

Section 400.200 "C-2" General Business District.

[R.O. 1993 § 400.200; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 97-2286 § 2, 8-26-1997; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving the central business district and to provide space for activities serving the general population of Aurora.
- B. Uses Permitted.
 1. Any use permitted in Districts "C-O" or "C-1," except that in public garages, no repair facilities shall be maintained on the front portion of the lot, or in the front portion of the first story of the building within thirty (30) feet of the front street.
 2. Awning manufacture.
 3. Billboards and advertising signs.
 4. Department, variety, discount, or specialty stores.
 5. Laundries employing more than five (5) persons each.
 6. Manufacture of products to be sold at retail upon the premises; provided such use is not noxious or offensive by reason of emission of vibration, smoke, dust, gas, or noise.
 7. Automobile or light truck sales.
 8. Radio or television broadcasting stations.
 9. Storage in bulk of, or warehouse for, such material as household goods, clothing, drugs, glass, dry goods, furniture, hardware, groceries, millinery, pipe, rubber, shop supplies, and tobacco.
 10. Hotels or motels.
 11. Bottling operations.
 12. Wholesale sales rooms and storage.
 13. Gasoline filling stations.
 14. Accessory wholesale and service uses necessary to the convenience of the general public subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter.
 15. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.
 16. Any retail use or business not included in Districts "C-O," "C-1," or "C-2" may be established; provided its use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas and subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the

intent of this Chapter. Such operations include:

- a. Commercial greenhouses or nurseries.
 - b. Farm implement sales and service.
 - c. Boat or marine sales and service.
 - d. Bowling alley or recreation center.
 - e. Animal hospital or veterinary clinic.
 - f. Travel trailer camp.
 - g. Lumberyards or building material sales.
 - h. Storage yard for heavy equipment.
 - i. Trucking operations.
 - j. Storage and sales of grain, feed, or fuel.
17. Manufacture of products allowed in "M-1" Light Industrial District, subject to a special use permit. In no case shall a special use permit under this Subsection be approved for new structures.
- C. Regulations.
1. Height. No building hereafter erected or structurally altered shall exceed eight (8) stories or one hundred (100) feet in height, except as provided hereinafter.
 2. Front Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No front yard required on other buildings.
 3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard required on other buildings.
 4. Side Yards. There shall be a side yard on each side of a building used exclusively for residential purposes not less than five (5) feet in width; provided this width shall be increased one (1) inch for each foot of height of building above thirty-five (35) feet, except fifteen (15) feet when a business is adjacent to a residential district; otherwise no side yard is required.
 5. Lot Area Per Family. Every family or portion of building hereafter erected, moved, or altered for multifamily residential purposes in District "C-2" shall provide a lot area of not less than five hundred (500) square feet per family.
 6. Garage Area Per Family. See off-street parking requirements, Section **400.340**.
 7. Materials. Same as in District "C-1."

8. Parking And Loading Regulations. See the supplemental regulations on off-street automobile and vehicle parking and loading, Section **400.340**.
9. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section **530.030**. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

D. Provisions.

1. All open storage and display of merchandise, material, and equipment shall be so screened by ornamental fencing or evergreen planting that it cannot be seen by a person standing on the ground in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required, in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.
2. All yards unoccupied with buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved and maintained in such a manner that no dust will be produced by continued use.
4. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
5. Driveways used for ingress and egress shall not exceed twenty-five (25) feet, in width, exclusive of curb returns.
6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be a flashing or intermittent type.

Section 400.230 "M-1" Light Industrial District.

[R.O. 1993 § 400.220; Ord. No. 85-1897 App. B § III, 11-11-1985; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. General Description. This Industrial District is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesale, and service uses. These operations do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air, or street transportation routes.
- B. Uses Prohibited. Those uses are prohibited which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, glare, noise, or disposal of waste materials.

C. Uses Permitted.

1. Any of the following uses:

- a. Agricultural, commercial, and multiple-family uses permitted, including those permitted on review, if approved.
- b. Building materials sales yard, and lumberyard, including the sale of rock, sand, gravel, and the like as an incidental part of the main business, but not including a concrete batch plant or transit mix plant.
- c. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
- d. Freighting or trucking yard or terminal.
- e. Oil field equipment storage yard.
- f. Public utility service yard or electrical receiving or transforming station.
- g. Sale barn for livestock.

2. The following uses when conducted within a completely enclosed building:

- a. The manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soaps, toiletries, and food products.
- b. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious, and semiprecious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
- c. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
- d. The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts, and equipment, metal buildings, wood buildings, and wood products.
- e. Manufacture of musical instruments, toys, novelties.
- f. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacture.
- g. Blacksmith shop and machine shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.
- h. Foundry casting lightweight non-ferrous metal not causing noxious fumes or odors.
- i. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs,

including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like.

