

Recorded at 349 o'clock 11 M. NOV 16 1971
Reception No. 1259039/ MARJORIE PAGE, Recorder

BOOK 1972 PAGE 514

ORDINANCE NO. 71-92

A BILL

FOR AN ORDINANCE AMENDING TITLE VIII OF THE
CITY CODE OF AURORA, COLORADO, BY ADDING
THERE TO A NEW CHAPTER 13A, ENTITLED "PLANNED
COMMUNITY ZONE DISTRICT"

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA,
COLORADO:

Section 1. That Title VIII of the City Code of Aurora,
Colorado, is hereby amended by adding thereto a new Chapter 13A,
entitled "Planned Community Zone District," to read as follows:

CHAPTER 13A

PLANNED COMMUNITY ZONE DISTRICT

SECTION:

- 8-13A- 1: PURPOSE
- 8-13A- 2: MINIMUM PLANNED COMMUNITY AREA
- 8-13A- 3: PROCEDURE AND APPLICABILITY
- 8-13A- 4: RESIDENTIAL
- 8-13A- 5: COMMERCIAL
- 8-13A- 6: INDUSTRIAL
- 8-13A- 7: AUTOMOBILE SERVICE STATION STANDARDS
- 8-13A- 8: COMMUNITY FACILITIES STANDARDS
- 8-13A- 9: AGRICULTURE AREAS
- 8-13A-10: SIGNS
- 8-13A-11: TEMPORARY MODEL HOMES AND SALES OFFICES
- 8-13A-12: MINIMUM STREET STANDARDS
- 8-13A-13: GENERAL PROVISIONS
- 8-13A-14: PRIVATE STABLES AND BRIDLE TRAILS
- 8-13A-15: OFF-STREET PARKING
- 8-13A-16: DEVELOPMENT OF PLAN
- 8-13A-17: PROVISIONS IN CONFLICT WITH OTHER
PROVISIONS OF THE CITY CODE
- 8-13A-18: SEPARABILITY

8-13A- 1: PURPOSE: THE PURPOSE OF THIS DISTRICT IS TO ENCOURAGE, PRESERVE AND IMPROVE THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PEOPLE OF THE CITY BY ENCOURAGING THE USE OF CONTEMPORARY LAND PLANNING PRINCIPLES AND COORDINATED COMMUNITY DESIGN.

THE PLANNED COMMUNITY ZONE DISTRICT IS CREATED IN RECOGNITION OF THE ECONOMIC AND CULTURAL ADVANTAGES THAT WILL ACCRUE TO THE RESIDENTS OF AN INTEGRATED, PLANNED COMMUNITY DEVELOPMENT OF SUFFICIENT SIZE TO PROVIDE RELATED AREAS FOR VARIOUS HOUSING TYPES; RETAIL AND SERVICE ACTIVITIES; RECREATION, SCHOOLS, PUBLIC FACILITIES; AND OTHER USES OF LAND. THIS DISTRICT IS DESIGNED FOR USE WHERE THE AREA COMPRISING SUCH DEVELOPMENT PROJECT IS UNDER SINGLE OWNERSHIP OR CONTROL AT THE TIME OF ITS CLASSIFICATION OF THIS DISTRICT.

8-13A- 2: MINIMUM PLANNED COMMUNITY AREA: THE MINIMUM AREA REQUIRED FOR A PLANNED COMMUNITY ZONE DISTRICT IS THREE HUNDRED TWENTY (320) CONTIGUOUS ACRES AND MUST BE HELD UNDER SINGLE OWNERSHIP AT THE TIME OF THE APPLICATION FOR SUCH ZONE.

AN AREA OF LESS THAN THREE HUNDRED TWENTY (320) CONTIGUOUS ACRES MAY BE ADDED TO AN EXISTING PLANNED COMMUNITY ZONE DISTRICT, PROVIDED SAID LAND IS MADE A PART OF THE ORIGINAL OR EXISTING PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN PRIOR TO ITS INCORPORATION INTO SAID DISTRICT BY WAY OF AMENDMENT OF THE PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN.

IN THE COMPUTATION OF THE MINIMUM THREE HUNDRED TWENTY (320) ACRES, THOSE AREAS INCLUDED IN ANY PUBLIC RIGHT-OF-WAY MAY BE INCLUDED IN SAID COMPUTATION TO THE SECTION LINE.

WHENEVER THE MINIMUM THREE HUNDRED TWENTY (320) ACRES LIE IN MORE THAN ONE SECTION, THEN IN THAT EVENT NOT LESS THAN TWENTY-FIVE PER CENT (25%) OF THE TOTAL REQUIRED AREA MUST BE WITHIN ONE SECTION.

