Article 146-G. Definitions and Rules of Construction

6.1 **GENERALLY**

All provisions, terms, phrases, and expressions contained in this UDO shall be construed according to the purposes set out in Section 146-102. Terms not defined in this Article shall be interpreted based on standard usage. When not otherwise defined in this Article, categories of allowed uses shall be interpreted by the director.

6.2 **RULES OF CONSTRUCTION**

6.2.1. **TECHNICAL TERMS**

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning. More specifically:

A. The words "owner," "person," or "developer" include a firm, association, partnership, trust, company, or a corporation as well as an individual.

B. The words "used" or "occupied" include the words "intended, arranged, maintained or designed to be used or occupied".

C. The word "lot" includes the words "plot" or "parcel."

D. The words "existing," "existed," "exists," and "occupied" shall imply the modifier "lawfully."

E. The terms "district," "zone," "zone district," and "zoning district" shall all refer to the zone districts defined by this UDO.

6.2.2. **LISTS AND EXAMPLES**

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples, not to be exhaustive lists of all possibilities.

6.2.3. **COMPUTATION OF TIME**

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the City, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or a holiday observed by the City.

6.2.4. **PUBLIC BODIES, DOCUMENTS, AND AUTHORITY**

A. All public officials, bodies, and agencies to which references are made are those of the City of Aurora, unless otherwise expressly stated.

B. Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be to the most recent edition of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

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2146 Terms of Measurement, Use Definitions, and Other Definitions sections have been combined into one section of definitions since Module 3. Definitions no longer used in the UDO have been deleted since Module 3.

2147 146-2000; revised to place “using the North American Industry Classification System, Executive Office of the President Office of Management and Budget, 1997, as amended” with “the director.”

2148 Mostly carried forward from 146-2000(A) through (O); revised for clarity and organization by new headings. New provisions are indicated as such.
C. Whenever a provision appears requiring the head of a department or another officer or employee of the City to perform an act or duty, that provision shall be construed as authorizing the department head or officer to delegate that responsibility to others over whom they have authority. The person to whom authority under this UDO has been delegated is sometimes referred to as a “designee.”

6.3. Definitions and Terms of Measurement

A. **A-weighted Sound Level**
   The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(A) or dBA.

**Above Ground Bulk Storage of Flammable Gasses**
   The storage of commercial and industrial gasses in aboveground containers for subsequent resale to distributors or retail dealers or outlets. This definition shall not include the dispensing of fuel to individual retail customers.

**Abutting**
   Refers to two or more properties or zone lots sharing a common border or separated only by a public or private right-of-way or by public open space or body of water not more than 1,000 feet in width.
Abutting Property or Zone Lot
Property that shares at least part of a boundary line, not just a corner point, with the subject property or zone lot.2153

Abutting Property Owner
The owner of an abutting property. In case of property held in condominium ownership, abutting owner means all the individuals holding undivided ownership in the abutting property.

Accessible
Approachable, enterable, and usable by persons with disabilities.

Accessory Building
An attached or detached subordinate structure located on the same zone lot with the principal building, the use of which is customary and incidental to the use of the principal building.

Accessory Structure2154
A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building, principle structure or principle use.

Accessory Use
A use of land or of a building or portion of the land or building customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

Accident Potential Zone I (APZ I)
An area 3,000 feet wide by 5,000 feet long located immediately beyond the clear zone at the end of a runway, as shown on the air installation compatible use zone map.

Accident Potential Zone I-A (APZ I-A)2155
An area 3,000 feet wide by 5,000 feet long located immediately beyond the clear zone at the end of the northwestern, eastern and western departure runways, as shown on the air installation compatible use zone map.

Accident Potential Zone I-B (APZ I-B)
An area 3,000 feet wide by 5,000 feet long located immediately beyond the clear zone at the end of the southeastern departure runway, as shown on the air installation compatible use zone map.

Accident Potential Zone II (APZ II)
An area 3,000 feet wide by 7,000 feet long located beyond the accident potential zone I area, as shown on the air installation compatible use zone map.

Accident Potential Zone II-A (APZ II-A)
An area 3,000 feet wide by 7,000 feet long located beyond the accident potential zone I-A area, as shown on the air installation compatible use zone map.

Accident Potential Zone II-B (APZ II-B)
An area 3,000 feet wide by 7,000 feet long located beyond the accident potential zone I-B area, as shown on the air installation compatible use zone map.

Active Use
A land use that generates pedestrian and patron activity, including but not limited to retail, restaurant, office, residential, commercial, or civic use.2156

2153 Corner condition clarifies.
2154 Revised to clarify this is subordinate to principle structures and principle uses since Module 1.
2155 A map of the different airport accident potential zones will be included.
2156 New definition since Module 3.
Adjacent Property Owner
An owner of a lot or property that shares all or part of a common lot line with another lot or parcel of land. A lot or property is adjacent when separated only by a public street, water body, or public land.

Adult or Child Day Care Center\footnote{2157}
A facility, by whatever name known, that is maintained for the whole or part of a day for the care of children under the age of 16 years, or for elderly adults. The facility shall be operated with or without compensation for such care, and with or without stated educational purposes, and shall hold a valid state license for the operating of an adult or child day care center, that provide day care services, including monitoring of clients, social and recreational services, food and nourishment, and health support services. The term shall include facilities commonly known as “day care centers,” “day nurseries,” “nursery schools,” “kindergartens,” “preschools,” “play groups,” “day camps,” “summer camps,” “adult care,” or “adult day care center”. It shall include those facilities that give a maximum of ten-hour care for dependent and neglected children. It shall include those facilities for children under the age of six years, with stated educational purposes, operated in conjunction with a public, private, or parochial college or a private or parochial school. The term shall not apply to a kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six grades. Child care centers are divided into two distinct use groups:

1. “An Adult or Child Day Care Facility, Large” includes facilities that are maintained for the whole or part of a day for the care of 13 or more children under the age of 16 years, or not more than 13 elderly adults, who are not related to the owner, operator or manager of the facility.

2. “An Adult or Child Day Care Facility, Small” includes the following:\footnote{2158}
   a. Facilities that are maintained for the whole or part of a day for the care of from seven to 12 children under the age of 16 years, or seven to 12 elderly adults, who are not related to the owner, operator or manager of the facility.
   b. Adult day care licensed by the state and provided in a home for not more than six adults not related to the care provider. Adult day care shall not include overnight occupancy by the clients.
   c. Care and training for a child or children, not related to the caretaker, for more than two full consecutive days on a regular weekly basis, and holding a valid state license for the operating of a child care center. A full day is seven or more hours.

Affordable Housing Structure\footnote{2159}
A multifamily dwelling structure that meets at least one of the following criteria:

1. At least 20 percent of for sale dwelling units are sold at prices that are affordable to a household earning no more than 90 percent of the Area Median Income for the Denver-Boulder area, as calculated by the U.S. Department of Housing and Urban Development, and will be monitored by the Aurora Housing Authority to ensure that level of affordability will be maintained for a period of at least 25 years.

2. The property owner has executed a voluntary contract with the Aurora Housing Authority ensuring that at least 20 percent of rental dwelling units are at prices that are affordable to a household earning no more than 80 percent of the Area Median Income for the Denver-Boulder area, and ensuring that that level of affordability will maintained for a period of at least 25 year.

3. The structure has received financial assistance from the Colorado Housing and Finance Authority under conditions that ensure that some portion of the included dwelling units will be rented or sold at stated levels of affordability for a stated period of time.

\footnote{2157} Combines definitions for adult day care center and child care center.
\footnote{2158} Relocates and incorporates Adult or Child Day Care Home definition from under Accessory and Temporary Uses definitions since Module 1.
\footnote{2159} New definition since Module 3.
6.3. Definitions and Terms of Measurement

**After Hours Club or Entertainment**
A restaurant, tavern, bar, or other establishment (whether or not alcohol is served) that operates between midnight and 5:00 am that also includes any of the following: live music, live entertainment, amplified recorded music, bottle service, bottle buckets, elaborate lighting, or dance floor, or that permit entry of more persons than can be comfortably seated in the facility at one time. Amplified music does not include background music played at low volumes and not audible outside the premises. After hours club or entertainment does not include “Meeting, Banquet, and Conference Facilities”.

**Agricultural and Animal-related Uses**
A land use category (containing individual land uses) that includes the use of land for purposes including farming, dairying, pasturage, horticulture, animal and poultry husbandry, and the necessary accessory uses for treating or storing of farm products and parking of equipment. Specific use types include, but are not limited to:

**Agriculture**
The production, keeping, or maintenance, for sale, lease or personal use, of plants and animals useful to persons, on a site larger than five acres in size, including the storage of agricultural products produced off the premises. This use does not include a tract of land and related structures, pens, or corrals, in which more than 50 cattle, horses, sheep, goats, or swine are maintained in close quarters for the purpose of fattening such livestock for final shipment to market. This use does not include “Slaughterhouse, Small.”

**Air Installation Compatible Land Use Zone (AICUZ)**
A land use planning concept established by the U.S. Air Force to protect the integrity of military operations at airfields, and to protect the safety, health, and welfare of the affected public through source and operational controls and the use of land use compatibility measures.

**Aircraft Hangar and Aircraft Maintenance Facility**
Facilities intended for maintenance, loading, unloading, storage, and fueling of aircraft.

**Airport**
A landing area, runway, or other facility designed, used, or intended to be used for the landing or taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

**Airport Influence District**
A designated area of land surrounding an airport which is affected by noise, clear zones, accident potential, flight tracks and any additional locations of potential aircraft noise, vibrations, fumes, smoke, dust and fuel particles from aircraft operations.

**Aisle**
The traveled way by which motor vehicles enter and depart parking spaces.

**Alley**
Any public or private space or thoroughfare of 20 feet or less in width affording a secondary means of public access to abutting properties or buildings.

**Alley-Loaded**
Describes principal use or structure, an accessory dwelling unit, garage, or other accessory structure, or lot on which or to which the access comes from an alley.

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2160 New name since Module 1. Definition revised since Module 3 to include factors and terms from Tax and Licensing. Revised since Module 3 to include non-alcohol/non-food facilities, cover all dance floors operating after midnight, and clarify amplified music.
2161 Size provision added to distinguish from urban agriculture. Exclusion of feedlot text added. Last sentence added since Module 1.
2162 New.
2163 New.
2164 Current code definition added since Module 3.
2165 Revised to conform to addition of “alley-loaded accessory dwelling unit” to Permitted Use Table since Module 1.
Alteration
Any change because of construction, repair, maintenance, or otherwise to buildings located within an historic district or designated as a landmark.

Ambulance Service
Space owned or leased as quarters for a single ambulance crew, adjacent parking for the ambulance, and the pedestrian and electrical power connections necessary to support operations of a single ambulance.

Amenity
A natural or created feature that enhances the aesthetic quality, visual appeal, usefulness or attractiveness of a particular property, place, or area.

Applicant
1. The record owner of the site and/or buildings located on the site, or
2. A lessee of the property; or
3. A person holding a contract to purchase the property, or
4. A person with written authority to file an application signed by one or more of the persons listed in subsections 1, 2, or 3 above.

Area, Building
The total of areas taken on a horizontal plane of the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, terraces, and steps.

Area, Minimum Site
The minimum area of land exclusive of dedicated rights-of-way required for development of a site.

Area, Site per Dwelling Unit
The gross site area divided by the number of dwelling units on a site.

Art Studio or Workshop
A use with an interior building area for artist galleries, studios, and residences used for the creation, display, and associated sale of various artistic mediums and creative arts.

Artificial Turf
A man-made substitute for organic turf, lawn, or sod that effectively simulates the appearance of a well-maintained lawn.

Assessed Value
The value at which property is appraised for tax purposes.

Assisted Living Facility
A building or group of buildings specifically designed for persons occupying private residential quarters with full bathroom facilities and at least partial kitchen facilities. Residents in such a facility need some assistance in performing one or more of the following daily functions: the preparation of some or all meals, bathing, housekeeping and laundry, the administration of medication, periodic medical attention, and transportation. The term "assisted living facility" shall also include "life care facilities" but shall not include facilities designed exclusively for the care of persons needing full-time nursing care, Alzheimer patients, or bed-ridden patients.

Automobile
A self-propelled wheeled vehicle designed for the transportation of either passengers or cargo and weighing less than 6,000 pounds empty weight, to include any passenger vehicles, pick-ups, passenger vans and/or cargo vans.

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2166 Revised to allow applications by authorized agents of the owner.
2167 Current definition for artspace.
2168 Phrase requiring compliance with artificial turf standards deleted; definitions should not contain regulations.
6.3. Definitions and Terms of Measurement

**Article 146-6: Definitions and Rules of Construction**

**Automobile and Light Truck Sales and Rental**
Selling, leasing, renting, brokering, or auctioning vehicles seven feet or less in height, including automobiles, sport utility vehicles, light trucks and van, and motorcycles, but excluding trailers.

**Avigation Easement**
An easement or right-of-way for unobstructed passage of aircraft above property that waives any right or cause of action against the City arising from noise, vibrations, fumes, dust, fuel particles and other effects caused by aircraft and airport operations.

**Awning**
A framed architectural feature that is attached to and supported from the wall of a building, and that is covered with canvas fabric, or other material as its primary surface, and that, provided or has the appearance of shielding a doorway or window from the elements.

**Back of Sidewalk**
The side of a street sidewalk closest to the abutting lot line.

**Bar and Tavern**
An establishment engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises and that may or may not serve food. If meals are served, the revenue from food sales is smaller than the revenue from sale of alcoholic beverages. This use also includes “hookah” bars in which patrons consume flavored tobacco from a stemmed instrument designed for vaporizing tobacco.

**Bay Window**
A window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within.

**Bed and Breakfast**
An owner occupied, single-family detached home having from one to not more than five guestrooms.

**Berm**
A mound of earth or the act of pushing earth into a mound, constructed for the purpose of shielding, screening, and buffering undesirable views and to separate incompatible land uses.

**Bio-Medical Waste Treatment Facility**
A facility for the processing, storage, or disposal of bio-medical waste through processes that involve ozone treatment, and that comply with all applicable federal, state, and local regulations.

**Black Forest**
An area within the city limits generally south of a line bounded by Arapahoe, Picadilly, and Smoky Hill roads, east of Parker Road. This region is characterized by hilly terrain, steeply incised slopes, and partial tree cover consisting primarily of Ponderosa Pine and Gambel Oak assemblages.

**Black Forest Tree or Trees**
Either or both Ponderosa Pine trees and Gambel Oak shrub plant species.

**Block**
a parcel of land within a platted subdivision bounded on all sides by streets or avenues, other physical boundaries such as a body of water, or the exterior boundary of a platted subdivision.

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2169 Current definition for automobile and light truck sales, rental, servicing, or fuel dispensing – revised specifically for sales and rental.
2170 Definition revised to include hookah bars. Language added since Module 3 to include primary revenue source.
2171 Definition simplified.
2172 New. Revised to reflect current city practice that only ozone treatment based facilities are allowed in the City.
6.3. Definitions and Terms of Measurement

**Boundary Road**
As used for the MU-R zone districts adjacent to E-470, a road that roughly parallels the alignment of E-470 (and also turns to parallel the alignment of I-70 at the E-470/I70 interchange) and terminates other streets running toward E-470. The Boundary Road shall be located at least 300 feet from the E-470 right-of-way to define a single row of building sites located between the Boundary Road and E-470, which are referred to as High Visibility Sites. In the case of a regional shopping mall or other regional use containing at least 1,000,000 square feet of gross floor area, the Boundary Road may (at the applicant's option) be a frontage road located closer than 300 feet to the E-470 or I-70 rights-of-way. When the Boundary Road is designed as a frontage road, the areas between the Boundary Road and the E-470 and I-70 rights-of-way shall meet the parking lot perimeter landscaping requirements of Section xx.

