**
A type of indoor recreation and entertainment that is a building, a part of a building, a room or a premises in which entertainment, either live or recorded, vocal or instrumental, is provided, with or without dancing by customers or patrons, for persons between the ages of 13 years and 19 years. A teen club does not include uses operated by public agencies or charitable organizations such as church youth centers, the boys’ and girls’ club, or youth community centers provided for recreation or congregation.

**Telecom Facility, Freestanding**
An unmanned facility consisting of a stand-alone support structure antennas, equipment, and equipment storage shelter used for the reception, switching, and/or transmission of wireless telecommunications

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1576 Final sentence is new.
1577 New definition for use category.
1578 New.
1579 Two Telecom Facility definitions from 146-1200, retitled from CMRS.
including, but not limited to paging, enhanced specialized mobile radio, personal communication services, cellular telephone, and similar technologies.

Telecom Facility, Freestanding Stealth
Freestanding Telecom Facilities that have been designed to blend in with the adjacent natural environment or man-made setting, thus allowing the presence of antennae, antennae arrays, towers and equipment storage or support facilities to be reasonably camouflaged or concealed by man-made trees, clock towers, bell steeples, light poles, flag poles, signs, or artistic or architectural structures integrated into the existing or planned land use pattern.

Theater
A building designed and/or used primarily for the commercial exhibition of motion pictures to the general public or used for performance of plays, acts, dramas by actors and/or actresses.

Transit Facility
Mass transit stations, including bus or rail terminals/stations or depots, transfer points, and park ‘n ride facilities without vehicle repair or storage. This use also includes commercial transit facilities engaged in providing bus passenger transportation over regular routes and on regular schedules, principally outside a single metropolitan area and its adjacent non-urban areas. The term does not apply to shuttle services providing round trip service within 50 miles of the metropolitan area, including but not limited to casino shuttle services. A transit facility is not an accessory use to a travel agency, and motor bus repair is not an accessory use to a transit facility.

Transportation and Freight
A land use category (including individual land uses) that includes establishments engaged in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will call pickups. There is little on site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.

Utilities and Communication
A land use category (including individual land uses) including facilities for the provision of infrastructure or communications services that support legally established uses and that need to be located in or near the area where the service is provided. This use includes communal water supply systems; water treatment and pumping stations; water storage tanks; communal sewer systems; sewage treatment plant and pumping station; utility substation, transmission; utility substation, distribution; utility transmission lines, and telecommunications facilities. May be publicly or privately provided. Accessory uses may include control, monitoring, data, or transmission equipment.

Utility, Major
Generating plants, electrical substations, transmission lines operated at 69,000 volts or higher, switching buildings, refuse collection or disposal facilities, water reservoirs, water or wastewater treatment plants, gas compressors, gas mains, gas laterals, and similar scale facilities, as well as associated structures and facilities, that have relatively greater potential for adverse aesthetic and/or environmental impacts than minor utility facilities.

Utility, Minor
This use includes:

1. Aboveground electrical transmission lines or natural gas pipelines, flood control or drainage facilities, transportation or communications utilities, and similar facilities of public agencies or utilities; and

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1580 New.
1581 Combined current definitions for transit facilities and commercial transit facilities. Clarifies that this does not apply to facilities in the public right-of-way.
1582 New definition for use category.
1583 New definition for use category.
1584 Revised since Module 1 to include transmission lines, gas facilities, and associated facilities.
2. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, poles or cables, switch boxes, transformer boxes, cap banks, and underground water and sewer lines. Minor utility facilities generally do not have employees on-site, and the services may be publicly or privately provided.

**Wind Energy System, Large**
A large wind energy conversion system that has an output rating greater than 100 KW that converts wind energy into electrical power for the primary purpose of sale, resale, or off-site use.

**Vehicle-Related Operation**
A land use category (including individual land uses) that includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices.

**Waste and Recycling**
A land use category (including individual land uses) that includes establishments that receive solid or liquid wastes from others for disposal on the site or for transfer to another location. The category includes uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. Waste and Recycling uses also include uses that recycle materials and receive hazardous wastes from others. Accessory uses may include offices, and repackaging and shipment of by-products.

**Winery**
An establishment that manufactures vinous liquors, and that may include a restaurant or a sample venue that sells the winery's products, including retail sales.

### 6.4.6. ACCESSORY AND TEMPORARY USES

**Aboveground Bulk Storage of Flammable Liquids and Gasses**
The storage of commercial and industrial liquids and gasses, including but not limited to petroleum products, in aboveground containers in support of, and accessory to, a permitted or approved conditional commercial or industrial primary use on the property. This definition shall not include the dispensing of fuel to individual retail customers.

**Adult or Child Day Care Home**
Adult day care licensed by the state and provided in a home for not more than six adults not related to the care provider. Adult day care shall not include overnight occupancy by the clients. Child day care home means a facility providing care and training for a child or children not related to the caretaker, for more than two full consecutive days on a regular weekly basis, and holding a valid state license for the operating of a child care center. A full day is seven or more hours.

**Ambulance Service**
Space owned or leased as quarters for a single ambulance crew, adjacent parking for the ambulance, and the pedestrian and electrical power connections necessary to support operations of a single ambulance.

**Automobile Fuel Dispensing Facility**
See definition in Section 6.4.5 Commercial and Industrial Uses.

**Caretaker's Residence**
An accessory dwelling unit located on the premises of another principal use for the occupancy of a caretaker, security guard, or other person charged with oversight or protection of the principal use.
**Christmas Tree Sales**^1589^  
A temporary retail sales operation, generally conducted wholly outside, that offers for sale Christmas trees and related holiday items, such as wreaths and tree stands.

**Dwelling Unit, Accessory**  
A single, subordinate living unit added to, created within, or detached from a single-family dwelling or from a non-residential use that provides basic requirements for independent living, sleeping, eating, cooking and sanitation.

**Dwelling, Short-term Rental**^1590^  
The rental of a dwelling for a period shorter than one month, more than one time in a 12 month period, or the rental of part of a dwelling while the owner or leasehold tenant continues to occupy the dwelling, for a period shorter than one month, more than four times in each calendar year.

**Drive-Up or Drive-Through Facility**  
Uses at which an occupant of a vehicle may make use of the service or business without leaving their vehicle.

**Electric Vehicle Charging Facility**^1591^  
A facility in which electric vehicle charging services are made available to the public or to members for a fee, including structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

**Home Occupation**^1592^  
A business, profession, occupation, or trade that is conducted within a residential dwelling unit for the economic gain or support of a resident of the dwelling and is incidental and secondary to the residential use of the lot and that does not adversely or perceptively affect the character of the lot or surrounding area. This use shall not include an animal hospital, barbershop, beauty parlor, day care, health clinic, hospital, kennel, or tearoom.^1593^  

**Micro-cell Facility**  
A Telecom Facility used to provide increased capacity in high-call demand areas or to improve coverage in areas of weak coverage.

