

## Chapter 400. Zoning Regulations

### Article II. Specific District Regulations

#### 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; Ord. No. 2025-3341, 1-28-2025]

- 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 is required on other buildings. Setbacks shall be measured from the nearest point on the foundation wall to the property line.
3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard is required on other buildings. Setbacks shall be measured from the nearest point on the foundation wall to the property line.
4. Side Yards. Same as District "C-O."
5. Lot Area Per Family. Every family or portion of building hereafter erected, moved, or altered for multi-family 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 are 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.