**Brewery**
Any establishment where malt liquors or fermented malt beverages are manufactured and production exceeds 1,860,000 gallons of malt liquor per year. This use does not include a Brewpub.

**Brewpub**
An establishment that manufactures not more than 1,860,000 gallons of malt liquor or fermented malt beverage each calendar year, and that may include retail sales in an on-premises licensed facility. Sometimes referred to as a microbrewery.

**Brick**
An architectural product laid up in small, individual units with concrete mortar joints and with a veneer depth of at least three inches that complies with one or more of the following standards:
1. ASTM C55—Standard specification for concrete building brick;
2. ASTM C216—Standard specification for facing brick (solid masonry units made from clay or shale);
3. ASTM C652—Standard specification for hollow brick (hollow masonry units made from clay or shale);
4. An ICC-ES approved evaluation service report; or
5. Any applicable building code standard adopted by Chapter 22 of the City Code.

**Buffer**
A continuous strip of land set aside for landscaping between land uses of different types or intensities, or between land uses with different impacts. Buffer landscaping mitigates external effects such as noise or glare from lights, ensures compatibility between uses, and provides a natural transition between uses.

**Buffer Strip**
Open spaces, landscaped area, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another to visually shield or block noise, lights, or other nuisances.

**Building**
Any structure having a roof supported by columns or walls, and built for the support, shelter, or enclosure of persons, animals, chattels or property of any kind.

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2173 Revised to add "or fermented malt beverages" to match state liquor licensing definition. Revised barrels to gallons to match language in state law (no change in amount with average of 31 gallons/barrel).
2174 City staff is discussing possible separation of brewpubs from microbreweries as in the current zoning ordinance, and the two uses and related Use-specific standards may be separated before the UDO is finalized.
2175 Merges current definitions of brewpub and microbrewery. Adds "or fermented malt beverages" to match state law. Revised barrels to gallons to match language in state law (no change in amount with average of 31 gallons/barrel).
2176 Clause stating that "building" can apply to a historically related group of buildings deleted because of potential for unintended consequences.
6.3. Definitions and Terms of Measurement

**Building Code**
The International Building Code, published by the International Code Council, Inc., as amended and adopted by the City Council in Chapter 22 of the City Code.\(^{2177}\)

**Building Footprint**
The total area measured at the building’s outside walls at its ground plane exclusive of uncovered porches, terraces, and steps.

**Building Front or Frontage**
The elevation of a building facing a street, motor court, loop lane, or drive lane from which the building’s main pedestrian entrance can be accessed most directly. Except that in the case of a single- or two-family home, the building front shall never be designated as the elevation facing a drive lane. In no case shall a building front be designated as the elevation facing an alley.

**Building Line**
A line parallel to the street line touching that part of part of the exterior face of a structure (but not including applied claddings) closest to the street closest to the street.\(^{2178}\)

**Building Permit**
The document issued by the chief building official that is required for all structures and buildings prior to any activity that involves the construction, erection, alteration, enlargement, repair, relocation, improvement, removal, conversion, or demolition of a structure or building.

**Building Separation**
The least horizontal distance permitted between the nearest portions of any buildings on a site.

**Building, Accessory**\(^{2179}\)
An attached or detached subordinate structure located on the same lot with the principal building, the use of which is customary and incidental to the use of the principal building. Includes home greenhouses, storage sheds, home workshops and tool houses, and other subordinate buildings.

**Bulk Commodity Storage Facility**\(^{2180}\)
An establishment engaged in the storage of oils, lubricants, liquids, grains, mineral products or other commodities not listed separately as specific types of warehousing, wholesaling, or storage. This use includes a grain elevator and facilities or areas for the temporary storage of commodities listed above for transfer to trucks, train cars, or other forms of transportation.

**Caliper**
The diameter of a tree trunk measured at six inches above ground level for trees up to four inches in diameter and 12 inches above ground for larger diameter trees.

**Caretaker’s Residence**\(^{2181}\)
An accessory dwelling unit located on the premises of another principal use for the occupancy of a caretaker, security guard, or other person charged with oversight or protection of the principal use.

**Carport**\(^{2182}\)
A structure sheltering one or more parking spaces, unenclosed on one or more sides, and not meeting the definition of a residential garage.

\(^{2177}\) Need to confirm that this is still correct.
\(^{2178}\) Revised for clarification since Module 1.
\(^{2179}\) From current 146-2001, revised to add specific examples.
\(^{2180}\) New.
\(^{2181}\) New.
\(^{2182}\) Revised to merge existing definitions.
**Catering Service**
An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. This use includes a commercial kitchen. No business consumption of food or beverages is permitted on the premises.

**Cemetery**
Property used for the interring of dead humans or animals.

**Centerlines, Streets and Alleys**
A line drawn along the center of a street or alley that is parallel to and equidistant from each edge of the street or alley right-of-way.

**Certificate of Occupancy**
The document issued by the chief building official prior to the occupation or use of a building or structure that certifies the building or structure is in conformance with the provisions of the building code and any other laws enforced by the City Code Enforcement Division.

**CFR Part 77 Surfaces (or 14 CFR Part 77 Surfaces)**
Imaginary surfaces in the vicinity or an airport as established by the Federal Aviation Administration Regulations, part 77, “Objects Affecting Navigable Airspace,” U.S. Department of Transportation, FAA, January 1975, as amended, for commercial and military airports for the purpose of controlling heights of objects in the airport vicinity, as codified at 14 CFR 77.28, incorporated into this UDO by this reference.

**Change of Use**
Any use that substantially differs from the previous use of a building or land.

**Christmas Tree Sales**
A temporary retail sales operation, generally conducted wholly outside, that offers for sale Christmas trees and related holiday items, such as wreaths and tree stands.

**Circulation**
Systems, structures, and physical improvements for the movement of people, goods, water, air, sewage, or power, by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

**Civic, Cultural or Public Use Facility**
Civic or cultural facilities include museums, art galleries, botanical or zoological gardens, libraries, visitor centers, and similar establishments that document and present natural, historic, scientific, or cultural interests; as well as facilities for the performance or presentation of theater arts, dance, drama, and similar cultural pursuits to the general public. This use does not include sexually-oriented businesses.

**Clear Zone (CZ)**
An area at the immediate end of each airport runway, which area is 3,000 feet wide by 3,000 feet long.

**Club, Lodge, and Service Organization**
Affiliations with a selective membership whose members have voting control over significant aspects of the group's operations, and that do not charge daily or weekly dues or entry fees, or admit persons into the premises based upon application fees.

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2183 New.
2184 New.
2185 Name revised to conform with addition of “public use” to “civic or cultural facility” use in Permitted Use Table since Module 1 and added “visitor center” to type of use within this use category.
6.3. Definitions and Terms of Measurement

**Article 146-6: Definitions and Rules of Construction**

**Code of Federal Regulations (C.F.R.)**
The codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal government.

**Collection Kiosk**
A small free-standing structure used for collection of donations.

**Co-Location**
As used in Telecom Facility regulations, the siting of two or more Telecom Facilities of similar or different technologies on the same freestanding support structure that allows appropriate separation of antennae to eliminate radio interference between providers.

**Commercial Message**
A message that is primarily concerned with the marketplace of goods and services, or the economic interests of the speaker and/or the audience, or that proposes a commercial transaction.

**Composite Wood**
The Composite materials made of wood fiber and/or wood flour and Thermoplastics, with a minimum of a 20-year manufacturer’s Warranty, and be of a color integral to the fence material so as to Not require painting.

**Comprehensive Plan**
The long-range Comprehensive Plan for the City adopted by City Council, including all amendments adopted by City Council.

**Conditional Use**
A use that may be permitted if found to be compatible with adjacent uses and would not change the character of the neighborhood.

**Congregate Living Facility**
Any building or portion thereof that contains conditions for living, sleeping and sanitation as per the city’s building code, and may include conditions for eating, cooking, counseling, or training. A congregate living facility shall be permitted to be a convent/monastery, dormitory or other similar situations for those protected under the FHA, but does not include jails, halfway houses, hospitals, hotels or boarding houses.

**Construction**
Any site preparation, assembly, erection, substantial repair, alteration, or similar action, but excluding demolition, for or of public or private rights-of-way, structures, utilities, or similar property. On a historic site or in a historic district construction means the erection of any improvements on any parcel of land.

**Construction Protection Devices and Measures**
Temporary structural measures such as fencing, tape lines, and berms, installed prior to construction to minimize tree damage and permanent structural measures such as retaining walls and aeration devices designed to protect the tree throughout its lifetime.

**Continuing Care Retirement**
A community for care of the elderly that has common facilities and provides licensed intermediate and skilled nursing facilities for its residents, as well as other supportive services. This use generally includes a variety of housing types and provides a variety of levels of assistance and

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2186 Added from Chapter 70 since Module 3.
2187 From current 146-2001, with minor revisions for clarity.
2189 Definition revised to cover amendments.
2190 New. Definition revised to include Congregate Living Facility since Module 1.
care so that its residents may obtain higher levels of care and service as they age without having to move to another residential care facility.\textsuperscript{2191}

**Contractor's Yard**\textsuperscript{2192}
A lot or portion of a lot or parcel used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor.

**Crematorium**\textsuperscript{2193}
A facility containing furnaces for the reduction of dead bodies to ashes by fire.

**Curb Cut**
A cut in the curbline of a street provided for the passage of vehicles.

**Curbside Landscape**\textsuperscript{2194}
The landscape portion of a street or drive lane right-of-way located between the back of curb and face of sidewalk or walk where street trees or other plant material is installed.

**Day Labor Hall**\textsuperscript{2195}
Day Labor Hall means a business office engaged in procuring employment for others, and/or in procuring employees for employers, on an hourly, daily, or weekly basis. Governmental offices shall not be considered day labor halls.

**Demolition**
The complete or constructive removal by an applicant of a building on any site.

**Density**
The number of families, individuals, dwelling units, households, or housing structures per unit of land.

**Developer**
The legal or beneficial owner or owners of a lot or of any land included in a proposed development, including the holder of an option or contract to purchase or other persons having enforceable proprietary interests in such land.

**Development**
Any manmade change to improved or unimproved real estate, including but not limited to the construction, reconstruction, conversion, or enlargement of any structure; and any clearing, dredging, grading, paving, excavation, or drilling or mining operation. The term "development" shall also include the subdivision or resubdivision of real property.\textsuperscript{2196}

**Development Parcel**
A tract of platted or unplatted land that does not meet the definition of either an infill development parcel or master planned community.\textsuperscript{2197}

**Distillery**\textsuperscript{2198}
A facility where distilling, typically of alcoholic liquors, is done.

**Dormer**
A windowed wall area flanked on both sides by sloping roof areas.

\textsuperscript{2191} Definition revised and expanded since Module 3.
\textsuperscript{2192} New definition to conform with changes to Permitted Use Table since Module 1. Replaces Module1 definitions of "outdoor storage as a principle use" "self-storage facility".
\textsuperscript{2193} New.
\textsuperscript{2194} New definition since Module 3.
\textsuperscript{2195} Definition from current code added since Module 1 to conform with new use included in Permitted Use Table.
\textsuperscript{2196} Incorporates current definition of "development activities."
\textsuperscript{2197} Replaces current definition of "Individual Development Parcel", which is not used in the UDO.
\textsuperscript{2198} New.
6.3. Definitions and Terms of Measurement

**Dormitory, Fraternity, or Sorority House** 2199
A building devoted exclusively to living facilities in which each person residing in each living unit shall be a duly registered student in any accredited school, college or university, the spouse of such student, or a management employee.

**Double Frontage Lot**
A platted lot where both front and rear property lines face a street (or a designated open space along a street).

**Downcast Lighting**
On-site illumination that is constructed, located, and aligned in such a manner to restrict the cone of illumination to ground surface areas within the boundaries of the site and to prevent such illumination sources from being visible from abutting properties and public streets.

**Drainage Feature**
Any natural or artificial watercourse, trench, ditch, swale, or similar depression into which surface water flows.

**Drive Lane**
A private paved, unenclosed accessway allowing vehicular access either to individual buildings or to parking spaces within parking lots, or to more than one parking space. In the case of single-family attached or multi-family dwellings, drive lane means an accessway shared by the residents as guests of the two or more dwellings.

**Drive-Up or Drive-Through Facility** 2200
Uses at which an occupant of a vehicle may make use of the service or business without leaving their vehicle and includes drive-by parcel pickup facilities.

**Driveway**
1. In the case of a lot containing a single-family detached or two-family home, the unenclosed vehicular access way leading exclusively to the enclosed or unenclosed parking spaces serving the lot; or
2. In all other cases involving a residential use, the unenclosed vehicular access way leading directly to one or more parking spaces where both the access way and parking spaces are reserved for the exclusive use of the inhabitants or guests of the single dwelling unit.

**Dwelling or Dwelling Unit**
A building or portion of a building designed to provide independent living facilities including a full kitchen and bath to an individual, family group, or group home relationship.

**Dwelling Unit, Accessory** 2201
A single, subordinate dwelling unit added to or detached from a primary dwelling structure that is secondary to the primary dwelling and provides basic requirements for independent living, sleeping, eating, cooking and sanitation.
1. An “Attached Accessory Dwelling Unit” is an accessory dwelling unit that shares one or more walls with the primary dwelling unit.
2. A Detached Accessory Dwelling Unit is an accessory dwelling unit that does not share any walls with the primary dwelling unit.

**Dwelling, Co-housing Development** 2202
A residential development that does not meet the definition of a Group Home, that combines individual dwelling units with that may or may not have partial or complete kitchens with a community building(s) with a community kitchen and dining room intended for communal use on a

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2199 New.
2200 Definition changed since Module 1 to include “drive-by” parcel pickup.
2201 Revised since Module 1 and added definitions for “attached” “detached”.
2202 New definition for new use. The term “owned” deleted since Module 3. Revised to include housing units without kitchens since Module 3.
regular basis, and in which most or all residents generally agree to share in the provision of regular communal services such as cooking meals or providing child care.

**Dwelling, Cottage Development**
Small, infill project consisting of small single-family detached cottages, each containing no more than 800 square feet of gross floor area in which project density is measured by the total square footage of cottage dwelling unit gross floor area instead of the number of dwelling units.

**Dwelling, Live/Work**
An integrated housing unit and working space, occupied and used by a single household in either a single-family dwelling or multifamily dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and includes:
1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupant of the unit.

**Dwelling, Multifamily**
A building with three or more separate independent housekeeping dwelling units for permanent occupancy, where such units have habitable living spaces arranged in a stacked configuration. This use does not include hotels, motels, or inns, regardless of the length of stay of customers of such motels, hotels, or inns. Three types of multifamily buildings are defined as follows:
1. Small multifamily buildings shall mean multifamily buildings containing between three and eight dwelling units per building intended for either sale or rent.
2. Medium multifamily buildings shall mean multifamily buildings containing more than eight but no more than 50 dwelling units per building, limited to three stories in height or four stories if served by an elevator, with such units intended either for sale or rent.
3. Large multifamily buildings shall mean multifamily buildings with one or more elevators having four stories containing more than 50 dwelling units per building, or five or more stories regardless of the number of units, with such units intended either for sale or rent.

**Dwelling, Multifamily Individual Access**
Any multifamily building in which dwelling units are stacked above each other with the access directly to the street for units on the ground floor and access by an internal stairway for units above ground floor.

