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- 1530 COMMUNITY RESIDENCE, TRANSITIONAL: This 1500 use category is comprised of establishments where a dwelling structure is occupied by a group of unrelated persons who have been paroled for criminal offenses, or a dwelling structure which serves as an alternative to incarceration for persons with criminal offenses. Including but not limited to, work release center, halfway house (correctional), transitional living quarters or comparable facilities.
- 2195 AUTOMATED/UNSTAFFED BUSINESS DEVICES: This 2100 use category consists of any automated device which dispenses, sells, vends, or collects goods or services with no attendant required. Including but not limited to vending machines, "atm" banking machines, newspaper stands, and other coin/card operated devices.
- 2195.1 DONATION COLLECTION BIN: This 2100 use category consists of containers intended to accept and store donated items for collection.
- 5270 JUICE BARS, DRY CABARETS, TEENAGE CABARETS, AND OTHER NON-ALCOHOLIC BARS: This 5200 use category is comprised of establishments which are designed, used or intended to be used primarily for participation by the public assembling for entertainment or amusement purposes, including but not limited to music, music videos and dancing but excludes any establishment which serves alcoholic beverages.
- 3150 RECYCLING CENTERS: This 3100 use category is comprised of establishments which are entirely within a completely enclosed building where scrap metal, paper, rags or other recyclable materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, but excluding recycling yards/junk shops.
- 3410 RECYCLING YARDS/JUNK SHOPS: This 3400 use category is comprised of establishments which consist of an open area where scrap metal, paper, rags or other recyclable materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including auto and building wrecking yards, but excluding recycling centers. This use shall be wholly enclosed by a solid wall or fence, not less than 7 feet in height, and no material shall be piled or stacked to a height of fifteen (15) feet above the ground level.
- 5200 SPECIAL PURPOSE RECREATIONAL INSTITUTIONS: This 5000 use category is comprised of establishments which, as a primary use, provide facilities for amusement, entertainment or recreational activities. Including but not limited to the following: arcade, auditorium, stadium, arena, armory, gymnasium, or other similar places for public events; health club, bowling alley, dance hall, skating rink, archery range, golf practice range, miniature golf course, swim club, tennis, handball and racquetball club and similar activities.
- 5210 COMMUNITY CENTER: This 5200 use category is comprised of establishments which as a primary use provide multi-use facilities for public events, recreation and community services. Establishments in this category are public locations where members of a community may gather for group activities, social support, public information and other purposes. They may sometimes be open for the whole community or for a specialized group within the greater community.

5230 GOLF COURSES, PUBLIC OR PRIVATE: This 5200 use category is comprised of establishments which, as a primary or accessory use, allow for playing of golf on a tract of land laid out for at least nine holes and improved with trees, greens fairways, and hazards and that may include a clubhouse and shelter.

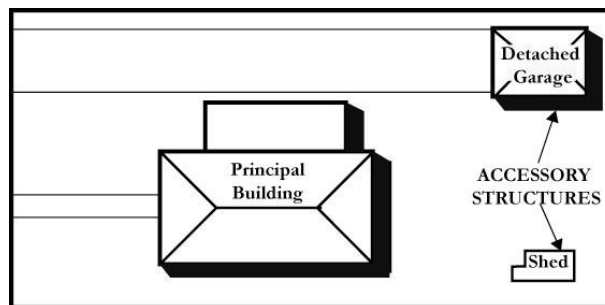
5400 NATURAL AND OTHER RECREATIONAL PARKS: This 5000 use category is comprised of establishments, the primary use of which is recreational and open space without special economic functions. Including but not limited to the following: Community parks; Communitywide special parks; Conservation/protection parks; Linear parks; Neighborhood parks; Public and private parks or playgrounds.

5410 AMUSEMENT OR THEME PARK OR FAIR: This 5400 use category is comprised of indoor or outdoor establishments, which may include buildings, where there are various devices for entertainment, including but not limited to rides, games, sale of items, shows and entertainment, food services, and souvenir sales. This use excludes carnivals and circuses which comply with the requirements in Chapters 8 and 9 of the Aurora Municipal Code.

7200 COMMUNITY GARDENING: This 7000 use category is comprised of establishments where the primary use of the land is for gardening and other horticultural uses where no building is involved and when no sale of product is conducted on the premises. This use typical includes rented or leased small plots of land where produce is grown for individual consumption.

