

49-108.8 "DF" Downtown Fringe District

(a) *Title.*

- (1) The Downtown Fringe District shall be designated as "DF" on the zoning map.

(b) *Intent & Purpose.*

- (1) *Purpose.* The purpose of the downtown fringe district is to promote economic development by allowing a maximum of uses to be permitted near the center of the city consistent with protection of residential uses, enhancement of the area's image and physical appearance, maintenance of circulation safety, and the assurance of compatibility with surroundings.
- (2) *Intent.* The downtown fringe district is intended to permit a large number of land uses, while requiring municipal review of traffic-related and large-scale uses, performance standards for industrial uses, and the maintenance of certain land use functions within enclosed buildings or otherwise totally screened from public view.

(c) *District Specific Regulations.*

(1) *Rules.*

- a. Density and intensity. There shall be no restrictions or regulations regarding a minimum lot area, minimum lot width, maximum ground coverage, minimum ground floor area per building, maximum floor area ratio, or maximum height (except as provided by the building code). Dwelling standards are provided by the applicable codes and ordinances.
- b. Existing buildings. As provided by this the F Downtown Fringe District, and sec. 49-105, where applicable.

(2) *Reserved Definitions.*

(d) *Use Regulations.*

(1) *Permitted uses.*

- a. The following uses shall be permitted as specified in this section excepting related outside storage of vehicles, boats, equipment, or materials, as either a principal or accessory use.
- b. Retail.
 1. Agricultural implement sales and service when conducted wholly within an enclosed building.
 2. Air conditioning sales and service.
 3. Auto and vehicle sales, new.
 4. Boat showroom and repairs, including outboard engine service.
 5. Building material sales, wholly within a building, where all delivery vehicles have no more than two (2) axles, and where off-street, on-site parking is provided as specified in the Bulk Restrictions Section, but only at the locations where such uses presently exist: 223 Spring Street, and 58 S. Lake Street.

6. Clothing-related uses (new), such as wearing apparel, shoes, hats, dresses, furriers, department stores, sewing supplies, and fabric stores.
7. Craft sales and manufacture, such as decorative metal, pottery, woodworking, art studios, similar fine art uses.
8. Food and consumables, such as groceries, meat and fish markets, delicatessens, food stores, fruit stores, farmers' markets, candy, ice cream, tobacco and bakery shops.
9. Garden supply and feed stores, wholly within a building.
10. General, such as drugstores.
11. Gift uses, such as gift, greeting card, pet and frame shops, and florists.
12. Hobby uses, such as coin and stamp, camera and photo supply, hobby, antique, art galleries, sporting goods, toys, leather and luggage, musical instrument sales and repair, costume rental, record and video shops.
13. Household uses, such as hardware, household, locksmiths and variety stores.
14. Information-related uses, such as art and school-supply stores, office supply stores, bookstores, stationery stores, newsstands and reading rooms.
15. Light durable sales and repair, such as bicycles, furniture and upholstery, carpet, sewing machine, typewriter and adding machine, computer, stereo and electronics, radio and television, jewelry, watches and electrical appliances.
16. Other uses compatible to the above uses, in keeping with the intent of this section.

c. Office/professional.

1. General uses, such as public office buildings, utility offices, telecommunication exchanges, and civic organizations.
2. Headquarters of organizations, businesses, wholesale operations, and corporations.
3. Health practitioners, such as physicians, dentists, opticians/optometrists, medical and dental clinics, ortho and medical appliances, chiropractors and naprapaths.
4. Laboratories/precision manufacturing, such as medical, dental, photography, research, testing and experimental laboratories, and jewelry, optical and instrument manufacturing concerns.
5. Media uses, including radio and TV stations and studios (but not transmission towers, which are regulated by the Use Regulations Section hereof and the Telecommunications and Cable Television Chapter of the City of Aurora Code of Ordinances).
6. Art uses, including photographer and artist studios, interior decorators, and advertising agencies.
7. Professionals, such as attorneys, architects, engineers and consultants.

8. Other uses compatible to the above uses, in keeping with the intent of this the F Downtown Fringe District.

d. Public and semipublic uses.

1. Organizations, such as clubs and lodges.
2. Schools, such as colleges and universities, music, dance, business, commercial, trade, art, vocational and professional.
3. Other uses compatible to the above uses, in keeping with the intent of this the F Downtown Fringe District.

e. Reserved.

f. Services.