**Dwelling, Short-term Rental**
The rental of a dwelling for a period shorter than one month, more than one time in a 12 month period, or the rental of part of a dwelling while the owner or leasehold tenant continues to occupy the dwelling, for a period shorter than one month, more than four times in each calendar year.

**Dwelling, Single-Family Attached (Townhouse)**
Three or more dwelling units where each unit is attached to other units by party walls, and where habitable spaces of different units are arranged in a side-by-side, rather than a stacked configuration.

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2203 This current definition may be revised following work on dimensional and development standards in Module 2. Deleted “with separate rooms for sleeping, eating, and cooking” to allow micro units within the multi-family use since Module 3.
2204 Added to conform with new use included in Permitted Use Table since Module 1. City staff are discussing how to make the name and standards for this use clearer and more user-friendly, while maintaining the intent to prohibit three-story walkup multi-family buildings in some areas of the city.
2205 New definition for new use. Covers both VRBO and AirBnB type of short-term rental.
2206 Graphic will be updated.
6.3. Definitions and Terms of Measurement

Article 146-6: Definitions and Rules of Construction

Dwelling, Single-Family Detached\(^{2207}\)
A single dwelling unit in a single building on a single lot of record, not attached to any other buildings other than those accessory to the dwelling, regardless of the size of the dwelling unit. This use includes garden court single-family dwellings, dwellings clustered around a common open space or courtyard with three or more dwellings sharing a single ownership lot that includes a common open space or courtyard.

Dwelling, Tiny House\(^{2208}\)
A single-family dwelling constructed on a frame and capable of being transported on its own wheels, that contains less than 600 square feet of gross floor area, and that meets either the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et. seq.) or the City's adopted residential building code.

Dwelling, Two-Family (Duplex or Paired Home)
A single building on a single lot, designed for occupancy by two separate dwelling units in a side-by-side or stacked configuration, and not attached to any other buildings other than those accessory to the dwellings. This definition also includes a dwelling unit attached by a party wall to only one other dwelling unit in a side-by-side configuration, with each unit located on its own lot.

Easement
A grant or one or more of the property rights by the owner of a parcel of land to and/or for a public agency, corporation, or persons, for specific uses and purposes.

Electric Power Generator Station\(^{2209}\)
A facility or area that generates electricity from mechanical power produced by the firing of fossil fuels, or that produces heat or steam for space heating and other similar uses.

Electric Vehicle Charging Facility\(^{2210}\)
A facility in which electric vehicle charging services are made available to the public or to members for a fee, including structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

\(^{2207}\) Merged single-family detached and garden court single-family dwellings. Reference to Tiny Homes deleted and definition revised to clarify inclusion of single-family dwelling units regardless of size since Module 3.

\(^{2208}\) New definition since Module 3.

\(^{2209}\) New.

\(^{2210}\) Revised to clarify that this does not include the installation of vehicle charging equipment for home use.
Electronic Message Board (EMB)
A sign that is capable of displaying words, symbols, figures or images that can be changed by remote or automatic means.

Equipment Rental and Repair
The rental and repair of supplies and equipment primarily for intended for use by homeowners, gardening, construction, landscaping, or industrial contractors, including, but not limited to hoists, lifts, forklifts, and commercial capacity generators and compressors, but not including car or truck rentals.

Equipment Storage Shelter
As used in Telecom Facility regulations, an unmanned structure used for freestanding facilities or, when necessary, roof or building mounted facilities to house Telecom Facility equipment.

Exterior Architectural Feature
The architectural style, design, general arrangement and components of all of the outer surfaces of an improvement as distinguished from the interior surfaces enclosed by the exterior surfaces, including but not limited to the kind, color, and texture of the building material and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such improvement.

Facade
The front of a building or any of its sides facing a public street or any public space.

Family or Family Group
Any of the following:
1. A group of persons related by blood, marriage, or adoption, living together as a single housekeeping unit; or
2. Persons living together in the relationship and for the purpose of guardian, ward, or foster family or receiving home care who may not necessarily be related by blood or marriage to the head of the household, but live together as a single housekeeping unit, but not including correctional homes; or
3. A group of not more than four unrelated persons living together in a dwelling unit as a single housekeeping unit; or
4. Living arrangements in which one person is providing care to another occupant who is not related by blood or marriage, provided they neither maintain separate cooking facilities nor advertise the premises for rent; or
5. A single individual living as a single housekeeping unit; or
6. A group of individuals whose right to live together in a group home setting is protected by the federal Fair Housing Act Amendments of 1988, as interpreted by the courts, or by similar legislation of the State of Colorado.

A family shall not include more than one person required to register as a sex offender pursuant to § 18-3-412.5, C.R.S. as amended, unless related by marriage or consanguinity. A family shall not include any group of individuals who are in a group living arrangement as a result of criminal offenses.

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2211 New.
2212 Phrase “and normally consisting of two parents and their children” deleted.
2213 New provision for compliance with federal law.
2214 This text may be revised to reflect restrictions on city abilities to regulate child sex offender occupancy as a result of the court decisions interpreting Colorado sex offender statutes.
Faux Window
"Faux" windows shall contain a recessed glass surface or other surface that will mimic the appearance of a window. If glass is used, it does not have to be transparent and may be backed by a solid wall.

Federal Emergency Management Agency (FEMA)
The agency responsible for administering the National Flood Insurance Program (NFIP).

Federal Register
The official daily publication for rules, proposed rules, and notices of federal agencies and organizations, as well as executive orders and other presidential documents.

Fence
An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

Fence, Closed-Style
A fence design that has a method of construction and pattern of materials leaving the plane of the fence solid or less than 50 percent open as measured continuously in four-foot intervals along its length.

Fence, New
The construction and installation of a fence where none previously existed. The term shall also apply to construction and installation of extensions and additions to existing fences.

Fence, Open-Style
A fence design that has a method of construction and pattern of materials leaving the plane of the fence at least 50 percent open as measured continuously in four-foot intervals along its length.

Fence, Replacement
Either the replacement of 50% or more of the length of an existing fence under a single ownership, or replacement of 150 linear feet or more within a single run of existing fence, whichever amount is less. "Single run of fence" shall mean a portion of fence, either continuous or with gaps, generally aligned along a single direction, such as a fence running parallel to a single street. A single fence run shall be deemed to terminate at a street intersection, or at a major change of direction such as at a corner lot line. Minor fence jogs of 15 feet or less shall not be deemed to terminate a fence run.

Fence Height
Fence heights shall be measured from the highest adjoining grade to the top of the fence sections running between posts or columns.

Fence Maintenance (and/or Fence Repair)
Work required to maintain the appearance and structural stability of an existing fence, where such work does not alter the fence's existing size, location, height, design or type of materials used. Any work meeting the definition of "replacement fence" shall not be considered maintenance and repair.

Flag Pole
A pole physically anchored to the ground with an underground foundation.

Floodplain Administrator
The City official designated by title to administer and enforce the floodplain management regulations.

Footnotes:

2215 From Original Aurora Standards.
2216 Added from Chapter 70 since Module 3.
2217 Added from Chapter 70 since Module 3.
2218 Current code definition added since Module 3.
2219 Added from Chapter 70 since Module 3.
6.3. Definitions and Terms of Measurement

**Floor Area, Gross**
The sum of the horizontal areas of all the floors of a building or structure as measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but excluding any space where the floor-to-ceiling height is less than six feet. The area of parking garages contained within a building shall not be included in the calculation.

**Floor Area, Net**
The total of all floor areas of a building excluding stairwells and elevator shafts, equipment rooms, interior vehicle parking or loading, and all floors below the first or ground floor except when used or intended to be used for human habitation or service to the public.

**Flowline**
The line at the face of the curb nearest to the street or roadway. In the absence of a curb, the City Engineer shall establish the flowline.

**Focal Point**
As used for MU-R zone districts surrounded by or adjacent to land in the E-470 zone district Subareas, a point that serves as the center of the area with the highest development density or the most intense activity in the RAC. The focal point shall include a distinctively designed building or feature that is visible from E-470 and that is immediately adjacent to the Walkable Main Street element (as defined below). The Focal Point shall be connected to the Main Street (as defined in this Chapter 146-4.6), and may be located within a High Visibility site (as defined in this Chapter 146-6). The tallest buildings and the buildings with the highest development density within the RAC shall be located on Focal Point Sites, which shall include all of the land within 660 feet of the Focal Point, and which may also (at the applicant's option) include any additional land located within 660 feet of the Main Street.

**Food, Beverage and Lodging**
A land use category (containing individual land uses) that includes establishments serving prepared food or beverages for consumption on or off the premises or providing lodging, meals, and the like to transient visitors for a defined period. Accessory uses may include food preparation areas, offices, and parking.

**Front Entry**
An entry to a unit that is directly connected to a network of sidewalks, and that opens directly into the unit's living room or family room, or to a hallway leading directly to a living room or family room. For example, an exterior door opening into a kitchen area would not be considered a "front entry."

**Frontage, Lot**
The width of a lot measured at the front street right-of-way line.

**Front-Loaded**
Describes a garage or lot on which the driveway access is directly off of the street in front of the house.

**Garage**
A fully enclosed building with one or more vehicular doors for the parking or storage of motor vehicles.

**Garage, Private Residential**
A fully enclosed structure with one or more vehicular doors; and owned by or assigned to the occupants of a specific dwelling unit or their guests.

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2220 New definition for use category.
Garden
An area of land used to cultivate plants, shrubs, and or trees, any of which may produce flowers, fruit, or vegetables.

Gardening
The act or practice of cultivating a garden.

Grade, Ground Level
The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building. If walls are parallel to and within five feet of a sidewalk, alley, or other public way, the aboveground level shall be measured at the elevation of the sidewalk, alley, or public way.

Grain and Oil Seed Milling
An establishment used for the processing and storage of grains (cereal, feed, etc.) and associated uses, including the receipt and shipment of grain by truck or rail.

Greenhouse
A structure with predominately transparent walls and roof, used for the cultivation of plants, shrubs, or trees and in which food may be produced.

Green Space
An area of land generally no less than 10,000 square feet in size, unimproved with any residential, commercial, or industrial uses and set aside as a public area designed to provide social interaction and leisure opportunities for surrounding residents and to create focal points and activity nodes within small lot neighborhoods. Examples include greens or commons, squares, plazas, and promenades as described in the Parks and Open Space Dedication and Development Criteria Manual. Green space is intended to meet the need for park/open space land in more compact areas of the City. It is not required to be designated a component of the City’s open space network.

Ground Floor Commercial Uses
A commercial use listed in the Permitted Use Table as permitted in the zone district and/or overlay district where the property is located, and that occupies space only on the ground floor of a multi-family building.

Groundcover
Plants, other than turf grass, that are low growing and spreading in character and obtain heights of 18” or less.

Group Home, FHAA
Subject to licensing requirements of the state if applicable, a Group Home, FHAA is a dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Colorado, including but not limited to facilities providing housing for handicapped, mentally ill, or developmentally disabled persons.

1. “A Group Home, FHAA Large” is a facility designed for and occupied by seven or more residents living together.
2. “A Group Home, FHAA Small” is a facility designed for and occupied by no more than six residents living together.

2221 New.
2222 New definition since Module 1.
2223 New definition for new use added to Permitted Use Table since Module 1.
2224 Group home definition revised to conform with small and large “Group homes, FHAA” and “Supportive housing” uses incorporated in Permitted Use Table since Module 1. Size requirements for FHAA Group homes and Supportive housing are the same for consistency and ease of administration.
2225 Text on residents revised from “developmentally disabled, handicapped, or mentally ill persons”, because the federal Fair Housing Act Amendments require broader coverage.
6.3. Definitions and Terms of Measurement

**Article 146-6: Definitions and Rules of Construction**

**Group Living**

This land use category (containing individual land uses) is characterized by residential occupancy of a structure by a group of people who do not meet the definition of Household Living. Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. Specific use types include, but are not limited to:

**Habitat Unit**

Any habitable room or group of habitable rooms that provide sleeping facilities alone or in combination with required cooking, eating, or living facilities.

**Handicap**

As used to interpret the requirements of the federal Fair Housing Act Amendments of 1988, as interpreted by the courts, or regulations adopted pursuant to that legislation, (1) a physical or mental impairment that substantially limits one or more life activities, (2) a record of having such an impairment, or (3) being regarded as having such an impairment, but the term does not include current, illegal use of or addiction to a controlled substance as defined in 21 U.S.C. § 802.

**Heavy Manufacturing**

Large-scale industrial operations and processes including heavy equipment and construction yards. This use includes uses previously listed as animal food manufacturing; animal products; animal products manufacturing; basic chemical manufacturing; bio-fuels and ethanol manufacturing; carbon graphite manufacturing; cement and concrete products manufacturing; clay products and refractory manufacturing; grain and oil seed milling; other non-metallic mineral products; paint, coating and adhesive manufacturing; paint, coat and adhesive manufacturing; petroleum and coal products; petroleum and coal products manufacturing; primary metal manufacturing; pulp, paper and paperboard mills; sawmills and wood preservation; sugar; sugar manufacturing; and leather and hide tanning and finishing. This use also includes locomotive and rail car repair, the manufacturing of products from raw minerals, the processing or treatment of raw minerals, and facilities involved in manufacturing, processing or assembly that requires delivery of goods or shipping of products by railcar or having greater environmental effects and multi-modal traffic impacts than activities classified as manufacturing or restricted light industrial uses.

**Hedge**

A row of densely planted shrubs with upright growth habits, spaced between 18 in. and 36 in. on center. Hedges may be formal (pruned) or informal (unpruned) in character. Hedges may be composed of either deciduous or evergreen plants.

**Height, Building**

For a building, the vertical distance above a reference point measured to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the a point halfway between the eave and the highest point on a pitched or hipped roof. For a non-building structure, the vertical distance above a reference point measured to the highest point on the structure. For both buildings and structures, the reference point shall be whichever of the following yields a greater height of building or structure:

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2226 New definition for use category.
2227 New. Term used in parking standards for certain group living quarters and medical facilities.
2228 Revised to clarify characteristics and included uses.
2229 Combines nearly identical provisions for building and structure height. A graphic for this definition may be added before the UDO is finalized.
2230 Definition revised to measure height of pitched room halfway between eave and gable – which is the standard method.
6.3. Definitions and Terms of Measurement

**Article 146-6: Definitions and Rules of Construction**

1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade.

2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in Subsection 1 of this definition is more than 10 feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

**High Visibility Site**
As used in the E-470 zone district regulations, the single row of building sites located between the E-470 right-of-way and the Boundary Road.

**Higher Education Institution**
Any college, university, post-secondary or higher educational facility or trade school beyond high school without an on-campus housing facility that meets applicable State requirements to award degrees and primarily teaches usable skills that prepare students for employment in a profession or trade.

**Highly Reflective Glass**
Glass with a reflectance factor of .25 or higher.

**Historic District**
An area designated by the historic preservation commission as an historic district under this division. A district is a geographically definable area, urban or rural, that possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

**Historic Preservation**
The protection, rehabilitation, restoration and reconstruction of districts, sites, buildings, structures and objects significant in the city's history, architecture, archaeology, engineering, or culture.

**Historic Preservation Commission**
A body established in chapter 78, article II of the Aurora City Code in accordance with federal law, 36 CFR 61.5, subsection 2, to administer the provisions of the code as created in this chapter.

**Historic Structure**
Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
   a. By an approved state program as determined by the Secretary of the Interior; or
   b. Directly by the Secretary of the Interior in states without approved programs.

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2231 New.
2232 Definition moved from text since Module 3.
2233 Added from Chapter 70 since Module 3.
6.3. Definitions and Terms of Measurement

**Definitions and Rules of Construction**

**Home Building Supplies**

An establishment for the sale of materials and hardware customarily used in the construction of buildings and other structures, that includes facilities for storage.