8-13A- 3: PROCEDURE AND APPLICABILITY: THE PLANNED COMMUNITY ZONE DISTRICT MAY BE APPLIED ONLY TO SUCH LAND AS THE CITY SHALL DETERMINE TO BE SUITABLE FOR SUCH A DEVELOPMENT, INCLUDING A SPECIFIC FINDING THAT THE PROPOSED PLAN WILL PROMOTE THE PURPOSES DESCRIBED IN SECTION 8-13A-1. ANY REQUEST TO PLACE PROPERTY IN A

PLANNED COMMUNITY ZONE DISTRICT SHALL BE ACCOMPANIED BY A GENERAL DEVELOPMENT PLAN FOR THE ENTIRE PROPERTY TO BE ZONED PLANNED COMMUNITY DISTRICT, WHICH GENERAL DEVELOPMENT PLAN MUST BE FIRST APPROVED BY THE PLANNING DIRECTOR PRIOR TO ITS SUBMISSION TO THE PLANNING COMMISSION FOR APPROVAL AND ADOPTION BY COUNCIL. SAID DEVELOPMENT PLAN SHALL CONSIST OF A MAP OR MAPS, TOGETHER WITH SUPPLEMENTARY TEXT MATERIALS, AND SHALL SET FORTH THE FOLLOWING:

- (A) THE PROPOSED USE OF ALL LANDS WITHIN THE SUBJECT PROPERTY.
- (B) THE TYPE AND CHARACTER OF DEVELOPMENT AND THE NUMBER OF DWELLING UNITS PER GROSS ACRE PROPOSED.
- (C) THE PROPOSED LOCATION OF SCHOOL SITES, PARKS, OPEN SPACES, RECREATION FACILITIES AND OTHER PUBLIC AND QUASI-PUBLIC FACILITIES.
- (D) THE PROPOSED LOCATION OF ALL STREETS SHALL BE COORDINATED WITH THE ADOPTED GENERAL STREET PLAN FOR THE CITY.

8-13A- 3.1: ACTION BEFORE PLANNING COMMISSION AND CITY COUNCIL: THE PLANNING COMMISSION SHALL CONDUCT A HEARING ON THE PROPOSED ZONE, AT WHICH HEARING THE FOLLOWING PERSONS ONLY MAY BE HEARD:

- (A) THE APPLICANT OR HIS REPRESENTATIVE.
- (B) PLANNING DIRECTOR AND STAFF.
- (C) RESIDENTS OF THE CITY OF AURORA, COLORADO.

NOTICE OF SUCH HEARING SHALL BE GIVEN BY THE PLANNING DEPARTMENT BY POSTING THE PREMISES NOT LESS THAN FIFTEEN (15) DAYS PRIOR TO THE HEARING BEFORE THE PLANNING COMMISSION AND, IN ADDITION THERETO, SENDING PERSONAL NOTICE BY MAIL TO ABUTTING PROPERTY OWNERS AT THEIR

ADDRESS LISTED ON THE RECORDS OF THE COUNTY ASSESSOR'S OFFICE. ALL NOTICES SHALL INDICATE THE PROPOSED ZONING CLASSIFICATION AND THE DATE, TIME AND PLACE OF THE HEARING. THE POSTED NOTICES SHALL BE OF A NUMBER, SIZE AND LOCATION AS PRESCRIBED BY THE PLANNING DEPARTMENT OF THE CITY OF AURORA. THE PLANNING COMMISSION SHALL FORTHWITH CONVEY ITS RECOMMENDATION IN WRITING ON A PROPOSED ZONING TO THE CITY COUNCIL.

THE COUNCIL SHALL, WITHIN THIRTY (30) DAYS FOLLOWING THE RECOMMENDATION OF THE PLANNING COMMISSION, ESTABLISH A DATE FOR A PUBLIC HEARING TO CONSIDER THE ZONING APPLICATION. IN CASE OF A RECOMMENDATION FOR DISAPPROVAL BY THE PLANNING COMMISSION, THE COUNCIL SHALL HAVE THE POWER TO OVER-RULE SUCH RECOMMENDATION FOR DISAPPROVAL BY A RECORDED VOTE OF NOT LESS THAN TWO-THIRDS (2/3) OF ITS ENTIRE MEMBERSHIP. NOTICE OF THE PUBLIC HEARING SHALL BE AS PROVIDED HEREIN FOR THE NOTICE OF THE HEARING BEFORE THE PLANNING COMMISSION.

8-13A- 3.2: PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN AND STANDARDS OF DEVELOPMENT: THE PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN AND SUPPLEMENTARY DEVELOPMENT STANDARDS, AFTER APPROVAL AND ADOPTION AS PROVIDED HEREIN, SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE PROPER COUNTY, AND ALL DEVELOPMENT WITHIN THE DISTRICT SHALL SUBSTANTIALLY COMPLY THEREWITH, UNLESS SAID DEVELOPMENT PLAN IS AMENDED BY ORDINANCE.

THE STANDARDS AND REGULATIONS CONTAINED IN THIS CHAPTER, TOGETHER WITH ANY AMENDMENTS THERETO AS MAY BE ADOPTED, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING AND OCCUPANCY PERMITS WITHIN THE PLANNED COMMUNITY ZONE DISTRICT.

8-13A- 3.3: AMENDMENT: ANY ADOPTED PLANNED COMMUNITY GENERAL DEVELOPMENT PLAN AND SUPPLEMENTARY DEVELOPMENT STANDARDS MAY BE AMENDED, REVISED OR TERRITORY ADDED THERETO, PURSUANT TO THE SAME PROCEDURE AND SUBJECT TO THE SAME LIMITATIONS AND REQUIREMENTS BY WHICH SUCH PLAN WAS ORIGINALLY APPROVED.

