



E-470 ZONE DISTRICT

Article 9, Chapter 146, Aurora Municipal Code
(Includes up to Ordinance 2004-77, Effective January 1, 2005)

City of Aurora

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ZONING DISTRICTS, ARTICLE 9

ARTICLE 9. E-470 ZONE DISTRICT

DIVISION 1. ZONING DISTRICT PROVISIONS

Sec. 146-900. General Purpose and Division of the District into Subareas.

The purpose of the E-470 Corridor Zoning Regulations is to enable the development of lands in the E-470 Corridor Zone District in accordance with the Aurora Comprehensive Plan (including without limitation the E-470 Corridor element of that plan), with the highest possible levels of community and building design consistent with the healthy economic development of the corridor. The E-470 Corridor District includes 10 distinct subareas, each of which is created to achieve the more specific purposes below.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-901. Purpose and Intent of Each Subarea.

(A) *E-470 Low Density Residential Subarea.* This subarea, located relatively far from the E-470 tollway and regional arterial highways, is intended to encourage master-planned, low-density, high-quality residential developments. Primary emphasis is on single-family residential development (detached and duplexes), although limited amounts of attached row homes are also allowed. By-right, this subarea also allows development of neighborhood and community activity centers, which may contain limited retail, commercial, institutional, civic, and/or open space uses. Higher densities are allowed primarily when residential development is adjacent to a neighborhood or commercial activity center.

(B) *E-470 Reservoir Density Residential Subarea.* This subarea encourages the development of master-planned, moderate-density, high-quality residential land uses. This subarea, located within the drainage watershed of the Aurora Reservoir, allows only moderate density housing in response to potential water quality concerns. Primary emphasis is on single-family residential development (detached and duplexes), although limited amounts of attached townhomes and small-scale multi-family buildings are also allowed. By-right, this subarea also allows development of neighborhood and community activity centers, which may contain limited retail, commercial, institutional/civic, and/or open space uses. Higher densities are allowed primarily when residential development is adjacent to a neighborhood or commercial activity center.

(C) *E-470 Medium Density Residential Subarea.* This subarea, located in close proximity to the E-470 tollway and other major highway systems, is intended to encourage development of master-planned, medium-density, high-quality residential land uses. Primary emphasis is on single-family residential development (detached and duplexes), although limited amounts of attached row homes and small-scale multi-family buildings are also allowed. By-right, this subarea also allows development of neighborhood and community activity centers, which may contain limited retail, commercial, institutional/civic, and/or open space uses. Higher densities are allowed

primarily when residential development is adjacent to a neighborhood or commercial activity center.

(D) *E-470 Regional Activity Center Subarea*. This subarea, located at intersections of the E-470 tollway with principal arterials, is intended to encourage the development of large-scale, distinctive, attractive, urban regional activity centers containing a mix of concentrated land uses in a highly organized fashion. These high-quality and highly-visible regional activity centers are intended to serve as Aurora's "image-makers" along the E-470 corridor. This subarea's primary emphasis is on the development of major economic generators, most with a regional market draw, including large retail stores, regional shopping centers or malls, restaurants, theaters, hotels, and relatively dense office development. The subarea also encourages a broad mix of complementary uses, such as high-density multi-family housing, major civic and public facilities, parks, and open space, so that the regional activity centers become true 24-hour activity centers. Mass transit facilities and pedestrian-friendly elements are also important components of development in this subarea, in order to reduce demand for auto travel as well as increase visual interest.

(E) *E-470 Regional Retail/Commercial Subarea*. This subarea is intended to facilitate the development of high-quality retail and employment centers, with a full complement and mix of supporting uses. Land use in this subarea is intended to take full advantage of the major transportation corridors to serve the greater Aurora community, as well as a potentially larger regional market (the Denver Metro area and beyond). The primary emphasis is on retail commercial development, including regional shopping centers, hotels, motels, and other commercial uses. Office, employment, flex-office, service, and other business uses are also allowed in the subarea. The total intensity of development in this subarea, however, is intended to be less than that encouraged in the Regional Activity Center subarea. Residential single-family and multi-family 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.