**Home Occupation**

A business, profession, occupation, or trade that is conducted within a residential dwelling unit for the economic gain or support of a resident of the dwelling and is incidental and secondary to the residential use of the lot and that does not adversely or perceptively affect the character of the lot or surrounding area. This use shall not include an animal hospital, barbershop, beauty parlor, day care, health clinic, hospital, kennel, or tearoom.

**Horse Stable**

A commercial facility for the keeping and boarding of horses.

**Hospital**

An establishment or facility providing health services, primarily for in patients and medical or surgical care of the sick or injured, including related facilities such as laboratories, out-patient facilities, training facilities, central service facilities, and accessory staff offices.

**Hotel**

A building designed for short-term occupancy, in which no more than 10 percent of the guests reside for a period of more than 30 days. Accessory uses may include restaurants, meeting rooms, and motor vehicle rental.

**Household**

Any group of individuals living together in a dwelling unit. This use does not include a group of individuals who are living together in order to receive therapy, medical assistance, or assistance with daily activities, unless such group is required by state or federal law to be treated as a household.

**Household Living**

This land use category (containing individual land uses) is characterized by residential occupancy of a dwelling unit by a household or family. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than 30 days is classified under the lodging category). Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants’ vehicles. Specific use types include, but are not limited to the following:

- **Illuminance**
  
  The areal density of the luminous flux incident at a point on a surface.

- **Individual Letter**
  
  As used in sign regulations, a sign system of individual letters sometimes referred to channel letters. Such letters shall have a minimum depth of one inch and shall not be associated with a cabinet sign type system.

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2234 New.
2235 Replaces current definition, which was moved to use-specific standards.
2236 Staff: Please review the list for both over- and under-inclusiveness. Many cities would not exclude barber, beauty or tearoom, but would exclude gun sales, retail sales, and motor vehicle/equipment sales and repair.
2237 New.
2238 Combined current definitions for hotel; hotel, full service; and motel. Accessory uses added. Deleted “motel” from title since Module 1.
2239 New definition since Module 3.
2240 New definition for use category.
2241 Revised to include “family” after “household” since Module 1.
**Indoor Recreation and Entertainment**
Indoor facilities for entertainment, sports, and recreational activities such as health clubs, bowling, skating, swimming, tennis, teen clubs, health and fitness centers, gyms, escape rooms, and similar indoor activities.

**Indoor Shooting Range**
An indoor facility used for firearm target practice, competitions, or similar uses, including but not limited to archery, skeet, trap, paintball, and similar shooting activities.

**Industrial**
A land use category (including individual land uses) including establishments engaged in the transformation of materials by hand, mechanical or chemical means or substances into new products including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins or liquors, as well as establishments that are engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Contractors and similar uses perform services off-site. Few customers come to the site. Accessory activities may include sales, offices, parking, and storage.

**Infill Development**
New development of building or structures on vacant or underused lots that have frontage on existing streets and that are bounded on at least 65 percent of their side and rear lot lines by lots containing existing buildings or structures.

**Infill Development Parcel**
An area of platted or unplatted land that, together with all adjacent vacant land in private ownership, includes no more than 10 acres of land, and where the land along at least 75 percent of the boundaries of the proposed subdivision (ignoring intervening streets) has been developed for a period of at least ten years.

**Institutional Use**
A community or civic use devoted to the promotion of a particular cause or program, especially one of a public, educational, or religious character, such as schools, recreation centers, and churches.

**Intermodal Cargo Transfer Yard**
The site at which freight is transferred between railroad flat cars and trucks, typically involving containers or trailers.

**Irrigation**
The automatic application of water to support landscaping.

**Irrigation System**
A permanent, underground, and automatically controlled artificial watering system designed to transport and distribute water to plant materials.

**J**
[Reserved]

**K**
[Reserved]

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2242 Current indoor recreation definition, revised to include entertainment and to exclude indoor shooting range.
2243 New.
2244 New definition for use category.
2245 New definition since Module 3.
2246 Threshold revised from 20 acres to 10 acres.
2247 New.
Kennel
Any structure or premises used for boarding or breeding of any animal for compensation or for profit.

Landmark
A parcel with improvements designated as a landmark by the historic preservation commission under this division.

Landmark Site
An unimproved parcel of ground declared by the historic preservation commission to be a landmark site under this division.

Landscaped Area
An unoccupied space open to the sky on the same lot with the building consisting of private landscaped areas, open recreational facilities, and areas used exclusively for pedestrian and non-motorized traffic. Parking lots, recreational vehicle and equipment storage areas, public and private roadways, and structures shall not be included as landscaped area.

Landscaping
An area of natural scenery, and lawns, trees, plants, and other natural materials, such as rock and wood chips, and decorative features, including sculpture, patterned walks, and pools.

LDN
A day-night average sound level measured in decibels (dBA) during a 24-hour period of the A-weighted sound pressure level, with the levels during the period 10:00 p.m. to 7:00 a.m. the following day increased by 10 dBA before averaging. Points of equal LDN level may be linked by a contour line.

Light Manufacturing
Uses engaged in the manufacture, processing, fabrication, treatment, assembly, packaging, incidental storage, sales and distribution of finished products or parts, predominately from previously prepared materials such as cloth, plastic, metal, paper, leather, precious or semiprecious stones, including without limitation the manufacture of electronic instruments or pharmaceuticals, the preparation of food products blueprinting and commercial printing services (but not consumer photocopying and shipping stores), and other activities that do not create nuisances to surrounding properties and do not require delivery or shipping by railroad cars. This use does not include the manufacturing of products from raw minerals or the processing or treatment of raw minerals or any manufacturing involving hazardous materials.

Link
For purposes of the connectivity index described in Section 4.5.2, links are stretches of road that connect “nodes” as defined in this Section. Street stub-outs are considered links, but temporary dead-end streets internal to a development, private streets in gated sections or alleys shall not be counted as links. Every road segment that connects a node in the development to the external street network shall be counted as a link in the index calculation.

Locomotive and Railcar Yard and Repair Facility
An area and related facilities connected with the fueling, repair switching, assembly or disassembly of trains, including without limitation passenger or freight terminals, operations and maintenance shops, train sheds, and classification yards.

Duplicate definition for this term was deleted since Module 3.
Definition revised to include current restricted light manufacturing uses and incorporate former blueprinting use.
New term and definition since Module 3.
New.
Lot
A designated parcel, tract or area of land established by plat, subdivision map, or as otherwise permitted by law, to be separately owned, used, developed or built on.

Lot Area (or Lot Size)
The total horizontal area included within lot lines.

Lot Coverage
The footprint of any building or structure designed for human occupancy or employment.

Lot Line
A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

Lot Line, Front
The lot line separating a lot from a street right-of-way.

Lot Line, Interior Side
A side lot line that does not abut a street.

Lot Line, Rear
The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Reverse Corner
A lot configuration where the rear yard of the lot in question abuts an adjacent property’s front and side yard.

Lot Line, Side
Any lot line other than a front or rear lot line.

Lot Line, Street
Any lot line that abuts a street (but not an alley). On a corner lot, there are two or more street lot lines.

Lot Line, Street Side
A lot line that is both a side lot line and a street lot line.

Lot Width at Setback
The length of a straight line connecting the points at which the front setback line intersects with each side lot line.
Lot, Corner
A lot or parcel of land abutting on two or more streets at their intersection or on two parts of the same street forming an interior angle of less than 135 degrees.

Lot, Medium
A Single-family Detached Lot with between 6,000 and 8,999 square feet of gross area.

Lot, Large
A Single-family Detached Lot with less than 6,000 square feet of gross area.

Lot, Small
A Single-family Detached Lot with between 2,500 than 6,000 square feet of gross area.\footnote{2252}
1. A Regular Small Lot is one in which a house is located with a side yard of both sides of the single-family detached dwelling, and that does not meet the definition of a Clustered Small Lot.\footnote{2253}
2. An Offset Small Lot is one in which a house is located with a side yard of both sides of the single-family detached dwelling, and that does not meet the definition of a Clustered Small Lot.
3. A Clustered Small Lot is one in which open space that would otherwise be required to be located on individual residential lots is instead provided at one or more shared locations close to the individual residential lots.

Lot, Wedge-Shaped
Wedge-shaped lots shall be defined as single-family detached residential lots where the lot width as measured at the front lot line is narrower by at least five feet than the minimum frontage required as measured at the front setback line.\footnote{2254}

\begin{figure}[h]
\centering
\includegraphics[width=0.5\textwidth]{lot_wedge.png}
\caption{Lot, Wedge}
\end{figure}

Low Impact Development
Development that minimizes stormwater runoff from a lot or parcel by implementing site design techniques, natural grades and features, and soil treatment to allow cleansing and infiltration of stormwater on-site.\footnote{2255}

\footnotetext[2252]{Prohibition on lots smaller than 3,700 square feet was deleted. Older platted areas of the city could easily have lots as small as 2,500 square feet.}
\footnotetext[2253]{Regular, Offset, and Clustered Small Lot definitions are new.}
\footnotetext[2254]{From current146-1512(B)1. Required narrowing changed from 1 foot since Module 3.}
\footnotetext[2255]{New definition since Module 3.
Maintenance and Repair

1. All work on interior improvements that are not visible on a building's exterior; all repair, replacement and upgrades to mechanical equipment on a building's interior or otherwise screened from view; resurfacing of existing roofs;
2. Replacement of deteriorated exterior building surfaces, subject to the exceptions noted below;
3. Minor cosmetic improvements to structures, parking lots, and landscaping subject to the exceptions noted below;
4. Replacement of dead or dying landscaping;
5. Resurfacing of existing deteriorated asphalt surfaces;
6. Re-stripping of parking lots;
7. Addition of miscellaneous individual light fixtures, and very minor landscape improvements such as the addition of potted plants or ten or fewer shrubs.

Manufactured Housing or Manufactured Home

This term has the same definition shown in Sec. 90-1 of the Aurora City Code.

Manufactured Housing Park

This term has the same definition shown in Sec. 90-1 of the Aurora City Code.

Marijuana-Related Definitions

1. Marijuana Membership Club
   Any building or structure wherein two or more people gather for the primary purpose of consuming marijuana or marijuana products, or any building or structure wherein club members meet with the ongoing practice of routinely or regularly consuming marijuana or marijuana products.

2. Marijuana Testing Facility
   Either a retail marijuana testing facility or a medical marijuana testing facility licensed by the City and the state.

3. Medical Marijuana
   Marijuana that is grown and sold pursuant to the provisions of Article 43.3 of Title 12, C.R.S. and for the purpose authorized by Section 14 of Article XVIII of the Colorado State Constitution but shall not be considered a nonprescription drug for purposes of Section 12-42.5-102(21) or 39-26-717, C.R.S., or an over-the-counter medication for purposes of Section 25.5-5-322, C.R.S.

4. Medical Marijuana Testing Facility
   A public or private laboratory licensed by the City and the state, to conduct research and analysis of medical marijuana, medical marijuana-infused products and medical marijuana concentrates for contaminants and potency.

5. Medical Marijuana-Infused Product
   A product infused with medical marijuana that is intended for use or consumption other than by smoking, including but not limited to edible products, ointments, and tinctures. These products, when manufactured or sold by a licensed medical marijuana center or a medical marijuana-infused product manufacturer, shall not be considered a food or drug for the purpose of the "Colorado Food and Drug Act," Part 4 of Article 5 of Title 25, C.R.S.

6. Off-Premises Retail Marijuana Storage Facility

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2256 Current 146-710(C)1 from FBAD made generally applicable.
2257 Replaces current definitions with those in extensive City regulations of this use in another Chapter.
A building or structure designed or used for the storage of retail marijuana that is located off the premises of any licensed retail marijuana store, retail marijuana cultivation facility, retail marijuana product manufacturing facility, or retail marijuana testing facility.

7. Pre-K-12 public or private school
For purposes of regulating marijuana, a public or private facility that provides a sequential program of instruction, including, but not limited to, communication skills of reading, writing, and speaking, mathematics, history, civics, literature, and science, in compliance with the School Attendance Law of 1963, C.R.S. § 22-33-101 et seq., as amended, to students from preschool through twelfth grade. The term "pre-K-12 public or private school" does not include home-based education within the meaning of C.R.S. § 22-33-104.5, as amended.

8. Retail Marijuana All parts of the plant of the genus Cannabis whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marijuana concentrate, that is cultivated, manufactured, distributed, or sold by a licensed retail marijuana establishment. "Retail marijuana" does not include industrial hemp, nor does it include fiber produced from the stalks, oil, or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other product.

9. Retail Marijuana Cultivation Facility
An entity licensed to cultivate, prepare, and package retail marijuana and to sell retail marijuana to retail marijuana stores, to retail marijuana product manufacturing facilities, and to other retail marijuana cultivation facilities, but not to consumers.

10. Retail Marijuana Establishment
A retail marijuana cultivation facility, a retail marijuana testing facility, a retail marijuana product manufacturing facility, or a retail marijuana store.

11. Retail Marijuana Product Manufacturing Facility
An entity licensed to purchase retail marijuana, to manufacture, prepare, and package retail marijuana or retail marijuana products, and to sell retail marijuana or retail marijuana products to other retail marijuana product manufacturing facilities and to retail stores, but not to consumers.

12. Retail Marijuana Store and Testing
An entity licensed to purchase retail marijuana from retail cultivation facilities and retail marijuana products from retail marijuana product manufacturing facilities and to sell retail marijuana and retail marijuana products to consumers.

13. Retail Marijuana Store
An entity licensed to purchase retail marijuana from retail cultivation facilities and retail marijuana and retail marijuana products from retail marijuana product manufacturing facilities and to sell retail marijuana and retail marijuana products to consumers.

14. Retail Marijuana Testing Facility
a public or private laboratory licensed by the City and the state, to conduct research and analysis of retail marijuana, retail marijuana products, or retail marijuana concentrates for contaminants and potency.

15. Vapor Lounge
Any building or structure, not open to the general public, wherein two or more people gather for the primary purpose of consuming, inhaling, or ingesting marijuana in smokeless or vapor...
Definitions and Terms of Measurement

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form, or any vapor consisting of a base (such as, but not exclusively, water, propylene glycol, diethylene glycol, vegetable glycol, or vegetable glycerin), and tetrahydro-cannabinol (THC) or tetrahydrocannabinolic acid (THCA).

Marquee
A permanently roofed architectural projection whose sides are vertical and are intended for the display of signs and that is supported entirely from an exterior wall of a building.

Masonry
Brick, stone, or stucco, or any combination thereof. For purposes of the City’s Residential Design Standards in Sections 146-4.8.3 (Design Standards for Single-Family Detached and Two-Family Dwellings) and 146-4.8.6 (Building Materials). This term does not include cementitious panels, pre-cast concrete panels, or Concrete Masonry Units (CMU).

Masonry Fence
As used in this UDO and under the City of Aurora Fence Replacement Program shall mean a fence constructed of the materials allowed along an arterial street (brick, stone, concrete, tile, or other similar building units or materials) laid up unit by unit to construct a fence and/or its main support structure. Siding and veneers may be permitted to be applied (i.e. stucco) as long as the internal support structure or bearing wall of the fence is constructed of the aforementioned masonry materials. Masonry fence construction fabricated in a location other than its final in-service location (known as prefabricated and panelized masonry shall be permitted as long as the fence panel is constructed entirely of masonry materials. Poured concrete construction has been classified as masonry, and therefore shall mean that pre-cast concrete panels shall be permitted for use as fences under this definition.

Masonry Wall
A wall faced with integrally colored decorative masonry block, stucco, or brick to match or blend with materials building or fence column materials on the parcel.