THE PLANNING DIRECTOR MAY PERMIT AMENDMENTS TO THE PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN, WHEN SUCH AMENDMENTS WILL NOT EFFECT AN INCREASE IN THE PERMITTED GROSS DENSITY OF DWELLING UNITS OR RESULT IN A CHANGE IN CHARACTER OF THE OVERALL DEVELOPMENT PLAN. ANY SUCH AMENDMENT BY THE PLANNING DIRECTOR SHALL HAVE COUNCIL APPROVAL PRIOR TO ITS BECOMING EFFECTIVE.

8-13A- 3.4: PLANNING AREA:. THE TERM "PLANNING AREA," AS USED HEREIN, SHALL BE DEFINED AS AN AREA WITHIN THE PLANNED COMMUNITY ZONE DISTRICT, AS SHOWN ON THE ADOPTED PLANNED COMMUNITY GENERAL DEVELOPMENT PLAN. THE PLANNING AREAS ARE DESIGNATED AS TO GENERAL LAND USE CATEGORIES, SUCH AS RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND AGRICULTURAL. UNLESS OTHERWISE SPECIFIED BY THE ADOPTED PLANNED COMMUNITY GENERAL DEVELOPMENT PLAN, THE USES PERMITTED WITHIN EACH PLANNING AREA AND THE CORRESPONDING DEVELOPMENT STANDARDS SHALL BE AS SET FORTH IN THE FOLLOWING SECTIONS OF THIS CHAPTER.

8-13A- 4: RESIDENTIAL: IT IS THE INTENTION OF THIS SECTION TO PROMOTE THE DEVELOPMENT OF BALANCED RESIDENTIAL NEIGHBORHOODS CONTAINING A VARIETY OF HOUSING TYPES AND RELATED RECREATIONAL AND COMMUNITY FACILITIES. THE FOLLOWING USES SHALL BE PERMITTED WITHIN ANY PLANNING AREA DESIGNATED FOR RESIDENTIAL USE BY THE ADOPTED PLANNED COMMUNITY GENERAL DEVELOPMENT PLAN.

8-13A- 4.1: USES PERMITTED:

- (A) SINGLE-FAMILY DWELLINGS.
- (B) ATTACHED TOWNHOUSE UNITS.
- (C) TWO-FAMILY DWELLINGS.
- (D) CONDOMINIUMS.
- (E) MULTIPLE-FAMILY DWELLINGS.
- (F) CHURCHES AND SYNAGOGS.
- (G) PUBLIC AND PAROCHIAL SCHOOLS.
- (H) MUNICIPAL RECREATIONAL AREAS.
- (I) PUBLIC LIBRARIES.
- (J) GOLF COURSES AND COUNTRY CLUBS.
- (K) INSTITUTIONS FOR HIGHER EDUCATION.

- (L) FRATERNITY AND SORORITY HOUSES .
- (M) CLUBS AND LODGES .
- (N) PRIVATE, NON-COMMERCIAL RECREATIONAL FACILITIES .
- (O) BRIDLE TRAILS, STABLES AND EQUESTRIAN FACILITIES .
- (P) ACCESSORY STRUCTURES AND USES NECESSARY AND CUSTOMARILY INCIDENTAL TO THE ABOVE USES .
- (Q) MOBILE HOMES AND MOBILE HOME PARKS, SUBJECT TO THE PROVISIONS OF CHAPTER 7B OF TITLE VIII OF THE CITY CODE .

8-13A- 4.2: DENSITY: THE MAP ACCOMPANYING THE APPLICATION SHALL SPECIFY TRANSFERS OF DENSITIES FROM PLANNING AREA TO PLANNING AREA UP TO THE MAXIMUM GROSS DENSITIES CONTAINED IN THE APPLICATION. NO CHANGE IN SUCH SPECIFIED DENSITIES FOR PLANNING AREAS SHALL BE PERMITTED AFTER APPROVAL OF THE ZONING APPLICATION, EXCEPT BY MODIFICATION OF THE APPLICATION AS HEREAFTER PROVIDED.

8-13A- 4.3: RESIDENTIAL DEVELOPMENT STANDARDS: THE FOLLOWING STANDARDS ARE INTENDED TO PROMOTE THE EMPLOYMENT OF CONTEMPORARY SUBDIVISION DESIGN IN ORDER TO AVOID THE STERILITY OF RIGID LOT AND BUILDING PLACEMENT AND TO ACHIEVE A MORE DESIRABLE AND EFFICIENT UTILIZATION OF LAND AND OPEN SPACES .

(A) THERE SHALL BE NO MINIMUM AREA OF A SITE, MINIMUM AREA OF BUILDING, MINIMUM FRONTAGE OR MINIMUM SETBACKS FOR ANY RESIDENTIAL STRUCTURE, PROVIDED THAT NO RESIDENTIAL BUILDING OR BUILDINGS SHALL OCCUPY MORE THAN SEVENTY PER CENT (70%) OF THE BUILDING SITE .

IT IS THE INTENTION OF THIS SECTION TO PERMIT FLEXIBILITY IN THE LOCATION OF BUILDINGS AND STRUCTURES UTILIZING THE MOST CONTEMPORARY TECHNIQUES IN BUILDING CONSTRUCTION WHICH MAY RESULT IN ZERO SIDE YARDS OR SETBACKS AND WHICH WILL RESULT IN BETTER UTILIZATION OF THE BUILDING SITE .