ABOVE GROUND COMMUNICATION AND ELECTRIC UTILITY FACILITY: An above ground structure used by a wire utility, such as telephone, cable, cell towers, or electric service, to provide services to the public where the structure is sized greater than 4' x 3' x 2'

ACCESSORY STRUCTURES AND USES:



Is one which: is subordinate to and serves a principal building or principal use; and is subordinate in area, extent, or purpose to the principal building or principal use served; and contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and is located on the same zoning lot as the principal building or principal use served with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served.

DWELLING UNIT:	One (1) or more rooms in a residential structure or apartment hotel, designed for occupancy by one (1) family, for living and sleeping purposes.
EDUCATIONAL INSTITUTION:	Public, parochial, charitable or nonprofit junior college, college or university, other than trade or business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants and other incidental facilities for students, teachers and employees.
ELECTRONIC DATA STORAGE CENTER:	An establishment used for the storage and operation of computer systems and related equipment for the maintaining, storing, processing and routing of data and related activities. An Electronic Data Storage Center shall be at least 150,000 square feet with no more than five percent (5%) of the square footage being office use; and have at least three (3) generators and at least one (1) electrical substation and transformer(s) or similar infrastructure.
ESSENTIAL COMMERCIAL VEHICLE:	A Commercial vehicle, excluding a tow truck or a panel truck, that is used for essential emergency twenty-four (24) hour service such as electrical, mechanical and plumbing contracting, and does not exceed a State of Illinois licensure classification of "D" when the vehicle is also the owner's principal means of transportation to and from their place of employment
FACADE:	Any side of a building that faces a public street or a main parking area on the site.
FAMILY:	One (1) or more persons related by blood, marriage, or adoption, or a group of not more than three (3) persons (excluding servants) who need not be related by blood, marriage or adoption, living together and maintaining a common household, but not including sororities, fraternities or similar organizations.
<b><u>FARMERS MARKET:</u></b>	<b><u>A public market at which farmers and often other vendors sell produce directly to the consumer.</u></b>
FINANCIAL INSTITUTIONS	Banks, currency exchanges, credit unions, finance companies, brokerage offices, pay day loan stores, and other similar establishments.
FLEA MARKET:	A retail facility that is divided into booths, which can be individually rented or leased to multiple vendors.
FLOOD-CREST ELEVATION:	The elevation equal to the flood-crest level of record designated by the city engineer or another governmental official or body having jurisdiction applicable to the property.

## **CHAPTER B. ZONE DISTRICTS**

### **SECTION 6. OPEN SPACE ~~/RECREATION, /AND PARK~~ AND RECREATION DISTRICT**

#### **6.1. Title:**

~~6.1-1. This district shall be entitled "public open space/recreation/park" and be delineated on the Aurora zoning map with "P".~~

#### **6.2.6.1. Intent & Purpose**

##### 6.2-1. Statement of Intent:

~~6.2-1.1.6.1-1.~~ 6.1-1. These districts shall establish land use regulations for publicly held open space, recreational areas, and parks within the City of Aurora with the intent:

- ~~A.~~ 6.1-1.1. To provide a zoning district that shall allow public open space, recreational areas and parks ~~to be developed without any further planning review process consistent with Aurora's and all appropriate Park District comprehensive plans;~~ and
- ~~B.~~ 6.1-1.2. To ~~apply this~~ provide a zoning district ~~that shall allow to all existing publicly held public~~ open space, recreational areas and parks to be developed according to said planning efforts; and
- ~~C.~~ To apply this district to newly annexed land intended for open space, recreational and park consistent with Aurora's and all appropriate park district comprehensive plans; and
- ~~D.~~ 6.1-1.3. To provide facilities that are accessible for all socioeconomic groups; and
- ~~E.~~ 6.1-1.4. To allow active and passive recreational activities; and
- ~~F.~~ 6.1-1.5. To cooperate with all interrelated governmental agencies in utilizing common resources in establishing facilities; and
- 6.1-1.6. To establish safe and secure facilities; and
- ~~G.~~ 6.1-1.7. To encourage preservation of natural areas that have maintained features of the physiographic region; and
- ~~H.~~ 6.1-1.8. To encourage conservation of wildlife sanctuaries and habitats; and
- ~~I.~~ 6.1-1.9. To encourage preservation of scenic areas; and
- ~~J.~~ 6.1-1.10. To provide for the interconnection of open space, recreational areas and parks with parkways, rural drives and parkways; and
- ~~K.~~ 6.1-1.11. To maximize the benefit of the public parks within the city while minimizing the impacts on surrounding land uses; and
- ~~L.~~ 6.1-1.12. To buffer any active recreational uses from residential land uses.