Master Plan
A general plan of development of a large or complex area indicating general locations and intensities of land uses and street, trail, and open space networks, that does not contain the level of detail required in a major or minor site plan but must comply with all City administrative regulations regarding such plans.

Master Planned Community
An application for a subdivision or resubdivision that includes at least 320 acres of land and is subject to Ordinance requirements to have an approved Master Plan.

Maximum Extent Practicable
The Planning Director has determined that no feasible or prudent alternative exists, that all possible efforts to comply with the standards or regulation or minimize potential harmful or adverse impacts have been undertaken by an applicant, and that the costs of complying with a UDO standard or criteria clearly outweigh the benefits to the public of complying with the standard or criteria. Economic considerations may be taken into account, but shall not be the overriding factor determining whether compliance with a standard or criteria in this UDO is impracticable.

Mean Sea Level
The North American Vertical Datum (NAVD) of 1988 to which BFE shown on the City's FIRM are referenced.

Median
A paved or landscaped strip dividing a highway/street into lanes according to direction of travel.

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2260 Revised since Module 1 to conform to definition in Ordinance 2014-43 regarding standards for new fence construction.
2261 Slightly revised for clarity and to remove height standard, which may vary by context.
2262 Revised since Module 1 to remove reference to E-470 district.
2263 New definition since Module 3.
2264 Added from Chapter 70 since Module 3.
Medical and Dental Clinic
A health care facility where patients are admitted for examination and treatment on an outpatient
basis by one or more physicians, dentists, other medical personnel, psychologists, or social
workers, and where patients are not usually lodged overnight. This use includes dialysis and
other outpatient services clinics and emergency care clinics without ambulance services.2265

Meeting, Banquet, Event and Conference Facility2266
A facility with or without food preparation equipment, used for meetings, conferences, receptions,
fellowship, catered meals, and other social functions; and available on a rental basis to the
general public.

Mentally Ill
A person with a substantial disorder of the cognitive, volitional, or emotional processes that
grossly impairs judgment or capacity to recognize reality or control behavior.

Micro-cell Facility
A Telecom Facility used to provide increased capacity in high-call demand areas or to improve
coverage in areas of weak coverage.

Mining
The development or extraction of mineral deposits, including but not limited to limestone, coal,
sand, rock, clay, dirt, gravel, and other materials, and quarry aggregate from their natural
occurrences on affected land. The term includes but is not limited to open pit mining and surface
operations, strip mining, quarrying, dredging, and the disposal of refuse from those activities.

Mining or Mineral Extraction as an Interim Use2267
As an interim use, the extraction of minerals, sand, gravel, and ores, from their natural
occurrences on affected land and distribution of extracted materials.

Mixed-Residential Neighborhood or Development
A development with a range of housing types for a variety of incomes and lifestyles; generous
and high quality open space amenities; quality construction and design; and transportation
options as a result of an interconnected network of streets, trails, and other pedestrian and
bicycle facilities. A Mixed Residential Neighborhood is encouraged to identify areas for
neighborhood serving and neighborhood scale retail and commercial uses in close proximity to
residential uses.

Mixed-Use
A land use where both residential and non-residential land uses are permitted within a zone
district are combined on a lot or within a structure or development, and where the different types
of land uses are in close proximity.2268

Mixed-Use Building
Any building that contains both residential and non-residential uses.

Mobile Billboard
Any wheeled vehicle used primarily for the display of general advertising or general advertising
for hire, by means of traversing upon any public street or parking on any public street in a manner
that the advertising image(s) on the vehicle are visible from any portion of the public right-of-way.
Also known as "sign truck" or "billboard truck." This definition does not apply to vehicles
displaying images related to the same business or establishment of which the vehicle is an
operating instrument, such as, by way of example and not limitation, an advertisement for a

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2265 Second sentence is new since Module 3.
2266 Revised name and definition to conform with “event” added to “meeting, banquet, or conference facility” use in Permitted Use
Table, to clarify that all receptions are included in the definition, and to include “fellowship” in the definition since Module 1.
2267 New.
2268 Revised to clarify that the term applies to mixes of residential and non-residential uses, and to delete the phrase “, planned as a
unified complementary whole, and are functionally integrated as to the use of shared vehicular and pedestrian access and parking
areas” because many mixed-use developments do not meet this requirement but still provide the benefits of mixed land uses.
Article 146-6: Definitions and Rules of Construction

6.3. Definitions and Terms of Measurement

grocery store on a truck delivering merchandise to that store. Also, it does not apply to vehicles that are on the public road for the primary purpose of transportation, such as taxis and buses, even if such vehicles display general advertising.

**Mortuary**
An establishment for the preparation of the deceased for burial and the display of the deceased and rituals connected with, and conducted before burial or cremation. This definition includes columbaria and may include a facility for the permanent storage of cremated remains of the dead. This definition shall not include freestanding crematoria facility.

**Motor Freight Terminal**
An establishment engaged primarily in the fueling, servicing, repair or parking of tractor trucks and similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A motor freight terminal may also include overnight accommodations, showers, and restaurant facilities primarily for the use of truck crews.

**Motor Vehicle Body Shop and Painting**
An establishment in which automobiles, light trucks, or other motor vehicles that operate on roadways are painted, or in which damage to the bodies and frames of such vehicles are repaired. Accessory uses may include motor vehicle rental.

**Motor Vehicle Fuel Dispensing Station**
Buildings or premises or portions of buildings or premises used for the retail sale or accessory fueling of gasoline or other motor vehicle fuels, motor oils, and other accessory products and may include vehicle washing facilities as an accessory use. When a primary use of land, accessory use may include convenience food and beverage sales.

**Motor Vehicle Indoor Showroom or Broker**
A business or broker selling or leasing new or used automobiles, sport utility vehicles, light trucks and vans, recreational vehicles, and motorcycles in which all vehicles are displayed and offered for sale or lease in a completely enclosed, indoor showroom. On-site vehicle repair, detailing, service, and/or body work are not permissible accessory uses. Outdoor storage of vehicles is not permitted.

**Motor Vehicle Repair and Service**
Buildings or premises or portions thereof used for the purpose of maintenance repairing, or painting of motor vehicles. Repair includes the fixing, refurbishing, or replacement of any part of a motor vehicle, including paint and body work. This use does not include motor vehicle salvage, wrecking, or dismantling or a motor vehicle body shop and painting facility.

**Motor Vehicle Towing, Salvage, and Dismantling**
An establishment used for the storage, collection, processing, purchase, sale, or disposal of motor vehicles and motor vehicle parts and/or a commercial establishment engaged in towing of vehicles or equipment from one location to another.

**Motor Vehicle Wash**
Any building or premises or portions of the building or premises used for washing motor vehicles, including the use of automatic or semiautomatic application of cleaner, brushes, rinse water, and heat for drying. This use does not include motor vehicle fueling as an accessory use.

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2269 New.
2270 New.
2271 New definition for existing use.
2272 Revised to cover both primary and accessory uses.
2273 Prohibition of overhead garage doors was removed, prohibition on detailing added.
2274 Current definition for motor vehicle repair service, fueling, sales, rental - revised to exclude fueling, washing, sales, and rental, with exclusion of salvage and wrecking clarified.
2275 Second portion of definition is new.
Mulch
Nonliving plant materials that are applied to plant beds and are at the base of trees and shrubs. Mulches include organic materials such as wood chips and shredded bark, and inert organic materials such as decomposed granite, cobble, and gravel.

Native Seed, Dryland Grasses, Restorative Grasses
Native seed, dryland grasses, or restorative grasses shall mean all warm- and cool-season grass species used for the re-vegetation of disturbed natural grass areas that are not maintained in a uniform, consistent, and evenly cut condition.

Neighborhood
For purposes of applying the subdivision regulations in Section 146-0.a defined area of residential and supporting development that contains no more than 200 acres, and is separated from other similar neighborhoods by significant natural or man-made features such as:
1. Clearly visible bluffs, rock outcroppings, or landforms designated as open space,
2. Water features, major drainages, or designated open spaces at least 100 feet in width,
3. An arterial street meeting the requirements of the Aurora street standards,
4. A collector street that has a planted median at least 14 feet in width and that complies with all other standards for a collector street as described in the Aurora Street Standards, or permitted nonresidential uses.

Node
For purposes of the connectivity index described in Section 4.5.2, a node is a street intersection or cul-de-sac head within a development subject to the connectivity index.

Noise
Any sound that annoys or disturbs a reasonable person of normal sensitivities disturbs or animals or that causes or tends to cause an adverse psychological or physiological effect on humans or animals.

Noncommercial Message
A message that pertains primarily to debate in the marketplace of ideas. Such messages typically cover subjects such as politics, religion, philosophy, social policy, as well as commentary on sports, arts and entertainments, etc. There is no on-site/off-site distinction as to noncommercial messages.

Nonconforming Lot
A platted lot or parcel of land that does not conform to the provisions of this UDO for the zone district(s) in which it is located, but that was lawful for sale or development at the time it was created.

Nonconforming Sign
A sign that does not conform to the provisions of this UDO, but that was lawful at the time it was erected.

Nonconforming Site Feature
A feature of a developed lot, parcel, or site – such as parking areas, landscaped areas, or exterior lighting, that does not conform to the provisions of this UDO, but that was lawful at the time the lot, parcel, or site was last developed or redeveloped.

2276 New term and definition since Module 1
2277 Consolidates current definitions for “noise” and “noise disturbance.”
2278 New.
2279 New.
2280 New.
6.3. Definitions and Terms of Measurement

**Nonconforming Structure**
A building or structure that does not conform to the provisions of the building and/or zoning regulations, but that was lawfully constructed according to the building and zoning provisions existing at the time of such construction.

**Nonconforming Use**
A use of land that does not conform to the requirements of the zoning code, but that was lawfully established under the zoning code provisions existing at the time the use was established.

**Non-Living Landscape Material**
Non-landscaped organic and inorganic materials such as rock, cobbles, wood chips and shredded bark, artificial turf, natural and man-made pavers, crusher fines, and crushed granite.

**Non-Street Frontage**
The perimeter area of a site that does not abut a public or private right-of-way.

**Nuisance**
An interference with the enjoyment and use of property generally recognized in law as a private or public nuisance.

**Nursing or Convalescent Home**
An extended or intermediate care establishment licensed by the State of Colorado that maintains and operates continuous day and night facilities providing room and board, personal services and skilled nursing care to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves, including Alzheimer's facilities, excluding, however, hospitals and drug or alcohol treatment centers.

**Office**
Office uses provide executive, management, administrative, or professional services, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include government, real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, medical, dental, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

**Office Showroom**
A land use that combines at least two of the following: office, display and showroom, retail and storage functions where the storage function of the use is accessory to the primary operation. This use does not include uses that are primarily warehousing or distribution in function or that require substantial off-street loading.

**Office, Flex**
A use that combines office and storage for goods, wares, and merchandise, including distribution functions that may require off-street loading. This use also includes buildings that could be used for either office space or other light industrial or commercial uses.

**Oil and Gas Facility**
As used in the context of oil and gas regulations in Section 146-3.3.5/DD, the following terms have the following meanings

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2281 Reference to public and private nuisance definitions is new.
2282 Name and definition revised to conform with addition of “convalescent home” since Module 1.
2283 Reference to specific department removed, because that can change over time.
2284 New.
2285 Revised to eliminate conditions based on percentage of site occupancy.
2286 Revised current definition of office-warehouse.
2287 Revised since Module 3 to conform with name in Permitted Use Table.
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1. **Accessory equipment** means any equipment that is integral to the production and operation of an oil or gas well, including but not limited to tanks, treaters, separators, and production pits.
2. **Act** means the Colorado Oil and Gas Conservation Act, C.R.S. §§ 34-60-101 et seq., as amended.
3. **Building unit** shall have the same meaning as set forth in the COGCC regulations.
4. **Berm** means an earthen barrier of compacted soils preventing the passage of liquid materials or providing screening from adjacent uses as may be specified in an applicable development standard.
5. **COGCC** means the Colorado Oil and Gas Conservation Commission.
6. **COGCC regulations** means the rules and regulations promulgated by the COGCC and codified at 2 C.C.R. Title 404, as amended.
7. **Designated agent** means the designated representative of any producer, operator, transporter, refiner, or gasoline or other extraction plant operator or owner.
8. **Distance from a well site to a platted residential subdivision, platted lot line containing either a building unit or high density building unit** means the distance from the edge of the well pad (graveled area not including access road) to the nearest platted residential lot line, or a platted lot line that contains a building unit or a high density building unit.
9. **Gas** means all natural gases and all hydrocarbons not defined in this Section as oil.
10. **High Occupancy Building Unit** shall have the same meaning as set forth in the COGCC regulations.
11. **Injection well** means any hole drilled into the earth into which fluids are injected for purposes of secondary recovery, storage, or disposal pursuant to authorizations granted by the COGCC.
12. **Oil** means crude petroleum oil and any other hydrocarbons, regardless of gravities, that are produced at the well in liquid form by ordinary production methods, and that are not the result of condensation of gas before or after it leaves the reservoir.
13. **Oil and gas** means oil or gas or both oil and gas.
14. **Oil and gas well** means a hole drilled into the earth for the purpose of exploring for or extracting oil, gas, or other hydrocarbon substances.
15. **Oil and gas facility** means equipment or improvements used or installed at an oil and gas location for the exploration, production, withdrawal, gathering, treatment, or processing of oil or natural gas.
16. **Oil and gas well, multi-pad means**
   
   To be added

17. **Operating plan** means a general description of an oil or gas well facility identifying purpose, use, typical staffing pattern, seasonal or periodic considerations, routine hours of operation, source of services and infrastructure, and any other information related to regular functioning of that facility.
18. **Operator** means the person designated as operator and named in COGCC form 2 or a subsequently filed COGCC form 10.
19. **Owner** means any person with a working interest ownership in the oil and gas or leasehold interest therein.
20. **Platted residential subdivision** means a subdivision that has been approved and recorded and is located in a zone that allows residential uses.
21. **Production pits** means those pits used for initial settling, temporary storage, or disposal of produced water by permeation or evaporation after drilling and initial completion of the well.

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2288 City staff is drafting a definition for this term based new terminology from Oil and Gas Well Committee pertaining to regulation of multiple oil and gas well sites.
22. Production site means that surface area immediately surrounding proposed or existing production pits, or other accessory equipment necessary for oil and gas production activities, exclusive of transmission and gathering pipelines.

23. Tank means any container used in conjunction with the production or storage of petroleum and hydrocarbon substances, stored at or near atmospheric pressure.

24. Treatment facilities means any plant, equipment, or other works used for the purpose of treating, separating, or stabilizing any substance produced from a well.

25. Twinning means the drilling of a well adjacent to or near an existing well bore when the existing well cannot be drilled to the objective depth or produced due to an engineering problem such as collapsed casing or formation damage.

26. Well means an oil and gas well or an injection well.

27. Well site means that surface area of a proposed or existing well or wells and its pumping systems.

Open Space
An outdoor, unenclosed area, located on the ground, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but not including roads, parking areas, driveways, or other areas intended for vehicular travel.

Open Space
Any parcel or area of land or water essentially unimproved with any residential, commercial, or industrial uses and set aside to conserve and enhance natural, cultural and/or scenic resources and to provide for passive recreation use. Open space classifications include preservation and conservation areas. Cultural and historic sites and areas designed for specific activities may be included in open space if their primary function is compatible with open space preservation and conservation.

Original Aurora
The area whose outer boundaries are shown on the following map.
Ornamental Tree
Any self-supporting woody perennial plant that reaches a mature height of eight feet to 25 feet.