THE MAXIMUM HEIGHT LIMITATION MAY BE EXCEEDED UPON THE RECOMMENDATION OF THE PLANNING DIRECTOR AND APPROVAL OF THE CITY COUNCIL .

(B) THERE SHALL BE A MAXIMUM BUILDING HEIGHT FOR ALL STRUCTURES OF FIFTY FEET (50 FT.) .

(C) IN A RESIDENTIAL PLANNING AREA, ALL NON-RESIDENTIAL TYPE STRUCTURES SHALL HAVE A FRONT YARD SETBACK OF AT LEAST TWENTY-FIVE FEET (25 FT.).

(D) OFF-STREET PARKING SPACE SHALL BE REQUIRED AS PROVIDED BY CITY ORDINANCES.

8-13A- 5: COMMERCIAL: THIS SECTION IS INTENDED TO PROMOTE THE DEVELOPMENT OF WELL-PLANNED SHOPPING CENTERS AND FACILITIES THAT PROVIDE A VARIETY OF SHOPPING, PROFESSIONAL, BUSINESS, CULTURAL AND ENTERTAINMENT FACILITIES DESIGNED TO CREATE AN ATTRACTIVE AND PLEASANT SHOPPING ATMOSPHERE. THE FOLLOWING COMMERCIAL AND NON-COMMERCIAL USES SHALL BE PERMITTED WITHIN ANY PLANNING AREA DESIGNATED "COMMERCIAL" ON THE ADOPTED PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN.

8-13A- 5.1: USES PERMITTED:

(A) ANY RETAIL TRADE OR SERVICE BUSINESS.

(B) PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES.

(C) MOTELS AND HOTELS.

(D) CULTURAL FACILITIES, SUCH AS MUSEUMS, THEATERS, ART GALLERIES AND CHURCHES.

(E) PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS, INCLUDING SUCH AMENITIES AS OUTDOOR ART EXHIBIT FACILITIES, STATUARY, FOUNTAINS AND LANDSCAPING FEATURES.

(F) OUTDOOR SPECIALTY USES, INCLUDING SIDEWALK CAFES AND OUTDOOR MARKET PLACES TO PROVIDE UNIQUE CONGREGATING PLACES FOR SALES AND SHOPPER INTEREST.

(G) RECREATIONAL FACILITIES, BOTH INDOORS AND OUTDOORS, SUCH AS ICE SKATING AND ROLLER SKATING RINKS WHICH MAY BE DESIGNED AS INTEGRAL PARTS OF A CENTER.

(H) RESTAURANTS, BOTH INDOOR AND DRIVE-IN TYPES, FOOD-TO-GO FACILITIES, SIDEWALK CAFES.

- (I) HOSPITALS AND MEDICAL CLINICS.
- (J) TRANSPORTATION TERMINALS, PARKING LOTS AND PARKING BUILDINGS.
- (K) ANIMAL HOSPITALS AND CLINICS.
- (L) AUTOMOBILE SERVICE STATIONS (SUBJECT TO PRESCRIBED PERFORMANCE AND DEVELOPMENT STANDARDS).
- (M) REAL ESTATE, BUSINESS, CONSTRUCTION AND IDENTIFICATION SIGNS.
- (N) NURSING AND REST HOMES.
- (O) NURSERIES AND NURSERY SCHOOLS FOR CHILDREN.
- (P) ACCESSORY STRUCTURES AND USES NECESSARY AND CUSTOMARILY INCIDENTAL TO THE ABOVE USES.

8-13A- 5.2: COMMERCIAL DEVELOPMENT STANDARDS: THE FOLLOWING STANDARDS ARE INTENDED TO PROMOTE THE DEVELOPMENT OF WELL-PLANNED, ATTRACTIVELY LANDSCAPED SHOPPING FACILITIES THAT LEND THEMSELVES TO INTERESTING AND CONVENIENT COMBINATIONS OF BUILDINGS AND SPACES AND PROVIDE DESIRABLE SEPARATION OF PEDESTRIAN FROM VEHICULAR TRAFFIC THROUGH THE EMPLOYMENT OF CENTRAL PLAZAS AND LANDSCAPING FEATURES.

(A) BUILDING HEIGHT LIMIT: FIFTY FEET (50 FT.). THE MAXIMUM HEIGHT LIMITATION MAY BE EXCEEDED UPON THE RECOMMENDATION OF THE PLANNING DIRECTOR AND APPROVAL OF THE CITY COUNCIL.

(B) BUILDING SETBACKS: A MINIMUM TWENTY-FIVE FOOT (25 FT.) OPEN BUILDING SETBACK AREA SHALL BE MAINTAINED FROM ALL PROPERTY LINES ABUTTING A STREET. THERE SHALL BE NO MINIMUM SETBACK FROM INTERIOR SIDE OR REAR PROPERTY LINES; HOWEVER, NO COMMERCIAL OR NON-RESIDENTIAL STRUCTURE SHALL BE LOCATED CLOSER TO A RESIDENTIAL PROPERTY LINE THAN TWENTY-FIVE FEET (25 FT.).

(C) OFF-STREET PARKING: OFF-STREET PARKING SHALL BE AS SET FORTH IN THE CITY ORDINANCES.