(F) *E-470 Airport Corporate Subarea*. Development in this subarea is intended to take advantage of its strategic location near the Denver International Airport and major transportation corridors (I-70, E-470, etc.). A variety of employment uses are anticipated to be developed in this classification, with an emphasis on high-quality corporate office and business parks that desire or require high visibility and easy access to DIA. These uses should occur in a pedestrian-friendly setting. 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 multi-family 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.

(G) *E-470 Airport Distribution Subarea*. Development in this subarea is intended to take advantage of the strategic location near the Denver International Airport and major transportation corridors (I-70, E-470, etc.). 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 multi-family 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.

(H) *E-470 Light Industrial/Flex Office Subarea.* This subarea is intended to encourage the development of high-quality distribution, industrial, technology, and assembly land uses, with a full complement and mix of supporting land uses. This subarea offers excellent rail and vehicular transportation systems to support the preferred development of clean industrial and flex office/warehouse development. Limited and supporting retail, office, and services uses are allowed. Residential uses are not allowed in this industrial/flex office subarea.

(I) *E-470 Buckley Research & Development Subarea.* This subarea is intended to encourage the development of high-quality research and development centers that relate to and take advantage of the close proximity to the Buckley Air National Guard base. Noise contours associated with military activity at Buckley ANG rule out residential development in this subarea. R&D development is 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 R&D land uses. Limited and supporting retail and commercial services are also allowed.

(J) *E-470 Recreation/Entertainment Subarea.* This subarea is intended to encourage development of a multi-faceted regional recreation area, with the Aurora Reservoir as the centerpiece, to serve Aurora citizens and the region as a whole. This subarea will also draw upon the regional open space and recreational attractions nearby, such as the Plains Conservation Center and the Arapahoe Racetrack. Primary emphasis is on entertainment facilities and active and passive recreation uses, incorporating extensive open space amenities wherever possible. Limited and supporting retail and commercial uses are allowed. Residential development is not allowed in this special-purpose subarea.
(Ord. No. 2001-72, 12-3-2001)

Sec. 146-902. Permitted and Conditional Use.

Tables 9.1, 9.2, 9.3, and 9.4 below set forth the specific permitted and conditional uses allowed within each subarea of the E-470 Corridor Zone District.

(A) **Permitted Uses.** A "P" in a cell of the use tables indicates that a specific use is allowed by-right in the respective subarea. Permitted uses are subject to all other applicable regulations of this chapter and Code, including the E-470 Corridor Design Standards in this article.

(B) **Conditional Uses.** A "C" in a cell of the use tables indicates that a use category is allowed in the respective subarea only if reviewed and approved by the planning department pursuant to the standards set forth below:

1. The proposed use is consistent with the Aurora Comprehensive Plan;

2. The proposal complies with all applicable provisions of the Aurora Zoning Ordinance and applicable E-470 Corridor Design Standards in this article;
3. The proposed use meets all those standards applied to the review of conditional uses pursuant to article 4;
4. The proposed use is not significantly different from nearby uses in terms of appearance, site design, operating characteristics (hours of operation, traffic generation, noise, odor, dust, and other external impacts) or, if there are differences, that any adverse impacts resulting from the use will be mitigated to the maximum extent practical;
5. In the case of conditional uses in the E-470 residential subareas, the nature and size of the proposed use will not attract significant numbers of users from outside the nearby residential neighborhoods;
6. The nature and location of any proposed non-residential use will not create or promote a strip development pattern along any street ("strip development pattern" being generally defined as: Any one linear mile of arterial frontage, measured in any direction, of which 50 percent or more is devoted to retail and/or auto-oriented service land uses); and
7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practical.

(C) Prohibited Uses. An "NP" in the use tables indicates that a use type is prohibited in the respective subarea, unless it is otherwise expressly allowed by other regulations of this Code.

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-903. Permitted Uses in the E470 Corridor District Residential Subareas.

Tables 9.1-9.3 describes uses permitted, conditional uses, or uses not permitted in the residential subareas.