Other Motor Vehicle, Trailer, Boat, or Manufactured Home Sales or Rental
A business that displays on-site any recreational vehicle, boat, house trailer, modular structure, or manufactured home, or any motor vehicle other than an automobile or light truck, for the purpose of sales, rental, brokering or auction.

Outdoor Recreation and Entertainment
Outdoor facilities, excluding racetracks and stadiums, for outdoor concerts, amusement parks, miniature golf, drive-in theaters, go-cart tracks, and other similar outdoor activities, and that may provide limited bleacher-type seating for the convenience of users. Also includes facilities for outdoor sports such as golf courses, driving ranges, swimming pools, tennis and basketball courts, sports fields, and playgrounds.

Outdoor Seating or Dining
Service facilities or seating areas accessory to a restaurant or establishment serving items to be consumed on site. This definition shall not include sidewalk cafes in the public right-of-way.

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2291 Combines current definitions for outdoor recreation and outdoor entertainment. Revised since Module 1 to exclude racetracks and stadiums and to reference bleacher seating.
2292 New definition for new use added to Permitted Use Table since Module 1.
Owner or Occupant
The person or entity that holds legal title to property, or the person or entity that occupies a property with the permission of the owner. 2293

Ozonation Treatment of Biomedical Waste
The processing of biomedical waste utilizing sterilization through ozone application, including any accessory collection and storage of wastes as part of such processing. Ozone application processes do not include those that solely rely on chlorination, biological, steam, heat, or radio wave sources. Biomedical waste includes pathogenic agents such as bacteria, viruses, fungus, proteinaceous infectious agents, and chemical components of medical and physiological materials, including:
1. Cultures and stocks of infectious agents and associated biologicals;
2. Liquid human and animal wastes, including blood, blood products, and body fluids;
3. Pathological wastes;
4. Contaminated wastes from animals;
5. Sharps; and
6. Other wastes, such as trace chemotherapeutics, pharmaceuticals, and hormones. 2294

Parapet
An extension of the main exterior walls of a building above the roof level.

Pari-Mutuel Wagering Facility
A facility operated pursuant to the provisions of the Colorado Limited Gaming Act of 1991, as amended, at which pari-mutuel wagers are placed on simulcast horse and greyhound races.

Park
An outdoor, unenclosed area, located on the ground, designed and accessible for outdoor activities and recreation, but not including roads, parking areas, driveways, or other areas intended for vehicular travel. Includes both active and passive recreation. Indoor recreational facilities may be included in a park pursuant to the park classification system in the Parks and Open Space Dedication and Development Criteria Manual. 2296

Parking Area
Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles, including parking lots, garages, private driveways, and legally designated areas of public streets.

Parking Garage
An aboveground and/or belowground structure, or a part of a primary structure, designed for parking automobiles and light trucks and van, in which at least one level of parking is located above or below another level of parking in the same structure. This use does not include parking and storage facilities for recreational vehicles, boats, and trucks seven feet in height or greater.

Parking Lot
An at-grade primary parking area for automobiles and light trucks and vans that is not part of an aboveground or underground parking structure or included in a primary structure. This use does not include parking and storage facilities for recreational vehicles, boats, and trucks seven feet in height or greater.

2293 New definition since Module 3.
2294 Definition from current code added since Module 3.
2295 Revised to simplify. Deleted open space and added separate definition for open space since Module 1; slightly revised definition to cross-reference Parks and Open Space Dedication and Development Criteria Manual.
2296 References to pedestrian activities and landscaping deleted since Module 3.
2297 “Parking facility” split into new and separate “Parking Lot” and “Parking Garage” for better control. References to usability by the general public and non-accessory nature of the use were deleted.
Parking, Shared
Joint use of a parking area for more than one use.

Passive Use
A land use that does not generate pedestrian and patron activity because of the passive nature of activities involved in the use, or the small number of goods and services produced by the use, or because the land use is not open to the public or patrons, and there is little need or interest for the public to visit the facility.\footnote{2298}

Pawnbroker
An establishment that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property.

Pennant
Any lightweight material, whether or not containing a message of any kind, suspended from a rope, wire, string or other contrivance usually in a series, designed to move in the wind.

Permitted Use\footnote{2298}
Any use authorized by right in a particular zone district or districts and subject to the restrictions applicable to that use and zone district.

Person
An individual, partnership, corporation, company, or other association.

Personal Service
Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Personal services usually includes but is not limited to: laundry, including cleaning and pressing service, diaper service, beauty shops, barbershops, shoe repair, personal copying/shipping services, daytime non-medical pet care, and similar uses.

1. “Personal Service, Large” is a facility with more than 15,000 square feet of gross floor area.
2. “Personal Service, Small” is a facility with up to 15,000 square feet of gross floor area.

Place of Worship
A building, together with its accessory buildings and uses, that is primarily used as a place where persons regularly assemble for religious worship. This term includes uses such as synagogues, churches, temples, or mosques. Worship services and related religious activities in buildings primarily used for residential purposes that have not undergone any interior or exterior structural modification to accommodate group assembly, and with no external evidence that advertises the activity, shall not be considered a place of worship.

Plant Bed
An area prepared for the installation of plant materials.

Plant or Tree Nursery or Greenhouse\footnote{2300}
Any land or structure used primarily to raise trees, shrubs, flowers, and other plants for sale or for transplanting.

Plat
A map of a land subdivision prepared according to applicable laws of the State of Colorado and those regulations having the necessary affidavits for filing, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets and alleys, public areas and other dimensions of land.

\footnote{2298}{New definition since Module 3.}
\footnote{2299}{New.}
\footnote{2300}{New.}
Preliminary Plat
A preliminary diagram of a proposed major subdivision of land that meets all requirements of this UDO and adopted City regulations and standards. See Section 146-5.4.2 (Subdivision of Land).5.4.2

Preservation Specialist
The person under the supervision of the Library and Cultural Services Department who is the historic preservation commission's staff person and as such prepares presentations for commission meetings and serves as the initial recipient of landmark nominations and development applications, pursuant to sections. The preservation specialist shall also be the custodian of records, official correspondence, and staff liaison. The preservation specialist shall maintain and submit landmark designations and applications to the Department of Planning and Development Services and the Neighborhood Services Department.

Primary Building Material
Any building material that appears on more than 30 percent of the horizontal wall space of any exterior wall of a primary building.

Principal Building
The primary structure located on a zone lot, and designed for a use or occupancy that is a permitted primary use in the zone district applicable to the zone lot.

Principal Use
The primary or predominant use of any lot or parcel as determined by the Planning Director based on the land or building area occupied by the use, the percentage of economic activity represented by the use, the importance of the use to the function of the property, or the impacts created by the use.2301

Private Common Space2302
A landscaped open space area held in private ownership and not meeting the definition of a buffer. Yard areas of single-family, two-family, and single-family attached duplexes shall not be considered private common open space.

Private Golf Course, Tennis Club, and Country Club2303
An establishment typically associated with a golf course or tennis facilities that is intended as a place of social and recreational gatherings for members of a private club.

Protected Lot2304
A lot that is protected from impacts of adjacent development pursuant to Section 146-Error! Reference source not found. (Error! Reference source not found.)

Public, Institutional, Religious, and Civic Uses
A land use category (containing individual land uses) that includes buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public, or an institution (which may be for profit or not-for-profit) providing specialized services related to health care or services for the dead. Includes public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools that provide educational instruction to students, primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care, medical laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the institution or building.2305

2301 Factors in determination added since Module 3.
2302 Revised from Private Common Open Space since Module 3.
2303 New.
2304 New definition since Module 3.
2305 New definition for use category.
Public Realm
Publicly accessible space, including but not limited to public or private rights-of-way, sidewalk areas, other areas between the facades of buildings on the opposite sides of a public or private right-of-way, and also including parks, open spaces, trails, walkways, plazas, gathering areas and other areas where the public interacts outside of primary and accessory structures.2306

Q
[Reserved]

R

Racetrack2307
An outdoor facility for sanctioned competition of racing vehicles (including cars, trucks, motorcycles, and other vehicles designed for racing purposes) or for horses or dogs, on a closed circuit. In addition to a racetrack, the facility may include spectator seating (bleacher-type stands), a paddock area for support crews and maintenance, racetrack operations offices, ticket sales offices, and spectator services.

Radio and Television Antenna Tower2308
A structure for the transmission of broadcasting of radio, TV or radar signals.

Railroad Track2309
An area or facility connected with the operation of individual railroad tracks, including without limitation main (through) tracks, spur tracks, and areas associated with sidings, siding and switching equipment, crossing safety arms, and contiguous maintenance, switching, or storage sheds.

Raw Land2310
Land that has never been developed with primary structures, or occupied for uses other than agriculture or outdoor storage uses.

Recreation, Active2311
Activities that involve significant movement of people and/or animals, such as games played on sports fields or travel along multi-use paths or trails.

Recreation, Passive2312
Activities that involve minimal movement of people and/or animals, such as wildlife observation, sitting, walking, and other leisurely pastimes.

Recreation and Entertainment2313
A land use category (containing individual land uses) that includes establishment providing recreation or entertainment activities to the general public or to their members. Accessory uses may include concessions, snack bars, parking, administrative offices, and maintenance facilities.

Recreational Vehicle
A vehicle, such as a motor home, travel trailer, truck/camper combination or camper trailer that is designed for human habitation for recreational or emergency purposes and that may be moved

2306 New definition since Module 3.
2307 New definition to conform with use added to Permitted Use Table since Module 1.
2308 New.
2309 New.
2310 New term and definition since Module 3.
2311 New term and definition since Module 3.
2312 New term and definition since Module 3.
2313 New definition for use category.
on public highways without any special permit for long, wide or heavy loads. This term also includes a small transportable dwelling that does not meet the definition of a Tiny Home.\footnote{2314}

**Recreational Vehicle Park**\footnote{2315}
An outdoor facility designed for overnight accommodation of human beings in motorized vehicles, rustic cabins and shelters, or trailers for recreation, education, naturalist, or vacation purposes. Office, retail and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances.

**Recycling Collection Facility**
The term recycling and collection facility includes the following:

3. “Mobile Recycle Unit” means an automobile, truck, trailer, or van, licensed by the department of motor vehicles, that is used for the collection of recyclable materials. A mobile recycling unit shall also mean the bins, boxes, or containers transported by trucks, vans, or trailers and used for the collection of recyclable materials.

4. “Recycling Collection Facility” means a facility for the collection of recyclable materials, including paper, glass, plastic, cloth, ferrous and nonferrous metals, or other items and quantities normally recycled by households or small businesses; excluding, however, commercial and industrial refuse, yard waste, white goods, and hazardous materials.

5. “Recycling Collection Facility, Small” means a mobile recycling unit, reverse vending machine or a grouping of reverse vending machines occupying not more than 120 square feet each. They include kiosk-type units that may include permanent structures occupying not more than 120 square feet each and unattended containers placed for the donation of recyclable materials occupying not more than 120 square feet each.

6. “Reverse Vending Machine” means an automated mechanical device that accepts at least one or more types of empty beverage containers, including but not limited to aluminum cans, glass or plastic bottles, and that issues a cash refund or a redeemable credit, provided that the entire process is enclosed within the machine. A reverse vending machine may be designed to accept more than one container at a time, paying by weight instead of by container.

**Redevelopment**
Any proposed replacement, expansion, addition, renovation, or major change of or to an existing building, structure, or aspect of development. \footnote{2316}

**Redevelopment Plan**
A detailed plan for how a site is developed for a use that is limited to lawfully existing buildings and structures.

**Repeater Facility**
A Telecom Facility that extends coverage of a cell.

**Research and Development**\footnote{2317}
A facility including research, synthesis, analysis, development and testing laboratories, including the fabrication, assembly, mixing and preparation of equipment and components incident or convenient or necessary to the conduct of such activities.

**Reserve Strip**
A strip of land designed to prevent or control access to a street.

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\footnote{2314}{New definition since Module 3. Clarifies that small houses that do not meet national safety standards for Manufactured Homes or the adopted building code are treated as recreational vehicles.}

\footnote{2315}{New definition. Definition of campground not carried forward.}

\footnote{2316}{New definition since Module 3.}

\footnote{2317}{New.}
Restaurant
An establishment where full meals and beverages are prepared, served, and consumed, either on premises (inside or outside), taken out, or delivered, including full-service and limited service restaurants, cafeterias, snack, and nonalcoholic beverage bars. A restaurant may include the sale of alcoholic beverages or a brewing facility, subject to local licensing requirements for alcoholic beverages. If alcohol is served, the revenue from alcohol sales is smaller than the revenue from sale of food. Restaurants may also include an accessory dance floor less than 220 square feet that does not operate after midnight. Drive-in or drive-through facilities are only permitted if shown as an Accessory Use in the zone district where the property is located in Table 3.2-1 (Permitted Use Table) and may require a Conditional Use Permit.

Resubdivision
A change in a recorded subdivision plat that does not require abandonment of the preceding plat but that does require review and approval in accordance with the subdivision plat procedures of this subdivision ordinance.

Retail Liquor Store
A type of retail sales use that includes a business licensed by the state for the retail sale of alcoholic beverages in original packages for consumption off the premises, in which those sales are the primary goods being sold and generate the majority of the revenue generated by the business. The accessory sales of food or other items shall not result in the business being a general retail sales business if the above conditions are met.

Retail Sales
Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This use does not include any form of retail sales or other use listed separately in the Permitted Use Table.
1. “Retail Sales, Large”, is a facility or establishment with more than 15,000 square feet of gross floor area.
2. “Retail Sales, Small”, is a facility or establishment with up to 15,000 square feet of gross floor area.

Retail Sales and Personal Service
A land use category (containing individual land uses) including establishments that sell products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale, as well as establishments that provide services directly to the final consumer for the conduct or improvement of the consumer’s home or business or personal life.

Rezoning (or Rezone)
A change to the zoning map that redesignates one or more lots, parcels, or sites, or parts thereof, from one zone district(s) to another zone district(s).

Riding Academy
An establishment or area for keeping horses or other domestic animals other than for the property owner’s personal use, for compensation, hire, boarding, riding or show.

Right-Of-Way
An area of land dedicated to the public in fee simple title conveyed to the City for drainage, pedestrian, utility, street lighting, landscaping, roadway or other purposes.

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2318 Definition revised since Module 3 to include language from Tax and Licensing. City staff is discussing revisions to this definition in order to better distinguish it from other food and beverage uses.
2319 New. Name revised to conform to addition of use to Permitted Use Table since Module 1.
2320 New definition for use category.
2321 Definition revised for clarity.
2322 New.
2323 Definition revised for clarity.
Riparian Corridor
An area adjacent to one or more rivers or streams that has a high density, diversity, and productivity of plant and animal species related to nearby upland areas.

Roadside Sales Stand
A temporary structure and/or use intended for the sales of products or wares, unenclosed and so designed and constructed that it can be easily moved.

Roadway
A right-of-way reserved for motor vehicles. The term shall include public and private streets and alleys; and private motor courts, loop lanes, drive lanes, but shall not include driveways as defined in this chapter.

Rodeo Practice Arena
A facility designed and intended for the display of equestrian skills and the hosting of events including, but not limited to, show jumping, dressage, and similar events of other equestrian disciplines.

Rooming House
A residential building where meals or lodging are provided for compensation for two or more persons, not members of the family, and where occupancy is usually provided for periods of one month or more. The term includes a guesthouse or a lodging house, but not a motel, hotel, or bed and breakfast.

Sale at Wholesale
A facility for the sales and distribution of goods and parts intended either for resale at retail or as components in the manufacture or assembly of other retail goods; and where such sales are not intended for the general public. Does not include sales or storage of live animals, radioactive, infectious or hazardous waste, or commercial explosives.