(D) SIGNS: BUSINESS, REAL ESTATE, CONSTRUCTION AND IDENTIFICATION SIGNS ARE PERMITTED, EXCEPT:

1. LIGHTED AND ILLUMINATED SIGNS SHALL BE DESIGNED AND INSTALLED SO THAT DIRECT LIGHT RAYS SHALL NOT SHINE ON ANY RESIDENTIAL AREA.

2. ONLY ONE FREESTANDING BUSINESS OR IDENTIFICATION SIGN MAY BE LOCATED ON EACH STREET FRONTAGE WHERE THERE IS ACCESS TO THE PARCEL OR ON EACH THREE HUNDRED FEET (300 FT.) OF STREET FRONTAGE; PROVIDED, THAT EACH SUCH SIGN SHALL BE LOCATED A MINIMUM OF THREE HUNDRED FEET (300 FT.) FROM ANY OTHER SUCH SIGN ON THE SAME LOT OR PARCEL.

3. WALL SIGNS SHALL NOT PROJECT MORE THAN ONE FOOT (1 FT.) ABOVE A BUILDING WALL.

4. NO SIGN SHALL EXCEED A MAXIMUM HEIGHT OF TWENTY-FIVE FEET (25 FT.).

5. NO SIGN SHALL BE PLACED ON THE ROOF OF ANY BUILDING.

6. NO BLINKING, FLASHING OR ANIMATED SIGNS SHALL BE PERMITTED.

(E) LIGHTING: ALL LIGHTING, EXTERIOR AND INTERIOR, SHALL BE DESIGNED AND LOCATED SO AS TO CONFINE DIRECT RAYS TO THE PREMISES.

(F) TRASH AND STORAGE AREAS: ALL STORAGE OF CARTONS, CONTAINERS AND TRASH SHALL BE SHIELDED FROM VIEW WITHIN AN AREA ENCLOSED BY A WALL OR SOLID FENCE NOT LESS THAN SIX FEET (6 FT.) IN HEIGHT.

(G) SCREENING: AN OPAQUE WALL OR FENCE NOT LESS THAN SIX FEET (6 FT.) IN HEIGHT SHALL BE INSTALLED ALONG PROPERTY LINES WHERE THE PREMISES ABUT RESIDENTIAL USES, EXCEPT

WITHIN TWENTY FEET (20 FT.) OF ANY STREET WHERE THE HEIGHT SHALL BE NOT LESS THAN THREE FEET (3 FT.) NOR MORE THAN THREE AND ONE-HALF FEET (3-1/2 FT.).

(H) LANDSCAPING:

1. BOUNDARY LANDSCAPING FOR A MINIMUM DEPTH OF FIVE FEET (5 FT.) SHALL BE REQUIRED ALONG ALL PROPERTY LINES ABUTTING STREETS, EXCEPT FOR THE AREA REQUIRED FOR STREET OPENINGS.

2. IN NO CASE SHALL THERE BE LESS THAN FIVE PER CENT (5%) OF THE SITE AREA DEVOTED TO LANDSCAPING.

3. SEPARATION: ANY LANDSCAPED AREA SHALL BE SEPARATED FROM AN ADJACENT VEHICULAR AREA BY A WALL OR CURB AT LEAST SIX INCHES (6 IN.) HIGHER THAN THE ADJACENT VEHICULAR AREA.

4. WATERING: PERMANENT WATERING FACILITIES SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS.

5. MAINTENANCE: REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, FERTILIZING, REPLACEMENT OF PLANTS, WHEN NECESSARY, AND THE REGULAR WATERING OF ALL PLANTINGS.

8-13A- 6: INDUSTRIAL: THE FOLLOWING INDUSTRIAL AND NON-INDUSTRIAL USES SHALL BE PERMITTED WITHIN ANY PLANNING AREA DESIGNATED "INDUSTRIAL" ON THE ADOPTED PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN.

8-13A- 6.1: USES PERMITTED:

(A) ALL THOSE USES PERMITTED IN THE M-1 LIGHT INDUSTRIAL AREA OF THE CITY CODE.

(B) AUTOMOBILE SERVICE STATIONS (SUBJECT TO PRESCRIBED PERFORMANCE AND DEVELOPMENT STANDARDS).

(C) OTHER USES AS ESTABLISHED BY CITY COUNCIL FOR INDUSTRIAL PLANNING AREAS.

8-13A- 6.2: DEVELOPMENT STANDARDS: THE DEVELOPMENT AND OPERATION OF ANY USE IN AN INDUSTRIAL PLANNING AREA SHALL BE SUBJECT TO ALL PROVISIONS OF THE M-1 LIGHT INDUSTRIAL DISTRICT PROVISIONS OF THE CITY CODE. PARKING SHALL BE REQUIRED AS SET FORTH IN THE ORDINANCES OF THE CITY OF AURORA.

8-13A- 7: AUTOMOBILE SERVICE STATION STANDARDS: THE FOLLOWING PERFORMANCE AND DEVELOPMENT STANDARDS SHALL APPLY TO ALL PERMITTED AUTOMOBILE SERVICE STATION USES:

(A) USES PERMITTED: AN AUTOMOBILE SERVICE STATION SHALL BE A RETAIL PLACE OF BUSINESS ENGAGED IN THE SALE OF MOTOR FUELS AND IN SUPPLYING GOODS AND SERVICES GENERALLY REQUIRED IN THE OPERATION AND MAINTENANCE OF AUTOMOTIVE VEHICLES AND THE FULFILLING OF MOTORISTS' NEEDS. MAJOR AUTOMOTIVE REPAIRS, PAINTING, BODY AND FENDER WORK ARE PROHIBITED.