**Table 9.1
E-470 Corridor Residential Subarea Use Table**

SPECIFIC USES		P = Permitted C = Conditional Use NP = Not Permitted	(A)	(B)	(C)
			Low Density	Reservoir Density	Medium Density
Outside of Community or Neighborhood Activity Centers					
1.	Residential Uses:	Bed and breakfast residences	P	P	P
2.		Day care home, child or adult	P	P	P
3.		Dwellings, medium multi-family buildings	NP	C	P
4.		Dwellings, single-family attached townhouses	P	P	P
5.		Dwellings, single-family attached	P	P	P
6.		Dwellings, small multi-family buildings	P	P	P
7.		Dwellings, two-family	P	P	P
8.	Public, Civic, & Institutional Uses:	Clubhouse and recreational facilities owned or operated by homeowners' association, apartment operator, or special assessment districts	P	P	P
9.		Parks and open space	P	P	P
10.		Places of worship	P	P	P
11.		Private golf courses, tennis clubs & country clubs	P	P	P
12.		Public use or facility	C	C	C
13.		Schools, elementary and secondary	P	P	P
14.		Utilities, minor	P	P	P
15.	Agricultural Uses:	Agriculture (including grazing)	P	P	P
16.		Horse stables	C	C	NP

**Table 9.2
E-470 Corridor Residential Subarea Use Table**

IN NEIGHBORHOOD ACTIVITY CENTERS: USES SHALL COMPLY WITH ALL STANDARDS SET FORTH IN THE E-470 DESIGN STANDARDS GOVERNING NEIGHBORHOOD ACTIVITY CENTERS			
P = Permitted C = Conditional Use NP = Not Permitted			(A)
1.	Commercial & Business Uses:	Banks, saving, and financial institutions	P
2.		Child or adult day care centers, small or large	P
3.		Clinics, medical and dental	P
4.		Drive-through facilities	NP
5.		Offices	P
6.		Personal service establishments	P
7.		Photocopying and printing	P
8.		Recreational facilities, indoor, excluding amusement enterprises	C
9.		Restaurants	P
10.		Retail sales	P
11.		Uses operating between the hours of 12:00 midnight and 6:00 a.m.	C
12.	Public, Civic, & Institutional Uses:	Civic/cultural facilities	C
13.		Clubs, lodges, or service organizations	C
14.		Clubhouse and recreational facilities owned or operated by homeowners' association, apartment operator, or special assessment districts	P
15.		Parks and open space	P
16.		Places of worship	P
17.		Public uses or facilities	P
18.		Schools, elementary or secondary	P
19.		Transit Facilities	P
20.		Utilities, minor	P
21	Agricultural Uses:	Agriculture (including grazing)	P

Table 9.3			
E-470 Corridor Residential Subarea Use Table			
IN COMMUNITY ACTIVITY CENTERS:			
USES SHALL COMPLY WITH ALL STANDARDS SET FORTH IN THE			
E-470 DESIGN STANDARDS GOVERNING COMMUNITY ACTIVITY CENTERS			
P = Permitted C = Conditional Use NP = Not Permitted			(A)
1.	Commercial & Business Uses:	Automobile and light truck sales, rentals, service and fuel dispensing	C
2.		Banks	P
3.		Child or adult day care centers, small or large	P
4.		Clinics, medical and dental	P
5.		Clinics, veterinary	P
6.		Drive-through facilities	P
7.		Entertainment and recreation, indoor	P
8.		Entertainment and recreation, outdoor	C
9.		Hotels or motels	P
10.		Motor vehicle rental facilities	C
11.		Offices	P
12.		Personal service establishments	P
13.		Photocopying and printing	P
14.		Recycling collection centers, small	C
15.		Repair, rental, and servicing (non-vehicle)	C
16.		Restaurants	P
17.		Retail sales	P
18.		Self-storage facilities	C
19.	Public, Civic, & Institutional Uses:	Civic/cultural facilities	P
20.		Clubs, lodges, and service organizations	P
21.		Educational institutions	P
22.		Parks and open space	P
23.		Places of worship	P
24.		Public uses or facilities	C
25.		Schools, elementary and secondary	P
26.		Transit facilities	P
27.		Utilities, major	C
28.		Utilities, minor	P
29.	Agricultural Uses:	Agriculture (including grazing)	P

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 22)

Sec. 146-904. Permitted and Conditional Uses in the E-470 Corridor Mixed-Use Subareas.