**Mining or Mineral Extraction as an Interim Use**^1594^  
As an interim use, the extraction of minerals, sand, gravel, and ores, from their natural occurrences on affected land and distribution of extracted materials.

**Parking Facility, Accessory**  
See definition in Section 6.4.5 Commercial and Industrial Uses.

**Parking Lot, Temporary**^1595^  
A temporary surface parking lot is the surface material/s and its infrastructure will be demolished for the purpose of clearing the site for other construction within a time frame approved by the city.

**Park and Open Space**  
See definition in Section 6.4.3 Public, Institutional, Religious, and Civic Uses.

**Radio and Television Antenna Tower**^1596^  
A structure for the transmission of broadcasting of radio, TV or radar signals.

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^1589^ New.  
^1590^ New definition for new use. Covers both VRBO and AirBnB type of short-term rental.  
^1591^ Revised to clarify that this does not include the installation of vehicle charging equipment for home use.  
^1592^ Replaces current definition, which was moved to use-specific standards.  
^1593^ Staff: Please review the list for both over- and under-inclusiveness. Many cities would not exclude barber, beauty or tearoom, but would exclude gun sales, retail sales, and motor vehicle/equipment sales and repair.  
^1594^ New.  
^1595^ Relocated from Urban Street Frontage landscaping standards.  
^1596^ New.
Recycling Collection Facility
See definition in Section 6.4.5.

Repeater Facility
A Telecom Facility that extends coverage of a cell.

Roadside Sales Stand
A temporary structure and/or use intended for the sales of products or wares, unenclosed and so designed and constructed that it can be easily moved.

Rodeo Practice Arena
A facility designed and intended for the display of equestrian skills and the hosting of events including, but not limited to, show jumping, dressage, and similar events of other equestrian disciplines.

Scientific, Environmental, or Interpretive Educational Use
Facilities for recreational uses related to the functions and values of a natural area that require limited and low impact site improvement, including soft-surface trails, signs, pedestrian bridges, seating, viewing blinds, observation decks, handicapped facilities, drinking fountains, picnic tables, interpretive facilities, and similar facilities.

Solar Collector, Accessory
A ground-mounted or building-mounted Solar Collector, as those terms are defined in Section 6.4.5.

Telecom Facility, Building-mounted
An unmanned facility mounted to an existing structure, on the roof of a building, or on the building face(s) consisting of antennas, equipment, and equipment storage shelter used for the reception, switching, and/or transmission of wireless telecommunications including, but not limited to paging, enhanced specialized mobile radio, personal communication services, cellular telephone, and similar technologies. Facilities within this category may include micro-cell or repeater facilities.

Temporary Event or Sales
A temporary outdoor use of land for the purposes of an event or sale including but not limited to: a circus, carnival, fair, part, or celebration that reasonably may be expected to attract more than 100 persons at any one time; or any sale made by a person, firm or corporation engaging in the temporary business of selling goods, wares or merchandise from a tent, truck, vending cart or other area outside of a permanent structure on property owned or leased by the person, firm or corporation. The temporary event or sale shall be secondary to or incidental to the permitted use or structure existing on the property and not incompatible with the intent of the zoning district. This use does not include any temporary use defined separately in Table 3.2-1 (Permitted Use Table).

Temporary Office
Temporary buildings customary to the construction of residential or non-residential development.

Temporary Outdoor Food or Merchandise Stand
Any showcase, table, bench, rack, handcart, pushcart, trailer, stall or any other fixture or device that is used for the purpose of selling or offering for sale any food, beverage, or any type of general merchandise. The definition of temporary outdoor food and/or merchandise establishment or stand specifically includes “hot trucks” or other similar motor vehicles used for the purpose of selling or offering for sale any food, beverage, or other general merchandise, whether in a static or transitory location. The sale of ice cream and other confection products is specifically provided for in Sections 26-347 and 26-348.

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1597 New.
1598 New.
1599 New.
1600 From 146-1200, retitled from CMRS.
1601 New.
1602 New.
of the City Code. Additionally, the term “temporary outdoor food and/or merchandise establishment or stand” shall not be interpreted to prohibit the sale or sampling of items from regularly held events commonly described as “farmer's markets.” “Farmer's markets” are subject to the requirements of Temporary Use permits as provided for in this Ordinance.

**Unlisted Accessory or Temporary Use**
An accessory or temporary use that is accessory that is not listed separately in Table 3.2-1 (Permitted Use Table).

**Urban Agriculture, Accessory**
Urban agriculture, as defined in Section 6.4.5, when conducted as an accessory use to a permitted or approved conditional use on the site.

**Wholesale, Accessory**
A facility for the sales and distribution of goods and parts intended either for resale at retail or as components in the manufacture or assembly of other retail goods; and where such sales are not intended for the general public, that is accessory to a permitted or approved conditional use. Does not include sales or storage of live animals, radioactive, infectious or hazardous waste, or commercial explosives.

**Wind Energy System, Small Ground-Mounted**
A small wind energy conversion system, mounted to the ground, that has a rated capacity of 100 KW or less and is an accessory use within a zoning district. The small wind system shall support the energy needs of the principal use on the site.

**Wind Energy System, Small Rooftop-Mounted**
A small wind energy conversion system, mounted to a rooftop, that has a rated capacity of 100 KW or less and is an accessory use within a zoning district. The small wind system shall support the energy needs of the principal use on the site.

### 6.5 OTHER DEFINITIONS

**Abutting Property or Zone Lot**
Property that shares at least part of a boundary line, not just a corner point, with the subject property or zone lot.

**Abutting Property Owner**
The owner of an abutting property. In case of property held in condominium ownership, abutting owner means all the individuals holding undivided ownership in the abutting property.

**Accessible**
Approachable, enterable, and usable by persons with disabilities.

**Accident Potential Zone I-A (APZ I-A)**
An area 3,000 feet wide by 5,000 feet long located immediately beyond the clear zone at the end of the northwestern, eastern and western departure runways, as shown on the air installation compatible use zone map.

**Accident Potential Zone I-B (APZ I-B)**
An area 3,000 feet wide by 5,000 feet long located immediately beyond the clear zone at the end of the southeastern departure runway, as shown on the air installation compatible use zone map.

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1603 Some temporary retail standards may be regulated by a business permit system rather than the development code.
1604 New.
1605 New.
1606 Corner condition clarifies.
1607 A map of the different airport accident potential zones will be included.
**Accident Potential Zone II (APZ II)**
An area 3,000 feet wide by 7,000 feet long located beyond the accident potential zone I area, as shown on the air installation compatible use zone map.

**Accident Potential Zone II-A (APZ II-A)**
An area 3,000 feet wide by 7,000 feet long located beyond the accident potential zone I-A area, as shown on the air installation compatible use zone map.

**Accident Potential Zone II-B (APZ II-B)**
An area 3,000 feet wide by 7,000 feet long located beyond the accident potential zone I-B area, as shown on the air installation compatible use zone map.

