

**CITY OF AURORA
ZONING ORDINANCE**

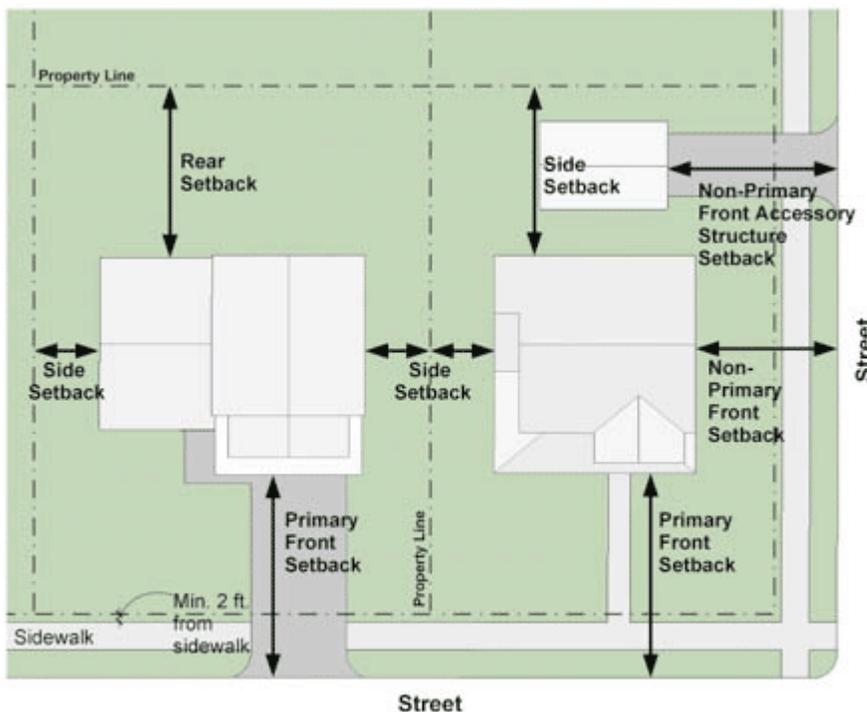
**EXHIBIT 2
Lot Dimensions and Setback Requirements**

Residential Zoning Dimensional Standards:

ZONING CLASS	MINIMUM LOT SIZE (Square Feet)	MAXIMUM DENSITY (Dwelling Unit/Lot)	Minimum Lot Width	SET BACK MINIMUMS			Maximum Building Height
				Front	Side	Rear	
R1	43,560	1	135	25	15	15	45
R2	21,780	1	100	25	10	15	45
R3	10,890	1	75	25	10	15	45
R4	6,000	1	60	25	5	15	45
RMF	2750/Unit	n/a	18	25	5	15	45
RMH	Minimum parcel: .5 Acres	n/a	Single Wide: 35 Double Wide: 40	25	5	15	35

Determining Setback Measurements

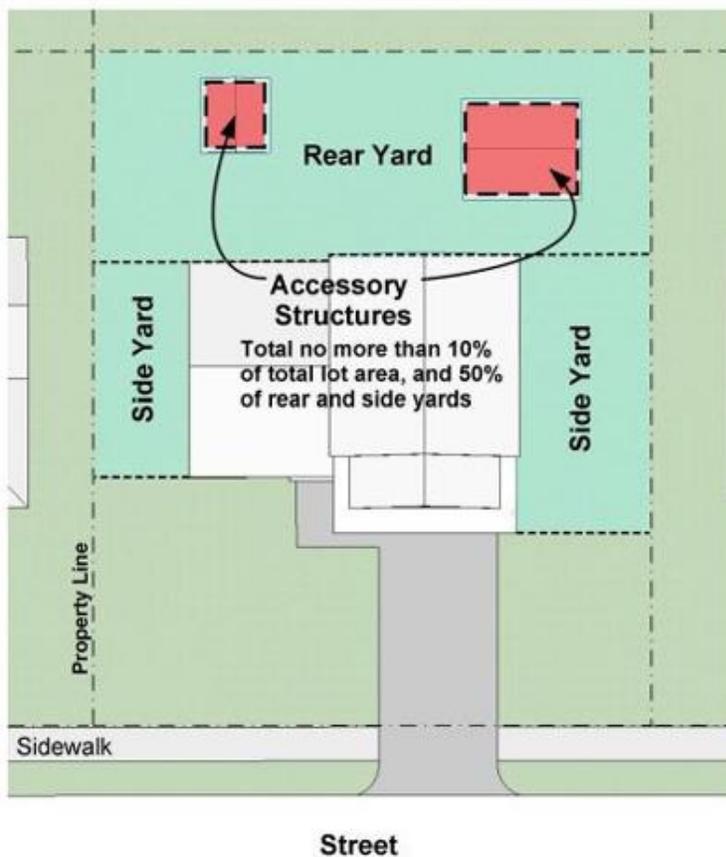
Setbacks in all Residential Zones (except RMF) shall be measured as follows:



ACCESSORY STRUCTURES – MINIMUM SETBACK REQUIREMENTS

Accessory Structures			
All Accessory Structures shall be located behind the front edge of the Primary Structure			
ZONING CLASS	SET BACK MINIMUMS		
	Non-Primary Front	Side	Rear
R1	20	10	10
R2	20	5	5
R3	20	5	5
R4	20	5	5
RMF	20	5	5
RMH	20	5	5

Determining Setbacks for Accessory Structures shall be as follows:



COMMERCIAL ZONING SETBACKS

	C1	C2	C3/C4
Rear Setback	20 ft	10 ft	25 ft
Front Setback	0 ft*	10 ft*	20 ft*
Side Setback	0/10 ft**	0/10 ft**	0/10 ft**
Maximum Building Height	45 ft	45 ft	45 ft

*When adjacent to Highway 114 or FM 718, the front setback shall be 100' from the center of the state roadway.

** Where construction types and the International Building Code allow, the side yard setback in any commercial zone may be zero; provide, however, that the setback between a building and a right-of-way will not be less than ten feet.

INDUSTRIAL ZONING SETBACKS

	I-H	I-L/I-O
Permitted Lot Coverage	N/A	N/A
Front Setback	20	15
From Centerline of State Roadway	100	100
Rear Setback	Per IBC/IFC Standards	
Rear Setback if adjacent to Residential Zone	20	30
Side Setback	Per IBC/IFC Standards	
Side Setback if adjacent to Residential Zone	20	30
Corner lot side yard setback to street line	20	15
Hight Limit	45	45

Industrial Setback may be reduced through the approval of a conditional use permit

Industrial Building height may be increased through the approval of a conditional use permit.

Once the required right-of-way for planned improvements has been acquired through dedication, setbacks shall be consistent with the setback requirements listed above