- j. Wholesale storage or manufacture of alcoholic beverages or non-alcoholic beverages.
- 3. Buildings, structures, and uses which are customarily incidental to any of the above uses.
- 4. The uses permitted under this Section shall be conducted in such a manner that no noxious odor, noise, fumes, or dust will be emitted beyond the property line of the lot on which the use is located. No use shall be permitted or so operated as to produce or emit:
 - a. Smoke or particulate matter of a Number 1 or darker on the Ringelmann Chart.
 - b. Dust, fly ash, radiation, gases, heat, glare, or other effects which are obviously injurious to humans or property at the property line.
 - c. Vibrations or perceptible concussion with instruments at the property line.
 - d. The noise level shall not exceed the following levels, at any point along the property line:

Octave Band (CPS)	Maximum Level (db)
0 to 75	55
75 to 1,200	40
1,200 to 4,800	25
Above 4,800	22

- e. Industrial wastes shall be of a quantity and nature as to not overburden the public sewage disposal facilities or cause odor and unsanitary effects beyond the property line.
- D. Regulations.
 - 1. Height Regulations. Fifty (50) feet.
 - 2. Percentage Of Lot Coverage. All buildings, including accessory buildings, shall not cover more than sixty percent (60%) of the lot.
 - 3. Yard Requirements. Front yard: twenty-five (25) feet; rear yard: ten (10) feet.
 - 4. Off-Street Parking And Loading Facilities. See supplemental regulations on off-street automobile and vehicle parking and loading, Section **400.340**.
 - 5. Outside Storage Of Equipment And Materials. No article or material permitted in this district shall be kept, stored, or displayed outside the confines of a building unless it be so screened by fences, walls, or planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on ground level.
 - 6. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the

premises is permitted per Section **530.030**. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

- E. Application. A written application shall be filed with the City Planning and Zoning Commission for approval of any contemplated use within said district; said application shall be accompanied by the following information:
1. A plot plan indicating the location of present and proposed buildings, driveways, parking lots, and other necessary use.
 2. Preliminary architectural plans for the proposed building or buildings.
 3. An estimation of the maximum number of employees for the proposed development and the number of shifts during which they would work.
 4. Any other information the City Planning and Zoning Commission may need to adequately consider the effect that the proposed uses may have upon their environment and on the cost of providing municipal services to the area.

Section 400.240 "M-2" General Industrial District.

[R.O. 1993 § 400.230; Ord. No. 85-1897 App. B § III, 11-11-1985; Ord. No. 95-2173 § 1, 2-14-1995; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004; Ord. No. 2005-2698 § 1, 11-8-2005]

- A. General Description. This industrial district is intended to provide for heavy industrial use not otherwise provided for in the districts established by this Chapter. The intensity of uses permitted in this district makes it desirable that they be located downwind and separated from residential and commercial uses whenever possible.
- B. Uses Prohibited. No residences or other places of habitation are permitted, nor shall any schools, churches or hospitals be permitted.
- C. Uses Permitted. A building or premises may be used for any purpose not otherwise prohibited by law; provided, however, that no building or occupancy permits will be issued for any use until and unless the location of such use shall have been approved by the Planning and Zoning Commission. Some examples are:
1. Acid or chemical manufacture or processes.
 2. Cement, lime, gypsum or plaster of Paris manufacture, including concrete batch plant or transit mix plant.
 3. Explosives manufacture or wholesale storage of explosives.
 4. Gas manufacture or storage.

5. Petroleum or its products, refining of.
 6. Wholesale or bulk storage of gasoline, propane or butane, or other petroleum products.
 7. Uses permitted in "M-1" District and not specifically prohibited herein.
- D. Uses Permitted On Review. The following uses may be reviewed and approved by the Planning and Zoning Commission, subject to such additional conditions and safeguards as it may deem appropriate:
1. Automobile salvage yard or junk yard.
 2. Building materials salvage yard.
 3. Junk yard or salvage yard of any kind.
 4. Public or private refuse dumps and landfills.
 5. Scrap metal storage yard.

Property and buildings in the "M-2" District, when used for the above purposes, shall have the uses thereon conducted in such a manner that all operations, display or storage of materials shall be screened by ornamental fences, walls and/or permanent evergreen planting so that it cannot be seen from a public street.

E. Regulations.

1. Front And Side Yards. Same as "M-1" District.
2. Rear Yard. When a building is to be serviced from the rear, there shall be provided an alleyway, service court or rear yard of not less than thirty (30) feet in width to provide for maneuvering of service vehicles. If service is not required, ten (10) feet shall be provided.
3. Height Regulations. Maximum height of two hundred fifty (250) feet.
4. Parking And Loading Regulations. See Section **400.340**.
5. Materials. Same as in District "M-1."
6. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section **530.030**. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.