**Accident Potential Zone I (APZ I)**
An area 3,000 feet wide by 5,000 feet long located immediately beyond the clear zone at the end of a runway, as shown on the air installation compatible use zone map.

**Air Installation Compatible Land Use Zone (AICUZ)**
A land use planning concept established by the U.S. Air Force to protect the integrity of military operations at airfields, and to protect the safety, health, and welfare of the affected public through source and operational controls and the use of land use compatibility measures.

**Aisle**
The traveled way by which motor vehicles enter and depart parking spaces.

**Alley**
Any public or private space or thoroughfare of 20 feet or less in width affording a secondary means of public access to abutting properties or buildings.

**Alley-Loaded**
A garage on a lot on which the driveway or garage access comes from an alley.

**Alteration**
Any change because of construction, repair, maintenance, or otherwise to buildings located within an historic district or designated as a landmark.

**Amenity**
A natural or created feature that enhances the aesthetic quality, visual appeal, usefulness or attractiveness of a particular property, place, or area.

**Applicant**
1. The record owner of the site and/or and buildings located on the site, or
2. A lessee of the property; or
3. A person holding a contract to purchase the property, or
4. A person with written authority to file an application signed by one or more of the persons listed in subsections 1, 2, or 3 above.

**Artificial Turf**
A man-made substitute for organic turf, lawn, or sod that effectively simulates the appearance of a well-maintained lawn.\(^{1609}\)

**Assessed Value**
The value at which property is appraised for tax purposes.

\(^{1608}\) Revised to allow applications by authorized agents of the owner.

\(^{1609}\) Phrase requiring compliance with artificial turf standards deleted; definitions should not contain regulations
**Article 146-6 : Definitions and Rules of Construction**

**6.5. Other Definitions**

**6.4.6. Accessory and Temporary Uses**

<table>
<thead>
<tr>
<th><strong>Definition</strong></th>
<th><strong>Description</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Automobile</strong></td>
<td>A self-propelled wheeled vehicle designed for the transportation of either passengers or cargo and weighing less than 6,000 pounds empty weight, to include any passenger vehicles, pick-ups, passenger vans and/or cargo vans.</td>
</tr>
<tr>
<td><strong>Avigation Easement</strong></td>
<td>An easement or right-of-way for unobstructed passage of aircraft above property that waives any right or cause of action against the city arising from noise, vibrations, fumes, dust, fuel particles and other effects caused by aircraft and airport operations.</td>
</tr>
<tr>
<td><strong>A-weighted Sound Level</strong></td>
<td>The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(A) or dBA.</td>
</tr>
<tr>
<td><strong>Awning</strong></td>
<td>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, provided or has the appearance of shielding a doorway or window from the elements.</td>
</tr>
<tr>
<td><strong>Bay Window</strong></td>
<td>A window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within.</td>
</tr>
<tr>
<td><strong>Berm</strong></td>
<td>A mound of earth or the act of pushing earth into a mound, constructed for the purpose of shielding, screening, and buffering undesirable views and to separate incompatible land uses.</td>
</tr>
<tr>
<td><strong>Black Forest</strong></td>
<td>An area within the city limits generally south of a line bounded by Arapahoe, Picadilly, and Smoky Hill roads, east of Parker Road. This region is characterized by hilly terrain, steeply incised slopes, and partial tree cover consisting primarily of Ponderosa Pine and Gambel Oak assemblages.</td>
</tr>
<tr>
<td><strong>Black Forest Tree or Trees</strong></td>
<td>Either or both Ponderosa Pine trees and Gambel Oak shrub plant species.</td>
</tr>
<tr>
<td><strong>Boundary Road</strong></td>
<td>As used for the UC-R zoning districts adjacent to E-470, a road that roughly parallels the alignment of E-470 (and also turns to parallel the alignment of I-70 at the E-470/I-70 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 Section xx.</td>
</tr>
<tr>
<td><strong>Brick</strong></td>
<td>An architectural product laid up in small, individual units with concrete mortar joints and with a veneer depth of at least three inches that complies with one or more of the following standards:</td>
</tr>
<tr>
<td>1. ASTM C55—Standard specification for concrete building brick;</td>
<td></td>
</tr>
<tr>
<td>2. ASTM C216—Standard specification for facing brick (solid masonry units made from clay or shale);</td>
<td></td>
</tr>
<tr>
<td>3. ASTM C652—Standard specification for hollow brick (hollow masonry units made from clay or shale);</td>
<td></td>
</tr>
</tbody>
</table>

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1610 Definition simplified.
6.5. Other Definitions

6.4.6. Accessory and Temporary Uses

4. An ICC-ES approved evaluation service report; or
5. Any applicable building code standard adopted by Chapter 22 of the City Code.

Buffer
A continuous strip of land set aside for landscaping along the perimeter of a site. Buffer landscape mitigates external effects, ensures compatibility between uses, and provides a natural transition between uses.

Buffer Strip
Open spaces, landscaped area, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another to visually shield or block noise, lights, or other nuisances.

Building
Any structure having a roof supported by columns or walls, and built for the support, shelter, or enclosure of persons, animals, chattels or property of any kind.

Building, Accessory
An attached or detached subordinate structure located on the same lot with the principal building, the use of which is customary and incidental to the use of the principal building. Includes home greenhouses, storage sheds, home workshops and tool houses, and other subordinate buildings.

Building Code

Building Footprint
The total area measured at the building’s outside walls at its ground plane exclusive of uncovered porches, terraces, and steps.

Building Permit
The document issued by the chief building official that is required for all structures and buildings prior to any activity that involves the construction, erection, alteration, enlargement, repair, relocation, improvement, removal, conversion, or demolition of a structure or building.

Building Separation
The least horizontal distance permitted between the nearest portions of any buildings on a site.

Caliper
The diameter of a tree trunk measured at six inches above ground level for trees up to four inches in diameter and 12 inches above ground for larger diameter trees.

Carport
A structure sheltering one or more parking spaces, unenclosed on one or more sides, and not meeting the definition of a residential garage.

Centerlines, Streets and Alleys
A line drawn along the center of a street or alley that is parallel to and equidistant from each edge of the street or alley right-of-way.

Certificate of Occupancy
The document issued by the chief building official prior to the occupation or use of a building or structure that certifies the building or structure is in conformance with the provisions of the building code and any other laws enforced by the code enforcement division of the city.

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1611 Clause stating that “building” can apply to a historically related group of buildings deleted because of potential for unintended consequences.
1612 From current 146-2001, revised to add specific examples.
1613 Need to confirm that this is still correct.
1614 Revised to merge existing definitions.
**CFR Part 77 Surfaces (or 14 CFR Part 77 Surfaces)**

Imaginary surfaces in the airport vicinity as established by the Federal Aviation Administration Regulation, part 77, “Objects Affecting Navigable Airspace,” U.S. Department of Transportation, FAA, January 1975, as amended, for commercial and military airports for the purpose of controlling heights of objects in the airport vicinity, as codified at 14 CFR 77.28, incorporated in this article by this reference.

