

1153.01 PERMITTED USES AND CONDITIONAL USES.

The table identified as “Table 1153.01: Permitted Uses and Conditional Uses” identifies the permitted uses and conditional uses, in the respective zoning districts, for which land and structures may be used or occupied, or for which structures may be erected, constructed, enlarged, moved or structurally altered, subject to conformance with all requirements of this Code. Additional permitted uses and conditional uses may be identified in other provisions of this Code.

(Ord. 2014-165. Passed 1-26-15.)

Table 1153.01 Permitted Uses and Conditional Uses														
Key: P - Permitted Use C - Conditional Use														
RESIDENTIAL USES	R1	R2	R3	R4	R5	PD	T1	C1	C2	C3	O1	I1	MU	
One-family dwelling	P	P	P	P	P	P							P	
Two-family dwelling					P									
Multi-family dwelling				C		P							C	
Renting of dwelling unit	C	C	C	C	C	C							C	
Home Occupation accessory to a dwelling	C	C	C	C	C	C							C	
Recreation uses						P							C	
PUBLIC AND SEMIPUBLIC USES	R1	R2	R3	R4	R5	PD	T1	C1	C2	C3	O1	I1	MU	
Public school, parochial school	C	C	C	C	C								C	
Place of worship	C	C	C	C	C								C	
Utility and appurtenant structures	C	C	C	C	C								C	
Public outdoor recreation facility	C	C	C	C	C								C	
Other public facilities	C	C	C	C	C								C	
Cemetery	C	C	C	C	C								C	
Institutions													C	
Assisted living and other comparable uses				C									C	

COMMERCIAL & OFFICE USES	R1	R2	R3	R4	R5	PD	T1	C1	C2	C3	O1	I1	MU
Alcohol and beverage sales								P	P				P
Liquor sales										P			P
Appliance store								P	P	P			P
Auto repair								C					C
Auto wash								C					C
Bowling alley								P	C	C			C
Banking establishment								P	P	P			P
Banks, finance companies, insurance, real estate											P		P
Barber, beauty shop								P	P	P			P
Bed and breakfast tourist homes							C						C
Business services								C	C		P		C
Child day care center							C				C		C
Clothing and apparel store								P	P	P			P
Counseling services							C						C
Department store								P	P	P			P

Drive-up service, accessory to a permitted or conditionally permitted use of this District									C	C		C		C
Drug store									P	P	P			P
Dry cleaning, laundry									P	P				P
Food sales, including supermarkets									P	P	P			P
Food preparation and processing to be retailed on premises only									P	P				P
Funeral home									C	C				C
Furniture store									P	P	P			P
Gasoline service station									C					C
Hardware sales									P	P	P			P
Instructional studio for art, music, dance									C					C
Training schools for the arts or professions												P		P
Jewelry store									P	P	P			P
Medical, dental, health services, clinics												P		P
Motel including recreation facilities for use of clients										C				C
Office for sales and distribution									P	P	P	P		P

Office for sales and distribution, except that sample goods only may be displayed and no goods shall be stored or sold at retail or wholesale on the premises.														
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COMMERCIAL & OFFICE USES (cont'd)	R1	R2	R3	R4	R5	PD	T1	C1	C2	C3	O1	II	MU
Offices such as real estate									P	P			P
Offices for professional use such as medical, dental, legal, architectural, professional engineers							C	P	P	P	P		P

Office supply and stationery store									P				P
Organization or association								C	C				C
Outdoor sales or display, accessory to a permitted or conditionally permitted use of this District								C	C				C
Party center								C	C				C
Photography, interior design, artist studio							C						C
Racquet club, health club											C		C
Private outdoor recreation facility	C	C	C	C	C								C
Restaurant, sit down or counter service								P	P				P
Restaurant, drive-up as accessory to sit-down restaurant only								C	C				C
Restaurant, excluding drive-in or eat-in-car type										P			P
Shoe repair shop								P	P	P			P
Shoe store								P	P	P			P
Skating rink, indoor								P	C	C			C
Theater									C	C			C

TV, radio, record and electronics shops, including sales and servicing											P					P
Travel bureau											P					P
Variety store											P	P				P
Veterinary hospital											P					P
Video store											P					P
The following are conditionally permitted provided that they shall only be located within a building in which at least 75% of the floor area is in use for or reserved for permitted uses: (1) Restaurant (2) Personal services, including but not limited to dry cleaning, barber and beauty shops (3) Drug store (4) Florist shop, gift shop															C	C

INDUSTRIAL USES	R1	R2	R3	R4	R5	PD	T1	C1	C2	C3	O1	II	MU
The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, wood products, drugs, perfumes, pharmaceuticals, toiletries, and food products, except the rendering or refining of fats and oils.													P
Warehousing													P
Research laboratories and offices													P
Newspaper and blueprinting establishments													P
Utility substations													P
Fire stations													P
Railroad facilities													P
Clothing, leather goods, and athletic equipment													P
Metal processing, such as fabrication, stamping, extrusion, welding, finishing, polishing and assembly of small products such as: (1) camera, clock, jewelry, cutlery, and kitchen utensils (2) electrical appliances such as lighting fixtures, irons, fans, toasters, and toys (3) electrical equipment such as home radio and television, movie equipment and small electrical supplies (4) hand tools, dies, engineering, medical, and musical instruments and similar small steel products (5) products for rotational equipment such as antifriction devices and other products for driving, connecting or rotating loads in accordance with the principles of rotary technology													P
Plastic molding and extrusion													P
Motel complex which may include: motel services including restaurants, recreational facilities, office buildings, assembly rooms, and gasoline service stations													C

Recreational development																		C		
Oil and gas																			C	

INDUSTRIAL USES(cont'd)	R1	R2	R3	R4	R5	PD	T1	C1	C2	C3	O1	I1	MU	
Lumber yard for retail lumber sales													C	
Retail or wholesale, accessory to a permitted or conditionally permitted use of this District													C	
Wholesale storage of petroleum, gasoline, and oil, limited to 1,000 feet depth north of the south property line of the City													C	
Contractors' yards and storage facilities													C	C
Exterior storage, accessory to a permitted or conditionally permitted use of this District													C	
Temporary building incidental to construction	C	C	C	C	C									
Comparable Use							C	C	C	C	C	C	C	C

NOTES:

- * The T1 Transitional Commercial Service District is an overlay district in which the permitted and conditional uses of the underlying district may also be established according to the provisions of this Code.
- * Permitted and conditional uses for the PD Planned Development District are as provided in the text of Chapter 1171.

(Ord. 2014-143. Passed 12-1-14; Ord. 2014-165. Passed 1-26-15; Ord. 2018-147. Passed 12-17- 18.)

1153.07 PRE-EMPTED USES.

State and federal laws may require the City of Aurora to allow the establishment of certain uses which are not listed as permitted or conditionally permitted uses for the Districts. Where state or federal regulations require that such a use be allowed, all provisions of this Zoning Code shall apply to the use to the extent that the application of the provisions is consistent with and not precluded by state or federal laws.

(Ord. 2014-165. Passed 1-26-15.)

1153.08 PROHIBITED USES.

Any use which is not specifically listed as a permitted use or a conditional use in Table 1153.01 Permitted Uses and Conditional Uses for one or more of the zoning districts is a prohibited use in the City of Aurora unless otherwise approved according to the requirements and procedures established in this Code. A prohibited use shall not be established in any district of the City of Aurora.

- (a) Medical Marijuana Dispensaries, Cultivation or Processing; as defined in Section 1133.02 .

(Ord. 2016-116. Passed 10-24-16.)