School, Elementary or Secondary
An accredited school under the sponsorship of a public, private, or religious agency, having a curriculum generally equivalent to public elementary or secondary schools.

Scientific, Environmental, or Interpretive Educational Use
Facilities for recreational uses related to the functions and values of a natural area that require limited and low impact site improvement, including soft-surface trails, signs, pedestrian bridges, seating, viewing blinds, observation decks, handicapped facilities, drinking fountains, picnic tables, interpretive facilities, and similar facilities.

Screening
A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Search Area
A geographic area with defined boundaries primarily at or near the center of a potential service area for one Telecom Facility within the context of a provider's network. The area includes any available support structures, existing buildings, towers, electrical transmission towers, monopoles, and vacant land. Final determination of a site is based on topography, zoning.

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2324 New.
2325 New.
2326 Revised to add general term of occupancy and to clarify differences from other lodging uses since Module 3.
2327 The exclusions were carried forward from Table 10.5, Section 146-1003.
2328 New. Current definition for private school was not carried forward.
2329 Reference to exclude commercial schools deleted as outdated since Module 3.
2330 New.
structure height, the ability to obtain an acceptable lease or property, radio frequency, coverage, capacity and transmission requirements for the proposed Telecom Facility service area.

**Self-Storage Facility**

A structure containing separate storage spaces of varying sizes leased or rented as individual spaces, or in the case of storage for recreational vehicles, boats, and similar operable vehicles, storage in a fully screened outdoor area with individual parking stalls leased or rented as individual spaces.

**Setback**

The distance between the building and any lot line or roadway flowline if closer than the nearest lot line.

**Setback Line**

That line that is the required minimum distance from any lot line and that establishes the area within which principal or accessory structures shall be erected or placed.

**Setback, Front (or Street)**

A setback extending across the full width of the front of a lot, the required depth of which is measured from the street right-of-way line.

**Setback, Rear**

A setback that is to extend across the full width of the rear of a lot, the required depth of which is measured from the rear lot line.

**Setback, Side**

A setback that extends from the front setback line to the rear setback line, the required depth of which is measured from at a right angle from the interior side lot line.

**Setback, Street Side**

A setback that extends from the front lot line to the rear lot line along a street frontage that is not a front setback line, the required depth of which is measured from the street side lot line.

**Sewage Disposal Plant**

A plant for the primary, secondary, tertiary treatment of sewage.

**Sexually-Oriented Business**

An establishment consisting of, including, or having the characteristics of any or all of the following:

1. “Adult Bookstore” means an establishment having a substantial or significant portion of its stock-in-trade books, magazines, publications, tapes, or films that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

2. “Adult Cabaret” means (a) An establishment devoted to adult entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas; (b) a cabaret that features topless dancers, go-go dancers, strippers, male or female impersonators, or similar entertainers for observation by patrons.

3. “Adult Mini Motion Picture Theater” means an enclosed building with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

4. “Adult Motion Picture Theater” means an enclosed building with a capacity for 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

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2331 Revised since Module 1 to address outdoor storage of vehicles.
2332 New.
An establishment that meets the definition of a sexually-oriented business shall not be interpreted to be included in any other listed use in this UDO.  

**Shade Tree**  
A self-supporting deciduous canopy tree that has at least 2.5 inches caliper at the time of installation and is of a species that reaches a mature height of at least 45 feet.

**Shrub**  
A self-supporting woody perennial ranging in height from six inches to 20 feet. Shrubs are characterized by multi-stemmed growth habits and can be deciduous or evergreen.

**Siding**  
The outer covering or cladding of a house, made of wood, fiber cement, or a composite material, meant to shed water and protect the house from the effects of weather.

**Siding, Lap**  
Siding composed of tapered boards, as clapboards, laid horizontally with the thicker lower edge of each board overlapping the thinner upper edge of the board below it.

**Sign**  
Any medium, including its structure and the component parts, that is used or intended to be used to attract attention to the subject matter for advertising or identifying purposes. The term "sign" shall not include design features of an architectural nature that do not employ words or prices.

**Sign, Awning**  
A sign depicted or placed upon, attached to, constructed in, or supported by an awning extending over functional or faux windows.

**Sign, Blade**  
Small scale sign hanging or projecting perpendicular to building face.

**Sign, Cabinet**  
A fabricated sign box, which contains a light source and a plastic or aluminium face with letters or graphics. A cabinet sign may mount to a wall or may be part of a monument or pylon sign.

**Sign, Canopy**  
A sign on a framed architectural feature that is attached to and supported from the wall of a building.

**Sign, Community Event Fabric**  
Banners and other signs of a temporary nature designed to promote community festivals and community events or to otherwise promote the identity of a particular neighborhood or district.

**Sign, Directional**  
A private traffic directional sign guiding or directing vehicular or pedestrian traffic onto or off of a property or within a property.

**Sign, Fabric**  
Any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, or other light material, with or without frames.

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2333 Final sentence is new.  
2334 Definition revised for clarity and reference to “woody perennial plant” deleted since Module 3.  
2335 Definition simplified.  
2336 New definition since Module 3.
6.3. Definitions and Terms of Measurement

**Sign, Governmental/Public Service**
Governmental, legal notices, traffic, danger, emergency, aids to public service or safety, and trespassing signs shall not require a sign permit or signs of public utilities companies, airports or contractors indicating aids to public service or safety.

**Sign, Ground Fabric**
Any sign with a structure that is mounted on the ground, intended to be displayed for a limited time period and is temporary in nature.

**Sign, Individual Letter**
A type of sign consisting of independent letters respective of each other, text or symbols with no background material other than the wall of the building or a common structure known as a "raceway" to which they are affixed, with a minimum depth of one-inch. If the individual letters are attached to a "raceway", the "raceway" must be painted to match the color of the wall and must be limited to a height of no more than one-half of the height of the tallest letter.

**Sign, Joint Tenant and Project Identification**
An onsite sign identifying or advertising two or more tenants in the same development or signs identifying developments or projects, including building or development names.

**Sign, Monument/Ground**
A detached, freestanding sign supported by a permanent base, where the entire bottom of the sign is affixed to the ground.

**Sign, Off-Premises**
A sign including billboards or general outdoor advertising device that advertises or directs attention to a business, profession, commodity, entertainment, service, religious, charitable or nonprofit organization, or an activity, product, good, or service that is not located upon or available upon the premises where the sign is located.

**Sign, Off-Site Home Builder**
Any temporary sign located to be visible from the public right-of-way and used or intended to be used to aid and direct the movement of the public to residential developments offering dwelling units for sale at premises other than those upon which the sign is located, and to public amenities and facilities associated therewith. No such sign shall advertise sale of individual lots or dwelling units.

**Sign, On-Site Home/Commercial Builder**
A temporary sign that advertises a home or commercial building development located within the lots lines of such development.

**Sign, Project Identification**
A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol and address of a building, business, development, or establishment on the premises where it is located.

**Sign, Projecting**
Any sign that projects perpendicular to and is supported by a building. A grand projecting sign is a projecting sign in which ____________________________

**Sign, Roof**
A sign erected upon or that projects above any portion of the roof or parapet of the building or structure.

**Sign, Temporary**

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2337 Merges current definition with "types of advertising" section in current off-premises sign controls.

2338 City staff will add a definition for this type of sign before the UDO is finalized.
6.3. Definitions and Terms of Measurement

Article 146-6: Definitions and Rules of Construction

Any sign or other advertising device or display constructed of cloth, canvas, cardboard, wall board, plywood, or other light temporary material, with or without structural frame, intended for a temporary display for a limited period of time only. Such signs include real estate "for sale," "for rent", and "open house" signs, garage sale signs, temporary signs identifying the architect, engineer or contractor for work currently under construction, on-site commercial messages, or temporary noncommercial messages including political, election, or ideological signs.

**Sign, Temporary Development**
A sign identifying proposed construction or leasing opportunities on the property where the sign is located.

**Sign, Wall**
Any sign attached to or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall.

**Sign, Window**
Any sign that is applied, painted or otherwise attached to the interior or exterior of a window surface or is otherwise clearly visible from the exterior of the structure.

**Site**
A parcel of land included in a site plan or other plan submitted to the City for approval that is occupied or capable of being occupied by one or more buildings and the accessory buildings or uses customarily incident to it, including such open spaces as are required by this UDO.

**Site Improvements**
Constructed utilities, roads, driveways, parking areas, landscaping, sidewalks, or structures on a site.

**Site Perimeter Buffer**
A landscape area measured inward from a non-street frontage perimeter boundary. \[2339\]

**Site Plan**
A detailed plan depicting how a site will be developed by illustrations and drawings of such site features as architectural building elevations, building locations, sidewalks, parking areas, landscaping, recreational amenities and other site features.

**Site Specific Development Plan**
A site plan.

**Slaughterhouse, Small** \[2340\]
A facility on a lot no greater than 20,000 square feet size for the slaughtering and processing of animals and the refining of their byproducts, subject to the use specific standards in section 3.3 of this UDO and the requirements of Section 35-33 et seq. Colorado Revised Statutes governing “custom processing of meat animals” for the slaughter or processing of meat or meat products of an animal not owned by the person performing the slaughtering or processing and not intended for sale by the owner of the animal. This definition does not include commercial feedlots or commercial slaughterhouse operations that process animal products for bulk sales to retail outlets.

**Solar Collector**
A device or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

**Solar Collector, Ground or Building Mounted**
A system of panels, wiring, and related equipment used to transform direct solar energy into thermal, chemical, or electrical energy, which is mounted either to the ground or to a building. \[2341\]

\[2339\] New definition since Module 3.
\[2340\] New definition for new use included in Permitted Use Table since Module 1. Incorporates definition of “custom processing” from Section 35-33-103 CRS.
6.3. Definitions and Terms of Measurement

**Sole Source of Heat**
One or more residential solid fuel fired heating devices that constitutes the only source of heat in a private residence for purposes of space heating. A residential solid fuel fired heating device shall be considered to be the sole source of heat if the private residence is equipped with a permanently installed furnace or heating system, designed to heat the residence, but is disconnected from its energy source, e.g., heating oil, natural gas, electricity, or propane.

**Solid Fuel Fired Heating Device**
A device designed for solid fuel combustion so that usable heat is derived for the interior of a building, and includes solid fuel fired stoves, fireplaces, pellet stoves, solid fuel fired cooking stoves, and a combination of fuel furnaces or boilers that burn solid fuel. Solid fuel fired heating devices do not include barbecue devices or natural gas fired fireplace logs.

**Solid Waste Transfer Facility**
A facility at which non-hazardous refuse awaiting transportation to a disposal site is transferred from one type of collection vehicle to another. Refuse may be sorted and repackaged at a transfer station.

**Special Landscape Buffer**
A landscape area to be provided adjacent to public open space, parks, and trails, and adjacent to I-70, I-225, and E-470.

**Stadium**
A permanent facility for the staging of amateur and/or professional sporting events, concerts, or similar activities consisting of an open-air or enclosed arena/stadium and appropriate support facilities.

**Stone**
As used in applying the standards in Section 146-4.8 (Building Design Standards) natural stone or a cement-based product made to match the appearance of natural stone, and laid up in small, individual units with a veneer depth of at least two inches; provided that any cement-based product shall comply with one or more of the following standards:
5. An ICC-ES approved evaluation service report; or
6. Any applicable building code standard adopted by Chapter 22 of the City Code.

**Storage, Distribution, and Warehousing**
The storage of goods, vehicles, or materials in a warehouse, structure, or hangar, and/or the use of that facility for the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of those goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off-site of such goods and merchandise. This use includes but is not limited to commercial warehouses and aircraft hangars.

**Storage, Distribution, and Wholesaling**
A land use category (that includes individual land uses) that includes establishments engaged in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Uses may include carting, hauling or storage yards and contractor’s shops, large-scale distribution, and warehousing. Accessory uses may include offices, truck fleet parking, and maintenance areas.

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2341 New definition since Module 3.
2342 New definition since Module 3.
2343 New definition since Module 1.
2344 New.
2345 New definition for use category.
Story
That portion of a building, other than a basement or cellar as defined in the building code, included between the surface of any floor and the surface of the next floor above it or, if there is no floor above it, the space between the surface of the floor and the ceiling next above it.

Street
A public or private vehicular right-of-way that provides access to more than one lot. The term "street" shall not include vehicular rights-of-way defined as driveways, drive lanes, motor courts, or loop lanes as defined in this UDO.

Street Furniture
Constructed, aboveground objects, such as outdoor seating, kiosks, bus shelters, sculpture, tree grids, trash receptacles, fountains, and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas, and other outdoor spaces open to, and used by, the public.

Street Standards
All standards contained in the most recent version of the Aurora Roadway Design and Construction Specifications and Chapters 126-1 and 126-36 of the Aurora City Code.

Street Tree
A self-supporting deciduous woody perennial plant that reaches a mature height of 45 feet.

Streetscape
A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, awnings and marquees, signs, and lighting.

Structure
Anything constructed or erected, the use of which requires fixed location on the ground or attachment to something having fixed location on the ground.

Stucco
A cement-based exterior coating system that complies with one or more of the following standards:
1. ASTM C1328—Standard specification for plastic (stucco) cement;
2. An ICC-ES approved evaluation service report; or
3. Any applicable building code standard adopted by Chapter 22 of the City Code.
This term does not include any exterior insulation and finish system (EIFS) or synthetic stucco.

Subdivider
The individual, firm, corporation, partnership, association, syndication, trust, or other legal entity that files the application and initiates proceedings for the subdivision of land in accordance with the provisions of this subdivision ordinance. A "subdivider" need not be the owner of the property.

Subdivision
The division of any lot, tract or land parcel into two or more lots, tracts, parcels or other land divisions for the purpose of sale or development.

Subdivision Review Committee
The Planning Director and Public Works Director.
6.3. Definitions and Terms of Measurement

Supportive Housing

A dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of persons requiring medical, correctional, or other mandated supervision whose right to live together is not protected by the federal Fair Housing Act Amendments, as amended and as interpreted by the courts, and that does not meet the definition of another use in this UDO. Supportive housing" includes, but is not limited to:

1. An owner-occupied or nonprofit residential dwelling for the exclusive use of at least two but not more than eight persons, who, together with staff, live as a single housekeeping unit but do not require 24-hour medical or nursing care.

2. A domestic violence shelter, which is a public or private building or structure housing residents for the purpose of the rehabilitation or special care for victims of domestic violence or emotional or mental abuse. The term includes battered women's shelter.

“Supportive Housing, Large” is a facility designed for and occupied by seven or more residents living together. “Supportive Housing, Small” is a facility designed for and occupied by no more than six residents living together.

Tall Landscape Screens

(a) A row of evergreen trees planted in a minimum 15 foot wide buffer strip, or (b) a mixture of evergreen shrubs planted 36 inches on center and deciduous trees planted 25 feet on center. Deciduous shrubs shall be of species that mature to a height of at least five feet, and evergreen trees shall be of species that mature to an average height of 12 feet.

Tandem Parking

A parking space that can be blocked by another parking space.

Teen Club

A type of indoor recreation and entertainment that is a building, a part of a building, a room or a premises in which entertainment, either live or recorded, vocal or instrumental, is provided, with or without dancing by customers or patrons, for persons between the ages of 13 years and 19 years. A teen club does not include uses operated by public agencies or charitable organizations such as church youth centers, or youth community centers provided for recreation or congregation.

Telecom Facility, Building-mounted

An unmanned facility mounted to an existing structure, on the roof of a building, or on the building face(s) consisting of antennas, equipment, and equipment storage shelter used for the reception, switching, and/or transmission of wireless telecommunications including, but not limited to paging, enhanced specialized mobile radio, personal communication services, cellular telephone, and similar technologies. Facilities within this category may include micro-cell or repeater facilities.