**Change of Use**

Any use that substantially differs from the previous use of a building or land.

**Circulation**

Systems, structures, and physical improvements for the movement of people, goods, water, air, sewage, or power, by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

**Clear Zone (CZ)**

An area at the immediate end of each runway, which area is 3,000 feet wide by 3,000 feet long.

**Co-Location**

As used in Telecom Facility regulations, the siting of two or more Telecom Facilities of similar or different technologies on the same freestanding support structure that allows appropriate separation of antennae to eliminate radio interference between providers.

**Collection Kiosk**

A small free-standing structure used for collection of donations.

**Commercial Message**

A message that is primarily concerned with the marketplace of goods and services, or the economic interests of the speaker and/or the audience, or that proposes a commercial transaction.

**Comprehensive Plan**

The long-range comprehensive plan for the City adopted by City Council, including all amendments adopted by City Council.

**Conditional Use**

A use that may be permitted if found to be compatible with adjacent uses and would not change the character of the neighborhood.

**Construction**

Any site preparation, assembly, erection, substantial repair, alteration, or similar action, but excluding demolition, for or of public or private rights-of-way, structures, utilities, or similar property. On a historic site or in a historic district construction means the erection of any improvements on any parcel of land.

**Construction Protection Devices and Measures**

Temporary structural measures such as fencing, tape lines, and berms, installed prior to construction to minimize tree damage and permanent structural measures such as retaining walls and aeration devices designed to protect the tree throughout its lifetime.

**Curb Cut**

A cut in the curbline of a street provided for the passage of vehicles.

**Demolition**

The complete or constructive removal by an applicant of a building on any site.

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1615 Staff: This reference appears outdated. Can you check with aviation staff to see the current reference they want included.

1616 From current 146-2001, with minor revisions for clarity.

1617 Definition revised to cover amendments.
**Developer**
The legal or beneficial owner or owners of a lot or of any land included in a proposed development, including the holder of an option or contract to purchase or other persons having enforceable proprietary interests in such land.

**Development**
Any manmade change to improved or unimproved real estate, including but not limited to the construction, reconstruction, conversion, or enlargement of any structure; and any clearing, dredging, grading, paving, excavation, or drilling or mining operation. The term "development" shall also include the subdivision or resubdivision of real property.

**Dormer**
A windowed wall area flanked on both sides by sloping roof areas.

**Downcast Lighting**
On-site illumination that is constructed, located, and aligned in such a manner to restrict the cone of illumination to ground surface areas within the boundaries of the site and to prevent such illumination sources from being visible from abutting properties and public streets.

**Drainage Feature**
Any natural or artificial watercourse, trench, ditch, swale, or similar depression into which surface water flows.

**Drive Lane**
A private paved, unenclosed accessway allowing vehicular access either to individual buildings or to parking spaces within parking lots, or to more than one parking space. In the case of single-family attached or multi-family dwellings, drive lane means an accessway shared by the residents as guests of the two or more dwellings.

**Driveway**
1. In the case of a lot containing a single-family detached or two-family home, the unenclosed vehicular access way leading exclusively to the enclosed or unenclosed parking spaces serving the lot; or
2. In all other cases involving a residential use, the unenclosed vehicular access way leading directly to one or more parking spaces where both the access way and parking spaces are reserved for the exclusive use of the inhabitants or guests of the single dwelling unit.

**Easement**
A grant or one or more of the property rights by the owner of a parcel of land to and/or for a public agency, corporation, or persons, for specific uses and purposes.

**Electronic Message Board (EMB)**
A sign that is capable of displaying words, symbols, figures or images that can be changed by remote or automatic means.

**Equipment Storage Shelter**
As used in Telecom Facility regulations, an unmanned structure used for freestanding facilities or, when necessary, roof or building mounted facilities to house Telecom Facility equipment.

**Exterior Architectural Feature**
The architectural style, design, general arrangement and components of all of the outer surfaces of an improvement as distinguished from the interior surfaces enclosed by the exterior surfaces, including but not limited to the kind, color, and texture of the building material and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such improvement.

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1618 Incorporates current definition of “development activities.”
Facade
The front of a building or any of its sides facing a public street or any public space.

Family or Family Group
Any of the following:

1. A group of persons related by blood, marriage, or adoption, living together as a single housekeeping unit;\textsuperscript{1619}

2. Persons living together in the relationship and for the purpose of guardian, ward, or foster family or receiving home care who may not necessarily be related by blood or marriage to the head of the household, but live together as a single housekeeping unit, but not including correctional homes;

3. A group of not more than four unrelated persons living together in a dwelling unit as a single housekeeping unit;

4. Living arrangements in which one person is providing care to another occupant who is not related by blood or marriage, provided they neither maintain separate cooking facilities nor advertise the premises for rent;

5. A single individual living as a single housekeeping unit;

6. A group of individuals whose right to live together in a group home setting is protected by the federal Fair Housing Act Amendments of 1988, as interpreted by the courts, or by similar legislation of the State of Colorado.\textsuperscript{1620}

A family shall not include more than one person required to register as a sex offender pursuant to § 18-3-412.5, C.R.S. as amended, unless related by marriage or consanguinity.\textsuperscript{1621} A family shall not include any group of individuals who are in a group living arrangement as a result of criminal offenses.

Faux Window\textsuperscript{1622}
"Faux" windows shall contain a recessed glass surface or other surface that will mimic the appearance of a window. If glass is used, it does not have to be transparent and may be backed by a solid wall.

Fence
An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

Fence, Closed-Style
A fence design that has a method of construction and pattern of materials leaving the plane of the fence solid or less than 50 percent open as measured continuously in four-foot intervals along its length.

Fence, New
The construction and installation of a fence where none previously existed. The term shall also apply to construction and installation of extensions and additions to existing fences.

Fence, Open-Style
A fence design that has a method of construction and pattern of materials leaving the plane of the fence at least 50 percent open as measured continuously in four-foot intervals along its length. (See Figure 17.1).

Fence, Replacement
Either the replacement of 50% or more of the length of an existing fence under a single ownership, or replacement of 150 linear feet or more within a single run of existing fence, whichever amount is less. "Single run of fence" shall mean a portion of fence, either continuous or with gaps, generally aligned along a single direction, such as a fence running parallel to a single street. A single fence run shall be

\textsuperscript{1619} Phrase “and normally consisting of two parents and their children” deleted.

\textsuperscript{1620} New provision for compliance with federal law.

\textsuperscript{1621} This text may be revised to reflect restrictions on city abilities to regulate child sex offender occupancy as a result of the court decisions interpreting Colorado sex offender statutes.