#### **6.2. Rules**

6.2-1. \_\_\_\_\_ Section 3.2 in the Aurora Zoning Ordinance shall apply.

#### **6.3. Open Space, Park and Recreation District Specific Regulation**

##### 6.3-1. Rules:

~~6.3-2.6.3-1.~~ Definitions.

~~6.3-2.1.6.3-1.1. The Rules and Definitions~~ Section 3.3 in of the Aurora Zoning Ordinance shall apply be applicable to this district along with the following more specific definitions:

~~6.3-2.2. Community park: An active or passive recreational facility for all age groups within driving distance of its location (typically a thirty-minute driving time), which has an emphasis on family and group programmed activities available on a year-around basis.~~

~~6.3-2.3. Communitywide special park: An active or passive recreational facility for all age groups, which has an emphasis on one or more singular purpose activities outside the normal park setting.~~

~~6.3-2.4. Conservation/protection park: A passive recreational facility for all age groups, which has an emphasis on preserving environmentally sensitive areas and natural resource features.~~

~~6.3-2.5. Linear park: A recreational facility for all age groups, which has an emphasis on providing non-motorized linkages within the open space system.~~

~~6.3-2.6. Neighborhood park: A passive recreational facility with limited active capability for all age groups within walking distance of its location (typically one-half-mile radius), which has an emphasis on informal play activities rather than intensely scheduled activities.~~

#### **6.4. “OS-1” Conservation, Open Space and Drainage District**

##### 6.4-1. Title

6.4-1.1 The Conservation, Open Space and Drainage District shall be designated as “OS-1” on the City of Aurora Zoning Map.

##### 6.4-2. Intent & Purpose

6.4-2.1. The “OS-1” Conservation, Open Space and Drainage District is intended to regulate and protect public and private drainage area, stormwater management facilities and passive open space within the City of Aurora.

##### 6.4-3. District Specific Regulations

6.4-3.1. Rules. Section 3.2 in the Aurora Zoning Ordinance shall apply in addition to the following:

A. No buildings or structures shall be permitted except as provided in this Section.

B. No parking facilities shall be permitted.

6.4-3.2. Definitions. Section 3.3 in Aurora Zoning Ordinance shall apply.

##### 6.4-4. Use Regulations

6.4-4.1. Permitted uses. The following uses shall be allowed in this district:

A. 7300 Stormwater management facilities, drainage area, and common and landscape areas

B. Any other use determined to be compatible with the above-stated uses and those uses adjoining.

6.4-4.2. Special Uses. The following uses shall be the only additional uses in this district that may be allowed by special use permit pursuant to the Administration Section of the Aurora Zoning Ordinance

A. 8000 Planned development

6.4-4.3. Accessory Uses and Structures. The following accessory uses and structures shall be permitted herein, when not affecting the drainage:

A. Public utility communication, electric, gas, water and sewer lines, their supports and incidental equipment.

B. Fences and walls

C. Temporary recreational equipment

D. Bike paths and sidewalks

6.3-4.4. Limited but Permitted

A. 5400 Natural and other recreational parks, when limited to conservation/ protection parks.

6.4-5. Bulk Restrictions

6.4-5.1. Building, Dwelling & Structure Standards

A. Reserved

6.4-5.2. Floor Area Ratio

A. Reserved

6.4-5.3. Height

A. The maximum height of buildings and structures shall be thirty-five (35) feet.

6.4-5.4. Landscaping

A. Section 5.4 in the Aurora Zoning Ordinance shall apply.

6.4-5.5. Lot Size

A. Reserved

6.4-5.6. Lot Coverage

A. Lot coverage shall not exceed five (5) percent.

6.4-5.7. Monotony Standards

A. Reserved

6.4-5.8. Nonconformity

A. Section 5.8 in the Aurora Zoning Ordinance shall apply.

6.4-5.9. Obstructions

A. The following obstructions shall be permitted in all yards:

i. Public utility communication, electric, gas, water and sewer lines, their supports and incidental equipment.

ii. Fences and walls

iii. Temporary recreational equipment

iv. Bike paths and sidewalks

6.4-5.10. Performance Standards.