Telecom Facility, Freestanding

An unmanned facility consisting of a stand-alone support structure antennas, equipment, and equipment storage shelter used for the reception, switching, and/or transmission of wireless telecommunications including, but not limited to paging, enhanced specialized mobile radio, personal communication services, cellular telephone, and similar technologies.

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2348 New definition based on current “Group home” definition and revised to conform with separation of FHAA covered groups and listing of “small” and “large” “Supportive housing” in Permitted Use Table since Module 1.
2349 Revised since Module 3 to delete reference to age of residence and simplify wording.
2350 Existing definition for domestic violence shelter, added to group homes definition.
2351 Revised since Module 3 to delete option for junipers and to specify minimum height for other species.
2352 Deleted “boys’ and girls’ clubs as proprietary names since Module 3.
2353 From 146-1200, retitled from CMRS.
2354 Two Telecom Facility definitions from 146-1200, retitled from CMRS.
Telecom Facility, Freestanding Stealth
Freestanding Telecom Facilities that have been designed to blend in with the adjacent natural environment or man-made setting, thus allowing the presence of antennae, antennae arrays, towers and equipment storage or support facilities to be reasonably camouflaged or concealed by man-made trees, clock towers, bell steeples, light poles, flag poles, signs, or artistic or architectural structures integrated into the existing or planned land use pattern.

Temporary Event or Sales
A temporary outdoor use of land for the purposes of an event or sale including but not limited to: a circus, carnival, fair, part, or celebration that reasonably may be expected to attract more than 100 persons at any one time; or any sale made by a person, firm or corporation engaging in the temporary business of selling goods, wares or merchandise from a tent, truck, vending cart or other area outside of a permanent structure on property owned or leased by the person, firm or corporation. The temporary event or sale shall be secondary to or incidental to the permitted use or structure existing on the property and not incompatible with the intent of the zone district. This use does not include any temporary use defined separately in Table 3.2-1 (Permitted Use Table).

Temporary Office
Temporary buildings customary to the construction of residential or non-residential development.

Temporary Outdoor Food or Merchandise Stand
Any showcase, table, bench, rack, handcart, pushcart, trailer, stall or any other fixture or device that is used for the purpose of selling or offering for sale any food, beverage, or any type of general merchandise. This use includes "hot trucks" or other similar motor vehicles used for the purpose of selling or offering for sale any food, beverage, or other general merchandise, whether in a static or transitory location. The sale of ice cream and other confection products is specifically provided for in Sections 26-347 and 26-348 of the City Code. This use shall not be interpreted to prohibit the sale or sampling of items from regularly held events commonly described as "farmer's markets." "Farmer's markets" and other outdoor sales events and festivals are subject to the requirements of Temporary Use approval as provided for in this UDO. Temporary lemonade stands and other food and drink standard operated by persons under 18 years of age are not included in this use.

Theater
A building designed and/or used primarily for the commercial exhibition of motion pictures to the general public or used for performance of plays, acts, dramas by actors and/or actresses.

Three-Mile Plan
A plan required by Section 31-12-105(e) Colorado Revised Statutes prior to the annexation of lands outside the city boundaries and which generally describes the location, character, and extent of land uses within a three-mile area outside its boundaries and the infrastructure, parks and open space, transportation, water, or other services to be provided by the City.

Title 32 District
A special district organized under the provisions of Colorado Revised Statutes Title 32, Special Districts Act which provides the services specifically authorized by Title 32 and has the powers and authority provided in Title 32. Services authorized by Title 32 are limited to: ambulance, fire protection, health service, metropolitan, park and recreation, sanitation, water and sanitation.
water, tunnel, mental health care service, and health assurance. These entities are often referred to as Metropolitan Districts or Metro Districts.

**Touch Rule**

Projects that involve expansions of existing land uses or buildings, but not the construction of new primary buildings, shall be required to bring the property into compliance with the standards in Sections 146-6.3. These standards include (a) raising the threshold for exemption from 10% expansion in MU-TOD to 2,000 sq. ft. in MU-OA, and (b) creating a middle tier between exemption and full compliance in which areas of the building and site modified by the project need to be brought into compliance.

**Transit Facility**

Mass transit stations, including bus or rail terminals/stations or depots, transfer points, and park 'n ride facilities without vehicle repair or storage. This use also includes commercial transit facilities engaged in providing bus passenger transportation over regular routes and on regular schedules, principally outside a single metropolitan area and its adjacent non-urban areas. The term does not apply to shuttle services providing round trip service within 50 miles of the metropolitan area, including but not limited to casino shuttle services. This use does not include any transit related facilities located in the public right-of-way. A transit facility is not an accessory use to a travel agency, and motor bus repair is not an accessory use to a transit facility.

**Transportation and Freight**

A land use category (including individual land uses) that includes establishments engaged in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will call pickups. There is little on site sales

<table>
<thead>
<tr>
<th>Degree of Building or Land Use Expansion</th>
<th>Subarea</th>
<th>Degree of Compliance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 25% of existing gross floor area or 2,500 gross square feet, whichever is less</td>
<td>A, B, C</td>
<td>No compliance with above-referenced Sections required for portions of the site remaining unoccupied by expanded building or land use</td>
</tr>
<tr>
<td>25% to 100% of existing gross floor area or 2,500 to 10,000 gross square feet, whichever is less</td>
<td>A</td>
<td>All portions of the building and site modified by the project shall be brought into compliance with the above-referenced Sections.</td>
</tr>
<tr>
<td>25% to 50% of existing gross floor area or 2,500 to 10,000 gross square feet, whichever is less</td>
<td>B, C</td>
<td>All portions of the building and site modified by the project shall be brought into compliance with the above-referenced Sections.</td>
</tr>
<tr>
<td>More than 100% of existing gross floor area or more than 10,000 gross square feet, whichever is less</td>
<td>A</td>
<td>All portions of the building and site shall be brought into compliance with the above-referenced Sections.</td>
</tr>
<tr>
<td>More than 50% of existing gross floor area or more than 10,000 gross square feet, whichever is less</td>
<td>B, C</td>
<td>All portions of the building and site shall be brought into compliance with the above-referenced Sections.</td>
</tr>
</tbody>
</table>

For purposes of applying this Touch Rule, all expansions shall be measured cumulatively from the Effective Date.

New Touch Rule added since Module 3 and made generally applicable to building expansion projects. This replaces individual Touch rules in MU-OA and MU-TOD by (a) raising the threshold for exemption from 10% expansion in MU-TOD and 2,000 sq. ft. in MU-OA, and (b) creating a middle tier between exemption and full compliance in which areas of the building and site modified by the project need to be brought into compliance.

Combined current definitions for transit facilities and commercial transit facilities. Clarifies that this does not apply to facilities in the public right-of-way.

New definition for use category.

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New Touch Rule added since Module 3 and made generally applicable to building expansion projects. This replaces individual Touch rules in MU-OA and MU-TOD by (a) raising the threshold for exemption from 10% expansion in MU-TOD and 2,000 sq. ft. in MU-OA, and (b) creating a middle tier between exemption and full compliance in which areas of the building and site modified by the project need to be brought into compliance.

Combined current definitions for transit facilities and commercial transit facilities. Clarifies that this does not apply to facilities in the public right-of-way.

New definition for use category.
activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.

**Tree**
A self-supporting woody perennial reaching a mature height of at least 8 feet. Trees are further classified for the purposes of these standards as ornamental, shade, and street trees.

**Tree Mitigation**
The offsetting of tree values lost due to development and/or construction activities by replanting or replacing trees.

**Turf, Lawn, or Sod**
Turf, lawn, or sod shall mean any area of grass where cool-season grasses are cultivated and required to be maintained in a uniform, consistent, and evenly cut condition. Cool-season grasses mean any species of grass that is not defined as warm-season grass pursuant to Section 138-187(B)(1).

**Urban Agriculture**
The use of a parcel of land five acres or smaller in size for the cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production of food products from food grown on the premises and accessory keeping of animals or bees subject to City regulations.

**Use**
The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

**Utilities and Communication**
A land use category (including individual land uses) including facilities for the provision of infrastructure or communications services that support legally established uses and that need to be located in or near the area where the service is provided. This use includes communal water supply systems; water treatment and pumping stations; water pumping stations; water storage tanks; communal sewer systems; sewage treatment plant and pumping station; utility substation, transmission; utility substation, distribution; utility transmission lines, and telecommunications facilities. May be publicly or privately provided. Accessory uses may include control, monitoring, data, or transmission equipment.

**Utility, Major**
Generating plants, electrical substations on a lot or lots consisting of five or more acres of land, transmission lines operated at 69,000 volts or higher, switching buildings, refuse collection or disposal facilities, water reservoirs, water or wastewater treatment plants, gas compressors, gas mains, gas laterals, and similar scale facilities, as well as associated structures and facilities, that have relatively greater potential for adverse aesthetic and/or environmental impacts than minor utility facilities.

**Utility, Minor**
This use includes:
1. Electrical substations on a lot or lots consisting of less than five acres of land;

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2366 New.
2367 New.
2368 New definition for use category.
2369 Revised since Module 1 to include transmission lines, gas facilities, and associated facilities and to define major electric substation to be on 5 acres or more.
2370 Revised since Module 1 to add minor electrical substation. City staff is discussing removing minor utilities from the UDO, and based on those discussions this definition may be removed before the UDO is finalized.
2. Aboveground electrical transmission lines or natural gas pipelines, flood control or drainage facilities, transportation or communications utilities, and similar facilities of public agencies or utilities; and

3. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, poles or cables, switch boxes, transformer boxes, cap banks, and underground water and sewer lines.

4. Minor utility facilities generally do not have employees on-site, and the services may be publicly or privately provided.

Vehicle
Any device that is capable of moving itself or being moved from place to place upon wheels or tracks, as well as devices capable of being moved on or through water or air, such as boats or airplanes, but such term shall not include any device designed to be moved by muscular power.

Vehicle Fleet Operations Center
A central facility for the distribution, storage, loading and repair of fleet vehicles, with or without associated dispatch services and offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, and other operations that require frequent coming and going of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, and taxi services.

Vehicle, Motor
A self-propelled device used for transportation of people or goods over land surfaces and licensed as a motor vehicle.

Vehicle-Related Operation
A land use category (including individual land uses) that includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices.

Veterinary Clinic and Hospital
Any establishment maintained and operated by a licensed veterinarian for surgery, diagnosis and treatment of diseases and injuries of animals. All facilities for housing animals shall be only for use incidental to medical treatment.

View Corridor
Designated areas associated with streets, particular land uses, or any City-designated trail corridor, public park, or recreational facility, where significant features can be seen in the background resulting in special design approaches or requirement to protect the view of those features.

Walkable Main Street
As used for MU-R zone districts surrounded by or adjacent to lands in the E-470 zone district Subareas, a street, at least 660 feet long, to act as a linear pedestrian feature within or connecting to the Focal Point. The Main Street shall be a public or private street or major walkway that serves as the primary walkable street in each MU-R district, and it may or may not allow automobile traffic (at the applicant's option). The building sites adjacent to the Main Street are referred to as Main Street Sites. In the case of a regional shopping mall containing at least 1,000,000 square feet of gross floor area, the Main Street may be designed as an extension of
the mall’s circulation axis to adjacent outdoor areas, provided at least 440 feet of the “Main Street” shall be located outdoors.

**Waste and Recycling**
A land use category (including individual land uses) that includes establishments that receive solid or liquid wastes from others for disposal on the site or for transfer to another location. The category includes uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. Waste and Recycling uses also include uses that recycle materials and receive hazardous wastes from others. Accessory uses may include offices, and repackaging and shipment of by-products.

**Water Feature**
Any permanent natural or artificial collection or display of water as an amenity.

**Wetlands**
Areas having: (1) hydric soils (in the area or close by if area has been under agriculture), (2) associated water-adapted hydrophytic plant materials, and (3) natural surface inundation of water for 15 consecutive days of the growing season or soils naturally saturated to the surface for 21 consecutive days of the growing season. All three criteria shall be present to meet this definition.

**Wildlife Habitat**
Specific geographic areas that provide the physical and biological features needed for life and successful reproduction of plant or animal species.

**Wind Energy System, Large**
A large wind energy conversion system that has an output rating greater than 100 KW that converts wind energy into electrical power for the primary purpose of sale, resale, or off-site use.

**Wind Energy System, Small Ground-Mounted**
A small wind energy conversion system, mounted to the ground, that has a rated capacity of 100 KW or less and is an accessory use within a zone district. The small wind system shall support the energy needs of the principal use on the site.

**Wind Energy System, Small Rooftop-Mounted**
A small wind energy conversion system, mounted to a rooftop, that has a rated capacity of 100 KW or less and is an accessory use within a zone district. The small wind system shall support the energy needs of the principal use on the site.

**Window Pane**
A plate glass surrounded by a framework.

**Winery**
An establishment that manufactures vinous liquors, and that may include a restaurant or a sample venue that sells the winery’s products, including retail sales, and as allowed under Article 47, Title 12, Colorado Liquor Code.

**Xeric Plants**
Xeric, xeriscape, drought tolerant, or drought resistant landscaping and/or plant species shall mean plant species that can survive on one half-inch to one inch of water per week and are listed in the reference materials found in this UDO or the landscape manual.

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2374 New definition for use category.
2375 New definition since Module 3.
2376 Added cross-reference to Colorado Liquor Code since Module 1 to ensure consistency with requirements of state statutes.
6.3. Definitions and Terms of Measurement

Xeriscape2377
A landscaping method typically utilized in arid or semi-arid climates that considers individual site conditions, soils and the use of specific water conserving plants, mulch and efficient irrigation to maximize water usage.

Y
Yard
That portion of a site not occupied by a building housing the principal and accessory uses.

Yard, Front
The open space on the same site with the building between every point on the front of such principal building and the front lot line of the site, extending the full width of the site, and measured perpendicularly to the building at the closest point to the front lot line. On a corner lot, the open space adjacent to the shorter street right-of-way shall be considered the front yard.

Yard, Irrigated Area2378
The total area of a lot or site that receives water from an irrigation system.

Yard, Rear
The open space on the same site with the building between the rear line of the principal building and the rear line of the site, extending the full width of the site, and measured perpendicular to the building at the closest point to the rear lot line.

Yard, Required
The open space between a lot line and the yard line within which no structure shall be located except as provided in this UDO.

Yard, Side
The open space on the same site with the principal building situated between the building and the side line of the site and extending from the front yard to the rear yard.

Z

Zeroscaping2379
The practice of removing or avoiding the use of living landscape materials such as lawn or plants and replacing them with non-living landscape materials.

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2377 Principles of xeriscape design were not carried forward. Definition expanded since Module 1.
2378 New since Module 3.
2379 New term and definition since Module 1.
**Zone (or Zone District or Zoning District)**
A specifically delineated area or district in the city within which regulations and requirements in this UDO govern the use, placement, spacing, and the size of land and buildings. A subarea of a zone district is a defined area within a named base or overlay zone district within which different permitted uses or development standards apply. Examples are the Main Street and General Sub-districts of the MU-OA zone district, and the Core and Edge Sub-districts of the MU-TOD district.2380

**Zone Lot**
A designated single parcel of contiguous land occupied by or capable of being occupied by a use or structure, the area of which is contained within the boundaries of one or more contiguous ownerships, plus one-half of any abutting alley and including one-half of any abutting dedicated street.

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2380 Wording revised to clarify that Subarea regulation are permitted, pursuant to current practice. Added language to define some district subarea since Module 1.