\textsuperscript{1622} From Original Aurora Standards.
6.6. Accessory and Temporary Uses

Other Definitions

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6.4.6. Accessory and Temporary Uses

deemed to terminate at a street intersection, or at a major change of direction such as at a corner lot line. Minor fence jogs of 15 feet or less shall not be deemed to terminate a fence run.

Flag Pole
A pole physically anchored to the ground with an underground foundation.

Flowline
The line at the face of the curb nearest to the street or roadway. In the absence of a curb, the city engineer shall establish the flowline.

Focal Point
As used for UC-R zoning districts surrounded by or adjacent to land in the E-470 zoning district Subareas, a 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 connected to the Main Street (as defined in this Chapter 146-4.6), and may be located within a High Visibility site (as defined in this Chapter 146-6). 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.

Forest Management Practices
Maintenance activities such as pruning and thinning or removal of diseased, dying, or severe weather impacted trees (e.g., lightning strike damage) in order to foster the optimal health of remaining trees in a stand.

Frame Effect/Transition
A visual effect of an electronic message display applied to a single frame to transition from one message to the next, which may include but not limited to dissolve, fade, scroll, etc.

Front Entry
An entry to a unit that is directly connected to a network of sidewalks, and that opens directly into the unit's living room or family room, or to a hallway leading directly to a living room or family room. For example, an exterior door opening into a kitchen area would not be considered a "front entry."

Garage
A fully enclosed building with one or more vehicular doors for the parking or storage of motor vehicles.

Garage, Private Residential
A fully enclosed structure with one or more vehicular doors; and owned by or assigned to the occupants of a specific dwelling unit or their guests.

Garage, Shared Residential
A fully enclosed structure with one or more vehicular doors; with assigned spaces for the exclusive use of the owners or residents (or their guests) of specific dwelling units.

Grade, Ground Level
The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building. If walls are parallel to and within five feet of a sidewalk, alley, or other public way, the aboveground level shall be measured at the elevation of the sidewalk, alley, or public way.

Groundcover
Plants, other than turf grass, that are low growing and spreading in character and obtain heights of 18" or less.
Habitable Unit

Any habitable room or group of habitable rooms that provide sleeping facilities alone or in combination with required cooking, eating, or living facilities.

Handicap

As used to interpret the requirements of the federal Fair Housing Act Amendments of 1988, as interpreted by the courts, or regulations adopted pursuant to that legislation, (1) a physical or mental impairment that substantially limits one or more life activities, (2) a record of having such an impairment, or (3) being regarded as having such an impairment, but the term does not include current, illegal use of or addiction to a controlled substance as defined in 21 U.S.C. § 802.

Hedge

A row of densely planted shrubs with upright growth habits, spaced between 18 in. and 36 in. on center. Hedges may be formal (pruned) or informal (unpruned) in character. Hedges may be composed of either deciduous or evergreen plants.

High Visibility Site

As used in the E-470 zoning district regulations, the single row of building sites located between the E-470 right-of-way and the Boundary Road.

Historic District

An area designated by the historic preservation commission as an historic district under this division. A district is a geographically definable area, urban or rural, that possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Historic Preservation

The protection, rehabilitation, restoration and reconstruction of districts, sites, buildings, structures and objects significant in the city's history, architecture, archaeology, engineering, or culture.

Historic Preservation Commission

A body established in chapter 78, article II of this Code in accordance with federal law, 36 CFR 61.5, subsection 2, to administer the provisions of the code as created in this chapter.

Household Pets

Any domesticated animal commonly kept in the primary residence including dogs, domestic cats, domestic caged birds, canaries, parrots, rabbits, hampsters, guinea pigs and similar rodents, fish, reptiles and other species customarily and legally sold at a local pet shop. Animals shall be considered household pets so long as such animals are not kept to supplement food supplies or for any commercial purpose whatsoever than the offering of sale of one litter, brood or offspring of a household pet domiciled on the premises that is less than six months old. Household pet does not include livestock or potbellied pigs.

Illuminance

The areal density of the luminous flux incident at a point on a surface.

Infill Development Parcel

An area of platted or unplatted land that, together with all adjacent vacant land in private ownership, includes no more than 10 acres of land, and where the land along at least 75 percent of the boundaries of the proposed subdivision (ignoring intervening streets) has been developed for a period of at least ten years.

Individual Development Parcel

A tract of platted or unplatted land that does not meet the definition of either an infill development parcel or master planned community.

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1623  New. Term used in parking standards for certain group living quarters and medical facilities.
1624  Threshold revised from 20 acres to 10 acres.
Individual Letter
As used in sign regulations, a sign system of individual letters sometimes referred to channel letters. Such letters shall have a minimum depth of one inch and shall not be associated with a cabinet sign type system.

Irrigation
The automatic application of water to support landscaping.

Irrigation System
A permanent, underground, and automatically controlled artificial watering system designed to transport and distribute water to plant materials.

Landmark
A parcel with improvements designated as a landmark by the historic preservation commission under this division.

Landmark Site
An unimproved parcel of ground declared by the historic preservation commission to be a landmark site under this division.

Landscape Area
All areas that are not covered by buildings, structures, and impervious pavement and will require landscaping that will prevent dust, and wind and water erosion.

Landscaping
An area of natural scenery, and lawns, trees, plants, and other natural materials, such as rock and wood chips, and decorative features, including sculpture, patterned walks, and pools.

LDN
A day-night average sound level measured in decibels (dBA) during a 24-hour period of the A-weighted sound pressure level, with the levels during the period 10:00 p.m. to 7:00 a.m. the following day increased by 10 dBA before averaging. Points of equal LDN level may be linked by a contour line.

Lot, Large
A Single-family Detached Lot with less than 6,000 square feet of gross area.

Lot, Medium
A Single-family Detached Lot with between 6,000 and 8,999 square feet of gross area.

Lot, Small
A Single-family Detached Lot with between 2,500 than 6,000 square feet of gross area.\footnote{Prohibition on lots smaller than 3,700 square feet was deleted. Older platted areas of the city could easily have lots as small as 2,500 square feet.\footnote{Regular, Offset, and Clustered Small Lot definitions are new.}}

1. A Regular Small Lot is one in which a house is located with a side yard of both sides of the single-family detached dwelling, and that does not meet the definition of a Clustered Small Lot.\footnote{Regular, Offset, and Clustered Small Lot definitions are new.}
2. An Offset Small Lot is one in which a house is located with a side yard of both sides of the single-family detached dwelling, and that does not meet the definition of a Clustered Small Lot.
3. A Clustered Small Lot is one in which open space that would otherwise be required to be located on individual residential lots is instead provided at one or more shared locations close to the individual residential lots.


**Maintenance and Repair**

1. All work on interior improvements that are not visible on a building's exterior; all repair, replacement and upgrades to mechanical equipment on a building's interior or otherwise screened from view; resurfacing of existing roofs;
2. Replacement of deteriorated exterior building surfaces, subject to the exceptions noted below;
3. Minor cosmetic improvements to structures, parking lots, and landscaping subject to the exceptions noted below;
4. Replacement of dead or dying landscaping;
5. Resurfacing of existing deteriorated asphalt surfaces;
6. Re-stripping of parking lots;
7. Addition of miscellaneous individual light fixtures, and very minor landscape improvements such as the addition of potted plants or ten or fewer shrubs.