(B) BUILDING LINE REGULATIONS: BUILDING SETBACK LINE FOR ALL STRUCTURES SHALL BE TWENTY FEET (20 FT.) FROM THE ULTIMATE STREET RIGHT-OF-WAY LINE, EXCEPT CANOPY ROOFS OVER PUMP ISLANDS AND LIGHTING FIXTURES MAY BE CANTILEVERED TO WITHIN FIVE FEET (5 FT.) OF THE ULTIMATE STREET RIGHT-OF-WAY LINE.

(C) EXTERIOR DISPLAYS AND TRASH AND STORAGE: NO DISPLAYS OR STORAGE OF MERCHANDISE, AUTOMOBILES, PARTS OR REFUSE SHALL BE LOCATED CLOSER THAN TWENTY FEET (20 FT.) FROM THE ULTIMATE STREET RIGHT-OF-WAY LINE, AND ALL TRASH AND REFUSE SHALL BE STORED IN A BUILDING OR WITHIN AN AREA ENCLOSED BY A WALL AT LEAST SIX FEET (6 FT.) HIGH.

(D) SIGNS: BUSINESS SIGNS ARE PERMITTED, SUBJECT TO THE FOLLOWING LIMITATIONS:

1. THE TOTAL AREA OF ALL SIGNS SHALL NOT EXCEED AN AGGREGATE OF THREE HUNDRED SQUARE FEET (300 SQ. FT.) ON THE PREMISES AS FOLLOWS:

A. TWO FREESTANDING IDENTIFICATION SIGNS MAY BE LOCATED ANYWHERE ON THE PREMISES, EXCEPT THE SUPPORT SHALL NOT BE CLOSER THAN FIVE FEET (5 FT.) TO THE ULTIMATE RIGHT-OF-WAY LINE.

B. TWO FREESTANDING PRICE SIGNS, NOT EXCEEDING TWENTY SQUARE FEET (20 SQ. FT.) EACH, MAY BE LOCATED NO CLOSER THAN ONE HUNDRED FEET (100 FT.) FROM THE POINT OF INTERSECTION OF THE ULTIMATE STREET RIGHT-OF-WAY LINES OF THE ABUTTING STREETS.

C. ALL ADDITIONAL SIGNS SHALL BE PLACED ON OR AFFIXED TO A STRUCTURE, EXCEPT THEY SHALL NOT BE AFFIXED TO FENCES OR OTHER SCREENING.

2. THE MAXIMUM AREA OF ANY SIGN SHALL NOT EXCEED ONE HUNDRED SQUARE FEET (100 SQ. FT.).

3. THE MAXIMUM HEIGHT OF A SIGN AND SIGN STRUCTURE SHALL NOT EXCEED TWENTY-FIVE FEET (25 FT.).

4. ADVERTISING DEVICES AND ADVERTISING DISPLAYS ARE PROHIBITED OUTSIDE OF THE BUILDING, EXCEPT AS PROVIDED HEREIN.

5. NO SIGN OR SIGN SUPPORT SHALL BE PERMITTED ON ANY REQUIRED SCREENING OR WITHIN REQUIRED BOUNDARY LANDSCAPING.

(E) LIGHTING: ALL LIGHTING SHALL BE DESIGNED AND LOCATED SO AS TO CONFINE DIRECT RAYS TO THE PREMISES.

(F) OUTSIDE ACTIVITY: ALL ACTIVITIES, OTHER THAN THE SALE OF MOTOR FUELS AND THE NORMAL SERVICES INCIDENTAL THERETO, ARE PROHIBITED OUTSIDE OF THE MAIN BUILDING.

(G) SCREENING: A MASONRY WALL SHALL BE INSTALLED AND MAINTAINED ALONG PROPERTY LINES WHERE THE PREMISES ABUT A RESIDENTIAL AREA. SAID WALL SHALL HAVE A TOTAL HEIGHT OF NOT LESS THAN SIX FEET (6 FT.), EXCEPT WITHIN TWENTY FEET (20 FT.) OF ANY ULTIMATE STREET RIGHT-OF-WAY LINE, WHERE THE HEIGHT SHALL BE NOT LESS THAN THREE FEET (3 FT.) NOR MORE THAN THREE AND ONE-HALF FEET (3-1/2 FT.).

(H) LANDSCAPING:

1. BOUNDARY LANDSCAPING IS REQUIRED FOR A MINIMUM DEPTH OF FIVE FEET (5 FT.) ALONG ALL PROPERTY LINES ABUTTING STREETS, EXCEPT FOR THE AREA REQUIRED FOR STREET OPENINGS.

2. SEPARATION: ANY LANDSCAPED AREA SHALL BE SEPARATED FROM AN ADJACENT VEHICULAR AREA BY A WALL OR CURB AT LEAST SIX INCHES (6 IN.) HIGHER THAN THE ADJACENT VEHICULAR AREA.

3. WATERING: PERMANENT WATERING FACILITIES SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS.

4. MAINTENANCE: REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, FERTILIZING, REPLACEMENT OF PLANTS, WHEN NECESSARY, AND THE REGULAR WATERING OF ALL PLANTINGS.