Table 9.4 describes uses permitted, conditional uses, and uses not permitted in the mixed-use subareas.

**Table 9.4
E-470 Corridor Mixed-Use Subarea Use Table**

Uses:		(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Regional Activity Center	Regional Retail/Com m.	Airport Corp.	Airport Dist.	Light Ind. Flex/Office	Buckley R & D	Recreation/ Entertainment
P = Permitted C = Conditional Use NP = Not Permitted								
Commercial & Business Uses:								
1.	Amusement Enterprises; Entertainment & Recreation, Indoor	P	P	P	P	P	P	P
2.	Bank	P	P	P	P	P	P	NP
3.	Clinics, medical and dental	P	P	P	P	C	P	NP
4.	Drive-through facilities	C	P	P	P	P	P	P
5.	Hotels or motels	P	P	P	C	C	C	P
6.	Laboratories	P	P	P	P	P	P	C
7.	Meeting, banquet, and conference facilities	P	P	P	P	P	P	P
8.	Motor vehicle fuel dispensing stations, services, and/or washing facilities	P	P	P	P	P	P	C
9.	Motor vehicle painting & auto body repair garage	C	NP	NP	NP	P	P	NP
10.	Office	P	P	P	P	P	P	C
11.	Office-showroom	P	P	P	P	P	P	C
12.	Outdoor storage as a principal use and located in an Accident Potential Zone	NP	NP	NP	NP	NP	P	NP
13.	Outdoor recreation and entertainment	C	C	C	C	C	C	P
14.	Pari-mutuel wagering facilities	NP	NP	NP	NP	NP	NP	P
15.	Personal services	P	P	P	P	P	P	P
16.	Photocopying & printing	P	P	P	P	P	P	NP
17.	Recycling collection centers, small	C	C	C	C	C	C	C
18.	Repair, rental, and servicing (non-vehicle)	C	C	P	P	P	C	NP
19.	Research & development	P	P	P	P	P	P	C
20.	Restaurants	P	P	P	P	P	P	P
21.	Retail uses	P	P	P	P	C	C	P
22.	Sale at wholesale	C	C	P	P	P	P	
23.	Sale or rental of new and used motor vehicles	C	C	C	C	C	C	NP
24.	Self-storage facility	NP	C	C	C	C	C	NP
Industrial Uses:								
25.	Manufacturing, light	NP	C	P	P	P	P	NP
26.	Manufacturing with visible air emissions or detectable odors	NP	NP	NP	NP	C	C	NP
27.	Office-flex office	NP	P	P	P	P	P	C
28.	Storage, distribution, & warehousing	NP	C	C	P	P	P	NP

**Table 9.4
E-470 Corridor Mixed-Use Subarea Use Table**

Uses:	(A)	(B)	(C)	(D)	(E)	(F)	(G)
	Regional Activity Center	Regional Retail/Comm.	Airport Corp.	Airport Dist.	Light Ind. Flex/Office	Buckley R & D	Recreation/Entertainment
P = Permitted C = Conditional Use NP = Not Permitted							
Residential Uses:							
29. Bed and breakfast residences	NP	P	P	C	NP	NP	NP
30. Day care home, child or adult	NP	P	P	C	NP	NP	NP
31. Dormitory	C	P	P	C	NP	NP	NP
32. Duplex (two-family) dwelling	NP	P	P	C	NP	NP	NP
33. Fraternity or sorority house	C	P	P	C	NP	NP	NP
34. Mixed-use building	P	P	P	C	NP	NP	NP
35. Residential care facilities	P	P	P	C	NP	NP	NP
36. Residential, multi-family (All types)	P	P	P	C	NP	NP	NP
37. Single-family detached dwellings	NP	P	P	C	NP	NP	NP
Public, Civic & Institutional Uses:							
38. Ambulance service	C	P	P	P	P	P	C
39. Cemetery	NP	NP	NP	NP	C	C	NP
40. Child or adult day care center, large or small	P	P	P	P	C	C	P
41. Civic/Cultural facilities	P	P	P	P	P	P	P
42. Clubs, lodges, or service organizations	P	P	P	P	P	P	P
43. Educational institutions	P	P	P	P	P	P	P
44. Hospitals	P	P	P	P	P	P	C
45. Mortuary	P	P	P	P	P	P	NP
46. Parks and open space	P	P	P	P	P	P	P
47. Places of worship	P	P	P	P	P	P	P
48. Public use or facility	P	P	P	P	P	P	P
49. Recycling collection facility	P	NP	P	P	P	P	P
50. Schools, elementary and secondary	P	P	P	P	P	P	P
51. Telecommunications antenna on multiple-story structure (other than single-family residence) pursuant to sec. 1100	P	P	P	P	P	P	P
52. Transit facilities	P	P	P	P	P	P	P
53. Utilities, major	C	C	C	C	P	P	NP
54. Utilities, major, that discharge visible air emissions or detectable odors	NP	NP	NP	NP	P	P	NP
55. Utilities, minor	P	P	P	P	P	P	P
Agricultural Uses:							
56. Agriculture (including grazing)	P	P	P	P	P	P	P