**Marquee**

A permanently roofed architectural projection whose sides are vertical and are intended for the display of signs and that is supported entirely from an exterior wall of a building.

**Masonry**

Brick, stone, or stucco, or any combination thereof. For purposes of the city's Residential Design Standards in Sections 146-4.8.3 (Design Standards for Single-Family Detached and Two-Family Dwellings) and 146-4.8.6 (Building Materials), this term does not include cementitious panels, pre-cast concrete panels, or concrete masonry units.

**Masonry Fence**

Under the City of Aurora Fence Replacement Program shall mean a fence constructed of masonry materials (brick, stone, concrete, tile, or other similar building units or materials) laid up unit by unit to construct a fence and/or its main support structure. Siding and veneers may be permitted to be applied (i.e. stucco) as long as the internal support structure or bearing wall of the fence is constructed of the aforementioned masonry materials. Masonry fence construction fabricated in a location other than its final in-service location [known] as prefabricated and panelized masonry) shall be permitted as long as the fence panel is constructed entirely of masonry materials. Poured concrete construction has been classified as masonry, and therefore shall mean that pre-cast concrete panels shall be permitted for use as fences under this definition.

**Masonry Wall**

A wall faced with integrally colored decorative masonry block, stucco, or brick to match or blend with materials building or fence column materials on the parcel.

**Master Plan**

A general plan of development of a large or complex area indicating general locations and intensities of land uses and street, trail, and open space networks, that does not contain the level of detail required in a major or minor site plan but must comply with all administrative regulations of the city regarding such plans.

**Master Planned Community**

An application for a subdivision or resubdivision that includes at least 320 acres of land and is subject to Ordinance requirements to have an approved Master Plan.

**Median**

A paved or landscaped strip dividing a highway/street into lanes according to direction of travel.

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1627 Current 146-710(C)1 from FBAD made generally applicable.
1628 Slightly revised for clarity and to remove height standard, which may vary by context.
1629 Revised since Module 1 to remove reference to E-470 district.
**Mentally Ill**
A person with a substantial disorder of the cognitive, volitional, or emotional processes that grossly impairs judgment or capacity to recognize reality or control behavior.

**Mobile Billboard**
Any wheeled vehicle used primarily for the display of general advertising or general advertising for hire, by means of traversing upon any public street or parking on any public street in a manner that the advertising image(s) on the vehicle are visible from any portion of the public right-of-way. Also known as "sign truck" or "billboard truck." This definition does not apply to vehicles displaying images related to the same business or establishment of which the vehicle is an operating instrument, such as, by way of example and not limitation, an advertisement for a grocery store on a truck delivering merchandise to that store. Also, it does not apply to vehicles that are on the public road for the primary purpose of transportation, such as taxis and buses, even if such vehicles display general advertising.

**Mulch**
Nonliving plant materials that are applied to plant beds and are at the base of trees and shrubs. Mulches include organic materials such as wood chips and shredded bark, and inert organic materials such as decomposed granite, cobble, and gravel.

**Native Seed, Dryland Grasses, Restorative Grasses**
Native seed, dryland grasses, or restorative grasses shall mean all warm- and cool-season grass species used for the re-vegetation of disturbed natural grass areas that are not maintained in a uniform, consistent, and evenly cut condition.

**Neighborhood**
For purposes of applying the subdivision regulations in Section 146-4.3, a defined area of residential and supporting development that contains no more than 200 acres, and is separated from other similar neighborhoods by significant natural or man-made features such as:

1. Clearly visible bluffs, rock outcroppings, or landforms designated as open space,
2. Water features, major drainages, or designated open spaces at least 100 feet in width,
3. An arterial street meeting the requirements of the Aurora street standards,
4. A collector street that has a planted median at least 14 feet in width and that complies with all other standards for a collector street as described in the Aurora Street Standards, or
5. Permitted nonresidential uses.

**Noise**
Any sound that annoys or disturbs a reasonable person of normal sensitivities disturbs or animals or that causes or tends to cause an adverse psychological or physiological effect on humans or animals.

**Noncommercial Message**
A message that pertains primarily to debate in the marketplace of ideas. Such messages typically cover subjects such as politics, religion, philosophy, social policy, as well as commentary on sports, arts and entertainments, etc. There is no on-site/off-site distinction as to noncommercial messages.

**Nonconforming Lot**
A platted lot or parcel of land that does not conform to the provisions of this Ordinance for the zone district(s) in which it is located, but that was lawful for sale or development at the time it was created.

**Nonconforming Sign**
A sign that does not conform to the provisions of this Ordinance, but that was lawful at the time it was erected.

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**Footnotes:**

1630 Consolidates current definitions for “noise” and “noise disturbance.”
1631 New.
1632 New.
**Nonconforming Site Feature**
A feature of a developed lot, parcel, or site—such as parking areas, landscaped areas, or exterior lighting, that does not conform to the provisions of this Ordinance, but that was lawful at the time the lot, parcel, or site was last developed or redeveloped.\(^{1633}\)

**Nonconforming Structure**
A building or structure that does not conform to the provisions of the building and/or zoning regulations, but that was lawfully constructed according to the building and zoning provisions existing at the time of such construction.

**Nonconforming Use**
A use of land that does not conform to the requirements of the zoning code, but that was lawfully established under the zoning code provisions existing at the time the use was established.

**Non-Living Landscape Material**
Non-landscaped organic and inorganic materials such as rock, cobbles, wood chips and shredded bark, artificial turf, natural and man-made pavers, crusher fines, and crushed granite.

**Nuisance\(^{1634}\)**
An interference with the enjoyment and use of property generally recognized in law as a private or public nuisance.

**Ornamental Tree**
Any self-supporting woody perennial plant that reaches a mature height of eight feet to 25 feet.

**Open Space**
An outdoor, unenclosed area, located on the ground, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but not including roads, parking areas, driveways, or other areas intended for vehicular travel.

**Parapet**
An extension of the main exterior walls of a building above the roof level.

**Parking Area**
Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles, including parking lots, garages, private driveways, and legally designated areas of public streets.

**Parking, Shared**
Joint use of a parking area for more than one use.

**Pennant**
Any lightweight material, whether or not containing a message of any kind, suspended from a rope, wire, string or other contrivance usually in a series, designed to move in the wind.

**Permitted Use\(^{1635}\)**
Any use authorized by right in a particular zoning district or districts and subject to the restrictions applicable to that use and zoning district.

