

Chapter 400. Zoning Regulations

Article II. Specific District Regulations

Section 400.130. "R-1" Single-Family Residential District.

[R.O. 1993 § 400.130; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 94-2169 §§ I — II, 11-22-1994; Ord. No. 2000-2424 § 1, 2-22-2000; Ord. No. 2003-2535 § 1, 3-25-2003; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004; Ord. No. 2005-2705 § 1, 1-10-2006; Ord. No. 2006-2720 § 1, 5-9-2006; Ord. No. 2006-2723 § 1, 6-13-2006; Ord. No. 2014-2984 § 1, 3-10-2014; Ord. No. 2014-3005 § 1, 7-14-2014; Ord. No. 2016-3095 § 1, 12-13-2016; Ord. No. 2021-3225, 4-27-2021]

A. Uses Permitted.

1. Public schools, churches, parks, playgrounds, museums, libraries, recreational or community buildings, fire stations, or other public buildings or uses owned, controlled and operated exclusively by the City of Aurora, the State of Missouri, or the United States shall be permitted.
2. Single-family dwellings or private residences, not including mobile homes.
3. Accessory buildings, including a private garage, when situated upon the same lot with the main building and not less than sixty (60) feet from the front street line, and in a case of corner lots, no closer to the side street than is permitted for residences on the street; except that a private garage may be constructed as an integral part of the main building, subject to the height, area and building line regulations of the main building shall be permitted. Accessory buildings shall not cover more than twenty percent (20%) of that area of the lot. Accessory buildings shall be limited to one (1) such building per lot. Any additional accessory buildings must be approved by the Planning and Zoning Commission and the City Council. Temporary buildings for uses incidental to construction work, which buildings shall be immediately adjacent to said construction work and which buildings shall be removed upon completion or abandonment of the construction are allowed. [Also see Subsection (D) of this Section and Section **400.280**, Accessory Buildings.]
4. Portable building, for storage only, when situated upon the same lot with the main building and not to exceed the front line of the main structured building, and in a case of corner lots, no closer to the side street than is permitted for residences on the street. Portable buildings shall not cover more than twenty percent (20%) of that area of the lot or be larger in size than twelve (12) feet in width and twenty (20) feet in length. Portable buildings shall be limited to one (1) such building per lot. Portable buildings shall meet all the standard building codes for construction of wooden or metal structures. [Also see Subsection (D) of this Section and Section **400.280**, Accessory Buildings.]

- B. Signs. Advertisement signs no larger than four (4) square feet shall be permitted per Section **530.030**. Such sign shall be removed when construction, sale or event is completed or within one (1) year of placement with the exception of signs being placed within designated City parks being approved by the Aurora Park Board. Exception: Churches and schools located in residentially zoned area may erect signs approved by the Planning and Zoning Commission.

- C. Regulations. In District "R-1," the height of buildings, the minimum dimensions of yards, the minimum lot area, the minimum floor space and garage space permitted upon any lot shall be as follows:
1. Height. No building hereafter erected or structurally altered shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, except as provided hereafter.
 2. Rear Yard. The depth of the rear yard shall be not less than thirty percent (30%) of the depth of the lot or thirty (30) feet, whichever is less.
 3. Front Yard. There shall be a front yard of not less than twenty-five (25) feet. Exception: unattached, non-enclosed portable carports may be situated within ten (10) feet of the front lot line; all other carports enclosed on more than two (2) sides shall be required to meet twenty-five-foot front line setbacks and all other setback requirements.
 4. Side Yard. There shall be a side yard on each side of a building not less than ten (10) feet in width, with the exception of corner lots as provided in Subsection (C)(8) herein. Provided this regulation shall not be so interpreted as to reduce the buildable width of a corner lot of record at the time of the passage of this Section on November 22, 1994, not less than sixty-five percent (65%) of the total width of such lot and provided, further, minimum side yard regulations herein must be observed. Accessory buildings on corner lots, where interior lots have been platted on side streets, shall not project beyond the front yard line established on the side street; provided, this regulation shall not reduce the buildable width to less than twenty (20) feet. This requirement shall apply to single-family dwellings in all zoning districts.
 5. Required Lot Area. Every building or portion of building hereafter erected, moved or altered for residence purposes in District "R-1" shall provide a lot area of not less than seven thousand five hundred (7,500) square feet per family or unit with a dimension of not less than seventy (70) feet at the front setback line, not less than forty-five (45) feet at the front lot line and not less than sixty (60) feet at any side building line. This requirement shall apply to all single-family dwellings in all zoning districts, except that nothing shall prevent the use of lots that do not meet the minimum size limitations described in this Subsection, providing the lots or subdivisions were legally platted and adopted by ordinance by the City of Aurora prior to the enacting of this Zoning Ordinance on November 11, 1985. Substandard lots or lots that do not meet the minimum size limitations within the City shall be subject to the regulations for Small Houses detailed in Section **400.410**, Small Houses. All other limitations listed for offsets, yard requirements, parking, zoning, etc., and any other limitations set by ordinance, Statute or regulatory agencies will still apply.
 6. House Area Of Floor Space Per Family. Every building or portion of building hereafter erected, moved or altered for residence purposes in District "R-1" shall contain not less than one thousand forty (1,040) square feet of floor space, exclusive of garage or carport, per family. This requirement shall apply to all single-family dwellings in all zoning districts.
 7. Garage Area Per Lot. In District "R-1," no private garages shall provide storage for more than one (1) vehicle for every two thousand five hundred (2,500) square feet of lot area (see off-street parking requirements, Section **400.340**). This requirement shall apply to all single-family dwellings in all zoning districts.
 8. Street Setback. Any buildings on corner lots where interior lots have been platted on a side street shall provide a side yard adjacent to the side street of not less than twenty-five (25) feet from the adjacent side street and frontage street for any building or portion of building hereafter erected, moved or altered for residential purposes, or any accessory building, including private garages.
- D. Home Occupations.
1. None of the provisions of this Chapter shall be construed to prohibit customary home occupations, such as the office of a physician, dentist, surgeon, dressmaker, tailor, musician, artist, beautician, barber or similar activity which does not involve sales at wholesale or retail.

2. The following restrictions apply:
 - a. That such uses are located in the dwelling used by a person as his or her private residence.
 - b. That no person, other than an assistant, receptionist or secretary, not a member of the family household is employed on site or reports to work at the site in conduct of the home occupation.
 - c. Nor shall there be external evidence of such operations except an unilluminated sign of not more than two (2) square feet in area used to advertise the same per Section **530.030**. Such sign shall be affixed to the structure.
 - d. The house area of flooring space devoted to the establishment of a home occupation shall not be included in the minimum space required [one thousand forty (1,040) square feet] for the residence.
 - e. Only one (1) vehicle may be used for the home occupation, and it shall not exceed one (1) ton in capacity. One (1) trailer only may be used in the conduct of a home occupation, and it shall be stored in an enclosed garage on the premises or stored off site at a location approved for such storage.
 - f. This use shall not generate vehicular or pedestrian traffic in excess of that which is normally associated with residential uses in the same zone.
3. The following uses are expressly prohibited as or in conjunction with home occupations:
 - a. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines), large appliances (such as washing machines, dryers, and refrigerators), or any other work related to automobiles and their parts;
 - b. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations;
 - c. Animal grooming, care, or boarding;
 - d. Retail sales.

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.