(Ord. No. 2001-72, 12-3-2001)

Sec. 146-905. Accessory Uses Permitted.

Uses currently permitted as accessory to principal uses pursuant to section 146-1103 are permitted.

(Ord. No. 2001-72, 12-3-2001; Errata (2) of 12-30-2002, 10)

Sec. 146-906. Permitted Density and Intensity of Development.

(A) Maximum amount of Multi-Family Development in E-470 Corridor District Sub-Areas.

1. Except as provided in subsection (A)(2) below, the maximum total number of multi-family units (not including single-family attached townhomes, single-family attached duplexes, and two-family homes) that may be included within any framework development plan shall be limited as follows. The following percentages may be calculated using the total number of dwellings allowed under the average residential density described in Table 9.5:

Low Density Subarea	8% of the total number of units
Reservoir Density Subarea	16% of the total number of units
Medium Density Subarea	24% of the total number of units
Regional Retail/Commercial Subarea	32% of the total number of units
Airport Corporate Subarea	32% of the total number of units
Airport Distribution Subarea	32% of the total number of units

2. The limitations on the amount of multi-family units set forth in subsection (A)(1) above shall not apply to parcels of land that meet the following conditions:
 - a. The parcel is a subdivided lot that is less than 80 acres in size; and
 - b. The parcel was created through a subdivision completed prior to the effective date of this ordinance or is surrounded on all sides by platted lots or dedicated rights-of-way created prior to the effective date of this ordinance; and
 - c. The parcel will include no more than 500 units of any single multi-family building type and no more than 1,000 units of multi-family and single-family attached townhouse residential uses in total.
 - d. The limitation on amount of multi-family units shall not apply to mixed use buildings.

(B) Measurement of Residential Densities

1. Calculation of Average Residential Density. The average residential density requirements shown in the right-hand columns of Tables 9.5 and 9.6 below shall be calculated by dividing the total number of all residential units within a single framework development plan (FDP) by the total acreage within the FDP. The total acreage of the FDP shall not include floodplain areas or existing publicly owned land, except for existing public streets.

2. Calculation of maximum residential density. The maximum residential density shown in Tables 9.5 and 9.6 below shall be calculated by dividing the total number of residential units of each particular housing type shown in the tables by the adjusted area occupied by that housing type or sub-area. The adjusted area shall be the area to be occupied by a particular housing type and meeting the following criteria. Section 70-140 shall not apply to the E-470 corridor zoning district.
 - a. The adjusted area's boundaries shall be drawn to exclude any floodplain areas and any existing publicly owned land.
 - b. The adjusted area may be drawn to include any privately owned open space, recreation facility, parking area, detention pond, or accessory structures, such as a maintenance facility or administrative office, customarily associated with the adjusted area's housing type. It may also include any other open spaces, including golf courses, which will be conveyed to the city for public use or held for private use. The adjusted area shall not include any lands that the applicant is otherwise required to dedicate pursuant to statute, as long as the city council agrees to accept such area as an additional, voluntary dedication of land.
 - c. The adjusted area shall include the right-of-way of all public and private streets surrounded by the area's other eligible land uses, as well as one-half of the right-of-way of any public or private streets along the area's perimeter. For purposes of determining maximum densities, limited access highways shall not be included as public and private streets and shall not be included in the adjusted area.
 - d. The adjusted area boundaries must form a single, closed polygon of compact and logical shape.