**Person**
An individual, partnership, corporation, company, or other association.

**Plant Bed**
An area prepared for the installation of plant materials.

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\(^{1633}\) New.
\(^{1634}\) Reference to public and private nuisance definitions is new.
\(^{1635}\) New.
**Plat**
A map of a land subdivision prepared according to applicable laws of the State of Colorado and those regulations having the necessary affidavits for filing, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets and alleys, public areas and other dimensions of land.

**Preservation Specialist**
The person under the supervision of the parks and open space department who is the historic preservation commission's staff person and as such prepares presentations for commission meetings and serves as the initial recipient of landmark nominations and development applications, pursuant to sections. The preservation specialist shall also be the custodian of records, official correspondence, and staff liaison. The preservation specialist shall maintain and submit landmark designations and applications to the city Planning Department and Neighborhood Services Department.

**Primary Building Material**
Any building material that appears on more than 30 percent of the horizontal wall space of any exterior wall of a primary building.

**Private Common Open Space**
A landscaped open space area held in private ownership and not meeting the definition of a buffer. Yard areas of single-family, two-family, and single-family attached duplexes shall not be considered private common open space.

**Redevelopment Plan**
A detailed plan for how a site is developed for a use that is limited to lawfully existing buildings and structures.

**Reserve Strip**
A strip of land designed to prevent or control access to a street.

**Resubdivision**
A change in a recorded subdivision plat that does not require abandonment of the preceding plat but that does require review and approval in accordance with the subdivision plat procedures of this subdivision ordinance.

**Rezoning (or Rezone)**
A change to the zoning map that redesignates one or more lots, parcels, or sites, or parts thereof, from one zone district(s) to another zone district(s).

**Right-Of-Way**
An area of land dedicated to the public in fee simple title conveyed to the city for drainage, pedestrian, utility, street lighting, landscaping, roadway or other purposes.

**Riparian Corridor**
An area adjacent to one or more rivers or streams that has a high density, diversity, and productivity of plant and animal species related to nearby upland areas.

**Roadway**
A right-of-way reserved for motor vehicles. The term shall include public and private streets and alleys; and private motor courts, loop lanes, drive lanes, but shall not include driveways as defined in this chapter.

**Screening**
A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

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1636 Definition revised for clarity.
1637 Definition revised for clarity.
Search Area
A geographic area with defined boundaries primarily at or near the center of a potential service area for one Telecom Facility within the context of a provider's network. The area includes any available support structures, existing buildings, towers, electrical transmission towers, monopoles, and vacant land. Final determination of a site is based on topography, zoning, structure height, the ability to obtain an acceptable lease or property, radio frequency, coverage, capacity and transmission requirements for the proposed Telecom Facility service area.

Shade Tree
A self-supporting deciduous woody perennial plant that reaches a mature height of at least 45 feet. Shade trees shall be 2-1/2 inch caliper at the time of installation.

Shrub
A self-supporting woody perennial ranging in height from six inches to 20 feet. Shrubs are characterized by multi-stemmed growth habits and can be deciduous or evergreen.

Siding
The outer covering or cladding of a house, made of wood, fiber cement, or a composite material, meant to shed water and protect the house from the effects of weather.

Siding, Lap
Siding composed of tapered boards, as clapboards, laid horizontally with the thicker lower edge of each board overlapping the thinner upper edge of the board below it.

Siding, Vinyl
Siding made of a rigid polyvinyl chloride compound with a minimum thickness of .045 inches that complies with one or more of the following standards:

1. ASTM D3679—Standard specification for rigid poly(vinyl chloride) (PVC) siding;
2. An ICC-ES approved evaluation service report; or
3. Any applicable building code standard adopted by Chapter 22 of the City Code.

Sign
Any medium, including its structure and the component parts, that is used or intended to be used to attract attention to the subject matter for advertising or identifying purposes. The term “sign” shall not include design features of an architectural nature that do not employ words or prices.

Sign, Awning
A sign depicted or placed upon, attached to, constructed in, or supported by an awning extending over functional or faux windows.

Sign, Blade
Small scale sign hanging or projecting perpendicular to building face.

Sign, Canopy
A sign on a framed architectural feature that is attached to and supported from the wall of a building.

Sign, Community Event Fabric
Banners and other signs of a temporary nature designed to promote community festivals and community events or to otherwise promote the identity of a particular neighborhood or district.

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1638 Definition simplified.
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6.5. Other Definitions

Sign, Directional
A private traffic directional sign guiding or directing vehicular or pedestrian traffic onto or off of a property or within a property.

Sign, Fabric
Any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, or other light material, with or without frames.

Sign, Governmental/Public Service
Governmental, legal notices, traffic, danger, emergency, aids to public service or safety, and trespassing signs shall not require a sign permit or signs of public utilities companies, airports or contractors indicating aids to public service or safety.

Sign, Ground Fabric
Any sign with a structure that is mounted on the ground, intended to be displayed for a limited time period and is temporary in nature.

Sign, Individual Letter
A type of sign consisting of independent letters respective of each other, text or symbols with no background material other than the wall of the building or a common structure known as a "raceway" to which they are affixed, with a minimum depth of one-inch. If the individual letters are attached to a "raceway", the "raceway" must be painted to match the color of the wall and must be limited to a height of no more than one-half of the height of the tallest letter.

Sign, Joint Tenant and Project Identification
An onsite sign identifying or advertising two or more tenants in the same development or signs identifying developments or projects, including building or development names.

Sign, Monument/Ground
A detached, freestanding sign supported by a permanent base, where the entire bottom of the sign is affixed to the ground.

Sign, Off-Site Home Builder
Any temporary sign located to be visible from the public right-of-way and used or intended to be used to aid and direct the movement of the public to residential developments offering dwelling units for sale at premises other than those upon which the sign is located, and to public amenities and facilities associated therewith. No such sign shall advertise sale of individual lots or dwelling units.

Sign, Off-Premises 1639
A sign including billboards or general outdoor advertising device that advertises or directs attention to a business, profession, commodity, entertainment, service, religious, charitable or nonprofit organization, or an activity, product, good, or service that is not located upon or available upon the premises where the sign is located.

Sign, On-Site Home/Commercial Builder
A temporary sign that advertises a home or commercial building development located within the lots lines of such development.

Sign, Project Identification
A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol and address of a building, business, development, or establishment on the premises where it is located.

Sign, Projecting

\[\text{1639 Merges current definition with "types of advertising" section in current off-premises sign controls.}\]
6.5. Other Definitions

6.4.6. Accessory and Temporary Uses

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Any sign that projects perpendicular to and is supported by a building. A grand projecting sign is a projecting sign in which

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**Sign, Roof**
A sign erected upon or projects above any portion of the roof or parapet of the building or structure.

**Sign, Temporary Development**
A sign identifying proposed construction or leasing opportunities on the property where the sign is located.

**Sign, Temporary**
Any sign or other advertising device or display constructed of cloth, canvas, cardboard, wall board, plywood, or other light temporary material, with or without structural frame, intended for a temporary display for a limited period of time only. Such signs include real estate “for sale,” “for rent,” and “open house” signs, garage sale signs, temporary signs identifying the architect, engineer or contractor for work currently under construction, on-site commercial messages, or temporary noncommercial messages including political, election, or ideological signs.