8-13A- 8: COMMUNITY FACILITIES STANDARDS: THE DEVELOPMENT STANDARDS SET FORTH IN SUBSECTION 8-13A-5.2 SHALL APPLY TO ALL PERMITTED PUBLIC AND PRIVATE COMMUNITY FACILITIES, INCLUDING CHURCHES, SCHOOLS, LIBRARIES, FIRE STATIONS, COMMUNITY CENTERS, CIVIC AND CULTURAL FACILITIES, RECREATIONAL CENTERS AND FACILITIES AND HOSPITALS.

8-13A- 9: AGRICULTURE AREAS: THESE AREAS ARE SUBJECT TO FURTHER PLANNING CONSIDERATION AS DEVELOPMENT PROGRESSES. UNTIL SUCH TIME, THESE PLANNING AREAS SHALL BE RESERVED PRIMARILY FOR AGRICULTURAL PURSUITS, PARTICULARLY FOR CROPS AND CATTLE RAISING.

8-13A-10: SIGNS: ALL SIGNS WITHIN THE PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN SHALL CONFORM TO THOSE CRITERIA AND LIMITATIONS ESTABLISHED FOR SIGNS UNDER THE CITY CODE OF AURORA AND UNDER ANY PLANNED UNIT DEVELOPMENT, BOTH RESIDENTIAL AND COMMERCIAL, EXCEPT AS OTHERWISE HEREIN PROVIDED.

8-13A-11: TEMPORARY MODEL HOMES AND SALES OFFICES: SUBJECT TO THE WRITTEN APPROVAL OF THE PLANNING DIRECTOR, THE FOLLOWING TEMPORARY USES MAY BE PERMITTED IN ANY SUBDIVISION WITHIN THE PLANNED COMMUNITY ZONE DISTRICT:

(A) MODEL HOMES AND GARAGES MAY BE USED AS OFFICES FOR THE SALE OF HOMES IN THAT PLANNING AREA.

(B) TEMPORARY SIGNS IN CONNECTION WITH THE USES PERMITTED SHALL BE IN CONFORMITY WITH THE SIGN CODE OF THE CITY OF AURORA.

(C) TEMPORARY OFFICES FOR THE ORIGINAL SALE OF REAL ESTATE MAY BE MAINTAINED WITHIN THE BOUNDARIES OF THE PROPERTY.

8-13A-12: MINIMUM STREET STANDARDS:

(A) ALL STREETS SHALL PROVIDE A SAFE AND CONVENIENT ACCESS TO DWELLING UNITS AND PROJECT FACILITIES AND FOR SERVICE AND EMERGENCY VEHICLES. STREETS SHALL NOT BE LAID OUT AS TO ENCOURAGE OUTSIDE TRAFFIC TO TRAVERSE THE DEVELOPMENT ON MINOR STREETS OR OCCUPY MORE LAND THAN IS REQUIRED TO PROVIDE ACCESS AS NEEDED, OR CREATE UNNECESSARY FRAGMENTATION OF THE DEVELOPMENT INTO SMALL BLOCKS.

(B) STREET SPECIFICATIONS SHALL BE AS PROVIDED BY THE CITY CODE OF AURORA, COLORADO.

(C) SERVICE AREA: DETERMINATION OF THE NUMBER OF DWELLING UNITS SERVED SHALL BE CONSTITUTED BY ALL THE DWELLING UNITS LYING BETWEEN TWO (2) PRIMARY POINTS OF ACCESS TO THE SUBDIVISION.

8-13A-13: GENERAL PROVISIONS:

(A) WITHIN THE PLANNED COMMUNITY ZONE DISTRICT, THE CONTINUED USE OF THE LAND FOR AGRICULTURAL PURPOSES AND

OTHER USES SIMILAR IN CHARACTER AND ALL NECESSARY STRUCTURES AND APPURTENANCES SHALL BE PERMITTED.

(B) PLANNING AREA BOUNDARIES SHALL NOT BE CONSTRUED AS PRECISE BOUNDARIES; PROVIDED, THAT ALL DEVELOPMENT SUBJECT TO A PARTICULAR PLANNING AREA SUBSTANTIALLY CONFORMS TO SUCH PLANNING AREA BOUNDARIES, AS SHOWN ON THE PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN.

(C) UNLESS OTHERWISE INDICATED ON THE PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN, PLANNING AREA DIMENSIONS SHALL BE DETERMINED BY SCALE, MEASURED FROM CENTERLINES OF STREETS.

(D) OFF-STREET PARKING SHALL BE PROVIDED FOR EACH USE, AS PRESCRIBED BY THE ORDINANCE OF THE CITY OF AURORA.

(E) ALL UTILITIES, INCLUDING, BUT NOT BY WAY OF LIMITATION, ELECTRICAL, GAS, TELEPHONE, STREET LIGHTING AND C.A.T.V., SHALL BE SO DESIGNED SO AS TO HAVE AN UNDERGROUND SOURCE OF ENERGY TO ANY METER BOX OR OTHER POWER SOURCE MEASURING DEVICE.