(C) Permitted Residential Densities

1. Permitted Residential Densities in the E-470 Residential Subareas. No residential development shall exceed the maximum and average overall densities shown in Table 9.5 below. In addition, all residential development shall comply with applicable E-470 Design Standards, including restrictions on height, which may have an indirect impact on the maximum density of development.

**Table 9.5
Permitted Residential Densities E-470 Residential Subareas**

Subarea		Maximum Residential Density (du/ac)									Average Residential Density (Including All MF & SF Units) du/acre
		Single-Family			Multi-Family						
		De-tached	Two-Family		Townhouses		Small MF Bldgs.		Medium MF Bldgs.		
			General	Adja-cent to NAC or CAC	General	Adja-cent to NAC or CAC	General	Adja-cent to NAC or CAC	General	Adja-cent to NAC or CAC	
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1.	Low Density	3	3	5	7	9	N/A	N/A	N/A	N/A	2
2.	Reservoir Density	4	4	7	9	10	10	11	N/A	14	3
3.	Medium Density	8	8	10	11	12	12	13	15	16	5

2. *Permitted Residential Densities in the E-470 Mixed-Use Subareas.*

- a. Single-Family and Two-Family Residential: All single-family detached and two-family residential development in the mixed-use subareas shall comply with the maximum and overall average density restrictions applicable to single-family development in the Medium Density Residential subarea shown in Table 9.5 above. In the case of two-family development, the maximum density shall be that applicable to lands adjacent to an NAC or CAC, as shown in Table 9.5.
- b. Multi-Family in Regional Activity Center Subarea: No minimum or maximum multi-family residential density limits shall apply. Large multi-family buildings developed at a density of 30 dwelling units per acre or greater shall provide one parking space for each dwelling unit in parking garage structures.
- c. Multi-Family in All Other Mixed-Use Subareas: No multi-family residential development shall exceed the maximum densities shown in Table 9.6 below. In addition, all multi-family development shall comply with all applicable E-470 Design Standards, including restrictions on height, which may have an indirect impact on the maximum density of development. Large multi-family buildings developed at a permitted density of 30 dwelling units per acre shall provide one parking space for each dwelling unit in parking garage structures.

Table 9.6 Permitted Multi-Family Residential Densities in E-470 Corridor Mixed-Use Subareas							
Type of Multi-Family Use		(A)	(B)	(C)	(D)	(E)	(F)
		Regional Retail/Commercial	Airport Corp.	Airport Distribution	Light Ind. Flex/Office	Buckley R&D	Recreation/Entertainment
1.	Single-Family Attached Townhouses	12	12	12	N/A	N/A	N/A
2.	Small Multi-Family Buildings	13	13	13	N/A	N/A	N/A
3.	Medium Multi-Family Buildings	18	18	18	N/A	N/A	N/A
4.	Large Multi-Family Building	30*	30*	30*	N/A	N/A	N/A

* Large multi-family buildings developed at a permitted density of 30 dwelling units per acre or greater shall provide one parking space for each dwelling unit in parking garage structures.

(D) Permitted Non-Residential Development Intensity

1. Neighborhood Activity Centers. Total development intensity shall not exceed .25 FAR.
2. Mixed-Use Subareas. There shall be no restriction on maximum non-residential densities or intensities in the mixed-use subareas, but all non-residential development must comply with applicable E-470 Design Standards adopted by the city, including some restrictions on height that could have an indirect impact on the intensity of development.

(E) Mixed-Use Buildings. In general, mixed-use buildings shall be considered to be multi-family dwellings and shall be classified as small, medium, or large according to the definitions in this Chapter. Such mixed-use buildings shall conform to the maximum density requirements described in Table 9.6 for those dwelling types. The mixed-use buildings shall meet all applicable standards applicable to multi-family development in Division 2 of this Article and in the Aurora City Code. In mixed-use buildings that primarily contain non-residential uses, the Director of Planning may allow the substitution of design standards in this article that apply to non-residential buildings.

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 14; Errata of 9-11-2002, 24--29; Errata of 1-3-2003, 1--3)