**Sign, Wall**
Any sign attached to or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall.

**Sign, Window**
Any sign that is applied, painted or otherwise attached to the interior or exterior of a window surface or is otherwise clearly visible from the exterior of the structure.

**Site Improvements**
Constructed utilities, roads, driveways, parking areas, landscaping, sidewalks, or structures on a site.

**Site Plan**
A detailed plan depicting how a site will be developed by illustrations and drawings of such site features as architectural building elevations, building locations, sidewalks, parking areas, landscaping, recreational amenities and other site features.

**Site Specific Development Plan**
A site plan.

**Sole Source of Heat**
One or more residential solid fuel fired heating devices that constitutes the only source of heat in a private residence for purposes of space heating. A residential solid fuel fired heating device shall be considered to be the sole source of heat if the private residence is equipped with a permanently installed furnace or heating system, designed to heat the residence, but is disconnected from its energy source, e.g., heating oil, natural gas, electricity, or propane.

**Solid Fuel Fired Heating Device**
A device designed for solid fuel combustion so that usable heat is derived for the interior of a building, and includes solid fuel fired stoves, fireplaces, pellet stoves, solid fuel fired cooking stoves, and a combination of fuel furnaces or boilers that burn solid fuel. Solid fuel fired heating devices do not include barbecue devices or natural gas fired fireplace logs.

**Stone**
As used in applying the standards in Section 146-4.8 (Building Design Standards) natural stone or a cement-based product made to match the appearance of natural stone, and laid up in small, individual

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1640 Considering adding standards or size thresholds for this type of sign.
units with a veneer depth of at least two inches; provided that any cement-based product shall comply with one or more of the following standards:

1. An ICC-ES approved evaluation service report; or
2. Any applicable building code standard adopted by Chapter 22 of the City Code.

Story
That portion of a building, other than a basement or cellar as defined in the building code, included between the surface of any floor and the surface of the next floor above it or, if there is no floor above it, the space between the surface of the floor and the ceiling next above it.

Street
A public or private vehicular right-of-way that provides access to more than one lot. The term "street" shall not include vehicular rights-of-way defined as driveways, drive lanes, motor courts, or loop lanes as defined in this UDO.

Street Furniture
Constructed, aboveground objects, such as outdoor seating, kiosks, bus shelters, sculpture, tree grids, trash receptacles, fountains, and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas, and other outdoor spaces open to, and used by, the public.

Street Standards
The right-of-way widths and roadway specification requirements established by the city engineer for all roadways in the city classified as "streets," whether public or private; and the street location and layout requirements found in chapters 126-1 and 126-36.

Street Tree
A self-supporting deciduous woody perennial plant that reaches a mature height of 45 feet.

Streetscape
A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, awnings and marquees, signs, and lighting.

Structure
Anything constructed or erected, the use of which requires fixed location on the ground or attachment to something having fixed location on the ground.

Stucco
A cement-based exterior coating system that complies with one or more of the following standards:

1. ASTM C1328—Standard specification for plastic (stucco) cement;
2. An ICC-ES approved evaluation service report; or
3. Any applicable building code standard adopted by Chapter 22 of the City Code.

This term does not include any exterior insulation and finish system (EIFS) or synthetic stucco.

Subdivider
The individual, firm, corporation, partnership, association, syndication, trust, or other legal entity that files the application and initiates proceedings for the subdivision of land in accordance with the provisions of this subdivision ordinance. A "subdivider" need not be the owner of the property.

Subdivision
The division of any lot, tract or land parcel into two or more lots, tracts, parcels or other land divisions for the purpose of sale or development.

Subdivision Review Committee
The Planning Director and Public Works Director.
**Tall Landscape Screens**
A row of upright junipers planted eight feet on center; or (b) a row of evergreen trees not to exceed 15 feet on center planted in a minimum 15 foot wide buffer strip; or (c) a mixture of evergreen shrubs planted 36 inches on center and deciduous trees planted 25 feet on center.

**Tandem Parking**
A parking space that can be blocked by another parking space.

**Tree**
A self-supporting woody perennial reaching a mature height of at least 8 feet. Trees are further classified for the purposes of these standards as ornamental, shade, and street trees.

**Tree Lawn**
That landscaped portion of a street or drive lane right-of-way located between its flowline and the inside edge of its sidewalk.

**Tree Mitigation**
The offsetting of tree values lost due to development and/or construction activities by replanting or replacing trees.

**Turf, Lawn, or Sod**
Turf, lawn, or sod shall mean any area of grass where cool-season grasses are cultivated and required to be maintained in a uniform, consistent, and evenly cut condition. Cool-season grasses mean any species of grass that is not defined as warm-season grass pursuant to Section 138-187(B)(1).

**Vehicle**
Any device that is capable of moving itself or being moved from place to place upon wheels or tracks, as well as devices capable of being moved on or through water or air, such as boats or airplanes, but such term shall not include any device designed to be moved by muscular power.

**Motor Vehicle**
A self-propelled device used for transportation of people or goods over land surfaces and licensed as a motor vehicle.

**View Corridor**
Designated areas associated with streets, particular land uses, or any city-designated trail corridor, public park, or recreational facility, where significant features can be seen in the background resulting in special design approaches or requirement to protect the view of those features.

**Waiver**
Relief granted from adopted City standards outside of this Ordinance that would result in an improved site development benefiting the community.

**Walkable Main Street**
As used for UC-R zoning districts surrounded by or adjacent to lands in the E-470 zoning district Subareas, a 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 UC-R district, 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.

**Water Feature**
Any permanent natural or artificial collection or display of water as an amenity.

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1641 Revised from current definition to limit waivers to relief of standards outside of this Ordinance. The term “waiver” used in the current zoning and subdivision regulations was replaced with several new adjustment procedures proposed in Module 3 with objective criteria for approval.
Wetlands
Areas having: (1) hydric soils (in the area or close by if area has been under agriculture), (2) associated water-adapted hydrophytic plant materials, and (3) natural surface inundation of water for 15 consecutive days of the growing season or soils naturally saturated to the surface for 21 consecutive days of the growing season. All three criteria shall be present to meet this definition.

Wildlife Habitat
Specific geographic areas that provide the physical and biological features needed for life and successful reproduction of plant or animal species.

Window Pane
A plate glass surrounded by a framework.

Xeric Plants
Xeric, xeriscape, drought tolerant, or drought resistant landscaping and/or plant species shall mean plant species that can survive on one half-inch to one inch of water per week and are listed in the reference materials found in this UDO or the landscape manual.

Xeriscape\textsuperscript{1642}
A landscaping method that utilizes individual site conditions to maximize efficient water usage.

\textsuperscript{1642} Principles of xeriscape design were not carried forward.