A. Section 5.10 in the Aurora Zoning Ordinance shall apply.

6.4-5.11. Setbacks

A. The same regulations as required in the R-1 One-family dwelling district shall apply.

6.4-5.12. Signs

A. The same regulations as required in the R-1 One-family dwelling district shall apply.

6.4-5.13. Parking And Loading

A. Reserved

**6.5. “OS-2” Open Space and Recreation District**

6.5-1. Title

6.5-1.1 The Open Space and Recreation District shall be designated as “OS-2” on the City of Aurora Zoning Map.

6.5-2. Intent & Purpose

6.5-2.1. The “OS-2” Open Space and Recreation District is intended to regulate private and municipal recreational areas within the City of Aurora. These facilities may have passive play activities or may have programmed events with emphasis on a singular purpose activity.

6.5 -3. District Specific Regulations

6.5-3.1. Rules. Section 3.2. in the Aurora Zoning Ordinance shall apply in addition to the following:

A. No buildings or structures shall be permitted except as provided in this Section.

6.5-3.2. Definitions. Section 3.3. in Aurora Zoning Ordinance shall apply.

6.5-4. Use Regulations

6.5-4.1. Permitted uses. The following uses shall be allowed in this district:

A. 5400 Natural and other recreational parks

B. 5230 Golf Courses, public or private

C. 7200 Community garden

D. 7300 Stormwater management facilities, drainage area, and common and landscape areas

E. Any other use determined to be compatible with the above-stated uses and those uses adjoining.

6.5-4.2. Special Uses. The following uses shall be the only additional uses in this district that may be allowed by special use permit pursuant to the Administration Section of the Aurora Zoning Ordinance:

A. 8000 Planned development

6.5-4.3. Accessory Uses and Structures. The following accessory uses and structures shall be permitted herein:

A. All accessory uses permitted in the OS-1 Conservation, Open Space and Drainage District.

C. Recreational equipment

D. Restroom facilities

E. Gazebos

F. Picnic shelters

G. Clubhouse

H. Pools

I. 2199 Farmers market

J. 4170 Parking facility, non-residential

K. Any other accessory use determined to be compatible with the above-stated uses and those uses adjoining.

6.5-4.4. Limited but Permitted

A. Reserved

6.5-5. Bulk Restrictions

6.5-5.1. Building, Dwelling & Structure Standards

A. Reserved

6.5-5.2. Floor Area Ratio

A. Reserved

6.5-5.3. Height.

A. The maximum height of buildings and structures shall be thirty-five (35) feet.

6.5-5.4. Landscaping

A. Section 5.4 in the Aurora Zoning Ordinance shall apply.

6.5-5.5. Lot Size

A. Reserved

6.5-5.6. Lot Coverage

A. Lot coverage shall not exceed ten (10) percent.

6.5-5.7. Monotony Standards

A. Reserved

6.5-5.8. Nonconformity

A. Section 5.8. in the Aurora Zoning Ordinance shall apply.

6.5-5.9.Obstructions

A. Section 5.9. in the Aurora Zoning Ordinance shall apply.

6.5-5.10. Performance Standards.

A. Section 5.10. in the Aurora Zoning Ordinance shall apply.

6.5-5.11. Setbacks

A. The same regulations as required in the R-1One-family dwelling district shall apply.

6.5-5.12. Signs

A. The same regulations as required in the R-1One-family dwelling district shall apply.

6.5-5.13. Parking And Loading

A. Parking facilities may be developed as appropriate to park use.

**6.4.6.6. "P" Park and Recreation District**

~~6.4-1.~~6.6-1. Title

~~6.6-1.1.~~ The **"P" Park and Recreation** District shall be **entitled "public open space/recreation/park" and be delineated/designated as "P"** on the Aurora zoning map with "P".

6.6-2. Intent & Purpose

6.6-2.1. The "P" Park and Recreation District is intended to regulate public recreational areas which provide active recreational opportunities within the City of Aurora. These facilities offer multiple programmed activities including festivals, concerts, and other recreational and non-recreational events.

6.6-3. District Specific Regulations

~~6.4-2.~~ 6.6-3-1. Rules

~~6.6-2-1.~~A. Section 3.2. in the Aurora Zoning Ordinance shall apply.

6.6-3.2. Definitions.

~~6.4-3.~~ A. Section 3.3 in the Aurora Zoning Ordinance shall apply.

~~6.4-4.~~ 6.6-4. Use Regulations

6.6-4.1. Permitted uses.