8-13A-14: PRIVATE STABLES AND BRIDLE TRAILS: WHERE PRIVATE STABLES ARE TO BE LOCATED WITHIN A RESIDENTIAL SUBDIVISION, THE FOLLOWING PROVISIONS SHALL BE ADHERED TO:

(A) NO EQUINE SHALL BE HOUSED, BOARDED OR KEPT ON A LOT OF LESS THAN ONE-HALF (1/2) ACRE.

(B) THERE SHALL BE NOT MORE THAN A TOTAL OF TWO EQUINES FOR EACH ONE-HALF (1/2) ACRE OF LOT AREA. IN NO INSTANCE SHALL THERE BE MORE THAN A TOTAL OF FOUR EQUINES ON ANY LOT, REGARDLESS OF THE SIZE OF A LOT OR SITE, WITHIN AN APPROVED SUBDIVISION.

(C) ALL STABLES AND PADDOCK AREAS SITUATED ON LOTS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL BE LOCATED TO THE REAR OF THE MAIN DWELLING ON THE LOT. IN NO CASE SHALL ANY STABLE OR PADDOCK AREA BE LOCATED CLOSER THAN TWENTY FEET (20 FT.) OF THE REAR PROPERTY LINE NOR TO WITHIN TEN FEET (10 FT.) OF THE SIDE PROPERTY LINE.

(D) ALL STABLE AND PADDOCK AREAS SHALL BE NEATLY MAINTAINED AND KEPT FREE OF STOCK PILING OR REFUSE AND WASTE MATERIALS WHICH WOULD ATTRACT FLIES AND RODENTS.

(E) WHERE CONSOLIDATED PRIVATE EQUESTRIAN FACILITIES ARE TO BE DEVELOPED FOR RECREATIONAL PURPOSES, SAID FACILITIES SHALL BE APPROVED BY THE CITY COUNCIL.

8-13A-15: OFF-STREET PARKING REGULATIONS: OFF-STREET PARKING REQUIREMENTS SHALL BE AS ESTABLISHED AND REQUIRED BY THE CITY ORDINANCES OF THE CITY OF AURORA.

8-13A-16: DEVELOPMENT OF PLAN: THE CONSTRUCTION AND DEVELOPMENT OF EVERY PLANNED COMMUNITY DEVELOPMENT GENERAL PLAN SHALL BE COMMENCED WITHIN EIGHTEEN (18) MONTHS FROM THE EFFECTIVE DATE OF THE ORDINANCE APPLYING THE PLANNED COMMUNITY ZONE DISTRICT TO PROPERTY UNDER CONSIDERATION. THE OBTAINING OF A BUILDING PERMIT SHALL BE EVIDENCE OF COMMENCEMENT OF CONSTRUCTION AND DEVELOPMENT, AS REQUIRED BY THIS SECTION. AFTER THE INITIAL START OF CONSTRUCTION, SHOULD NO BUILDING PERMIT ISSUE ON ANY PORTION OF THE PROPERTY COVERED BY A PLANNED COMMUNITY ZONE DISTRICT FOR A PERIOD OF ONE (1) YEAR, SAID FAILURE TO OBTAIN A BUILDING PERMIT SHALL BE DEEMED AN ABANDONMENT OF THE GENERAL PLAN, AND THE CITY COUNCIL MAY UNILATERALLY CONSIDER REZONING OF THE PROPERTY UPON GIVING NOTICE OF THE PROPOSED ZONING RECLASSIFICATION, AS PROVIDED BY THE ORDINANCES OF THE CITY OF AURORA.

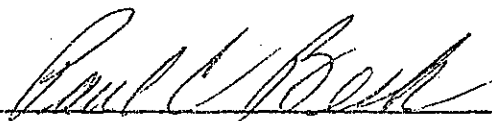
8-13A-17: PROVISIONS IN CONFLICT WITH OTHER PROVISIONS OF THE CITY CODE: ANY OTHER PROVISIONS OF THE CITY CODE TO THE CONTRARY NOTWITHSTANDING, ANY PROVISION OF THIS CHAPTER WHICH IS IN CONFLICT WITH ANY OTHER PROVISION OF THE CITY CODE SHALL NOT BE DEEMED TO BE A REPEAL OF THOSE OTHER PROVISIONS OF THE CITY CODE WHICH ARE IN CONFLICT WITH THE PROVISIONS OF THIS CHAPTER, AND THAT IN THE PLANNED COMMUNITY ZONE DISTRICT THE PROVISIONS OF THIS CHAPTER SHALL SUPERSEDE ANY OTHER PROVISIONS OF THE CITY CODE WHICH ARE IN CONFLICT THEREWITH.

8-13A-18: SEPARABILITY: IF ANY SECTION, SUBSECTION, SENTENCE, CLAUSE, PHRASE OR PORTION OF THIS CHAPTER IS FOR ANY REASON HELD INVALID OR UNCONSTITUTIONAL

BY ANY COURT OF COMPETENT JURISDICTION, SUCH PORTION SHALL BE DEEMED A SEPARATE, DISTINCT AND INDEPENDENT PROVISION AND SUCH HOLDING SHALL NOT AFFECT THE VALIDITY OF THE REMAINING PORTIONS THEREOF.

INTRODUCED, READ AND ORDERED PUBLISHED this 28th day of June, A.D. 1971.

PASSED AND ORDERED PUBLISHED this 19th day of July, A.D. 1971.



PAUL C. BECK, Mayor

ATTEST:



FRANK T. KASTORY, City Clerk