1. Clothing services, such as dressmaking, millinery, tailoring, shoe and hat repair, and laundries and drycleaners.
2. Contractors offices and shops of ten thousand (10,000) square feet or less, where all fabrication and storage of material is within an enclosed building, where all delivery vehicles have no more than two (2) axles, and where off-street, on-site parking is provided for all delivery vehicles.
3. Drive-in financial uses, provided the provisions of Site Plan Review within the F Downtown Fringe District are complied with.
4. Duplicating services, such as blueprinting, photostatting, quick print shops, and publishers' editorial offices and printing operations (providing noise, vibrations and emissions are not detectable at the property lines).
5. Financial uses (non-drive-in), such as banks and savings institutions, finance, insurance, stock brokers, real estate and employment agencies, and currency exchanges.
6. Garden equipment repair, when conducted wholly within an enclosed building.
7. Health and beauty uses, such as barber and beauty shops, health clubs, racquetball clubs, self-defense schools and personal service shops.
8. Household services, such as interior decorator shops, upholstery, drapery and slipcover manufacture, glass cutting, glazing and mirror shops.
9. Plumbing and heating supply shops.
10. Undertaking establishments, providing off-street parking is provided, as specified in the Bulk Restrictions Section.
11. Wholesale storage and/or sales, when conducted wholly within an enclosed building.
12. Other uses compatible to the above uses, in keeping with the intent of this the F Downtown Fringe District.

g. Amusements.

1. Dining uses (not drive-in), such as restaurants, caterers, and establishments where alcoholic beverages are served.

2. Entertainment uses, such as indoor theaters, cultural centers, and nightclubs.
3. Indoor recreation places, such as arcades, bowling alleys, gymnasiums, skating rinks, archery ranges or golf practicing ranges.
4. Poolrooms.
5. Other uses compatible to the above uses, in keeping with the intent of this the F Downtown Fringe District.

h. Other permitted uses.

1. Accessory buildings, as regulated in the Use Regulations Section hereof, except that such buildings shall be of the same construction as the primary building.
2. Dish antennae (on the roof).
3. Signs, in accordance with the Bulk Restrictions Section.
4. Solar collection apparatus (on the roof).
5. Temporary buildings and uses for construction purposes are permitted for a period not to exceed one (1) year.
6. Other uses compatible with the above uses, in keeping with the intent of this the F Downtown Fringe District.

(2) *Conditional Uses.*

- a. Financial institutions with drive thru facilities
- b. Residential and non-residential parking facilities when located in the front or side yards or when the sole use of use of a property

(3) *Accessory Uses.*

(4) *Limited but Permitted Uses.*

- a. Hotel, conference, provided that it is included as part of a planned development.
- b. Alternative Energy Systems pursuant to the Use Regulations Section of the Aurora Zoning Ordinance.
- c. Residential. Dwelling units above the first floor, or in buildings constructed as residential structures, shall be permitted in the downtown fringe when such units each contain a separate bathroom and a full service, ventilated kitchen. Inspection and licensing of all downtown fringe dwelling units shall be in accordance with appropriate city codes. Dwelling units shall not be mixed with other uses on a single floor unless separated from such other uses by a continuous wall, and unless such other uses are provided with a separate entrance.

(e) *Bulk Restrictions.*

(1) *Building, Dwelling and Structure Standards.*

(2) *Floor Area Ratio.*

(3) *Height.*(4) *Landscaping.*

- a. Such requirements shall be as specified in sec. 49-105.4. In addition, all parking lots in the downtown fringe district shall be landscaped as follows: The view of any parking lot or area shall be screened from any street or public way by means of a building, a compact hedge two (2) feet high at time of planting, or a decorative masonry wall three (3) feet high. In addition, one (1) tree shall be planted in the parking lot for each ten (10) parking spaces or major fraction thereof. Landscape materials shall be maintained in a healthy condition and any such materials that die shall be replaced by the end of the next planting season.

(5) *Lot Size.*(6) *Lot Coverage.*(7) *Monotony Standards.*(8) *Nonconformity.*(9) *Obstructions.*(10) *Parking and Loading.*

- a. Off-street parking shall be in accordance with sec. 49-105.13 except that surface parking constructed after the effective date of this the F Downtown Fringe District shall be allowed only in the rear yard of a zoning lot. Parking constructed after the effective date of this the F Downtown Fringe District in a front or side yard or as the sole use of a property shall be permitted only as a conditional use.

(11) *Performance Standards.*

- a. Uses in the downtown fringe district shall be conducted so as to preclude any nuisance, hazard or offensive condition including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbances, humidity, heat, cold, glare or night illumination. Said uses must be compatible with the downtown core uses, including dwelling units and retail. Prior to the issuance of a building or occupancy permit, or at any other time, the building official may require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety and general welfare from any nuisance, hazard or offensive condition.

(12) *Setbacks.*

- a. No exterior or interior yard setbacks shall be required except for the following. River yards shall be measured from the retaining wall or the mean water level, as determined by the city engineer.

ITEM	SETBACK (in feet)
PARKING LOTS	
Exterior Yard	5
River Yard (with or without walkway)	15
BUILDINGS	

River Yard (with or without walkway)	15
--------------------------------------	----

(13) *Signs.*

- a. Such requirements as are specified in article 19 of the Aurora Building Code.

HISTORY

Amended by Ord. [O23-087](#) on 12/5/2023