~~6.4-4.1.~~ The following uses shall be allowed in this district:

- A. 5400 Natural and other recreational parks~~Community parks.~~
- B. Communitywide special parks.
- C. Conservation/protection parks.
- D. Linear parks.
- E. Neighborhood parks

B. 7300 Stormwater management facilities, drainage area, and common and landscape areas

~~F.C.~~ Any other use determined to be compatible with the above-stated uses, ~~and~~ those uses adjoining and those uses consistent with the Park District's Master Plan including but not limited to- golf courses, public, aquatic parks, and community centers.

~~6.4-5-6.6-4.2.~~ Special Uses.

~~6.4-5.1.~~ The following ~~special~~ uses shall be the only ~~type of~~ additional uses in this district that may be allowed by special use permit pursuant to Section 10.6 in the Aurora Zoning Ordinance ~~allowed in this district:~~

~~A. 8000~~ Planned development ~~pursuant to the Use Regulations Section.~~

~~6.4-5.2-6.6-4.3.~~

~~6.4-6.~~ Accessory Uses and Structures.

~~6.4-6.1.~~ The ~~Use Regulations~~ Accessory uses and Structures Section of the Aurora Zoning Ordinance shall ~~be applicable~~ apply in addition to the following:

A. All accessory uses permitted in the OS-2 Open Space and Recreation District

~~—A.— Notwithstanding any provision of the Use Regulations Section to the contrary, The following accessory uses and structures shall be allowed in communitywide special parks and conservation/protection parks:~~

~~B. i.—~~ Outside storage of park related materials

~~ii.—~~ Six-foot, zero-inch height chain-link fencing with barbwire.

~~C. Gas pump with~~ underground storage tanks.

D. Any other accessory use determined to be compatible with the above-stated uses, those uses adjoining and those accessory uses consistent with the Park District's Master Plan including but not limited to restaurant/food and beverage services, farmers markets, and festivals.

~~6.5-6.6-2.~~ Bulk Restrictions

6.6-5.1. Building, Dwelling & Structure Standards

A. Reserved

6.6-5.2. Floor Area Ratio

A. Reserved

6.6-5.3. Height

A. ~~Height of buildings:~~ The maximum height of buildings shall be forty (40) thirty-five (35) feet, zero (0) inches. ~~A. building height may exceed the bulk restriction where the required yard areas are increased by a ratio of two (2) for every one (1) increase in building height.~~

-B. Flagpoles, sports lighting and security lighting may exceed the bulk restriction.

6.6-5.4. Landscaping

A. Section 5.4 in the Aurora Zoning Ordinance shall apply.

- ~~6.5-1. 6.6-5.5. Lot Area~~  
~~6.5-1.1. A. Minimum lot size and width: None. Reserved~~
- ~~6.5-2. 6.6-5.6. Lot Coverage~~  
~~6.5-2.1. A. Lot coverage (maximum): Maximum lot coverage shall be consistent with adjoining properties. Reserved~~  
~~6.6-5.7. Monotony Standards~~  
~~A. Reserved~~
- ~~6.5-3.~~
- ~~6.5-4. 6.6-5.8. Nonconforming uses and buildings.~~  
~~6.5-4.1. A. The Section 5.8. of in the Aurora Zoning Ordinance shall be applicable apply.~~
- ~~6.5-5. 6.6-5.9. Obstructions~~  
~~6.5-5.1. A. Permitted obstructions: The Section 5.9. of in the Aurora zoning ordinance shall be applicable.~~
- ~~6.5-6. 6.6-5.10. Parking And Loading~~  
~~6.5-6.1. The Bulk Restrictions Section of the Aurora zoning ordinance shall be applicable with the provision that Parking facilities may be developed as appropriate to park use.~~
- ~~6.5-7. Performance Standards.~~  
~~6.5-7.1. A. The Section 5.10. of in the Aurora Zoning Ordinance shall be applicable.~~
- ~~6.5-8. 6.6-5.11. Setbacks~~  
~~6.5-8.1. A. Required yard areas: Shall be consistent with adjoining properties Reserved.~~
- ~~6.5-9. 6.6-5.12. Signs~~  
~~A. The same regulations as required in the R-1 One-family dwelling district shall apply in addition to the following:~~  
~~i. Informational and way-finding signs. Such signs shall not be larger than six (6) square feet in area and no more than five (5) feet high~~  
~~ii. Wall Signs. The maximum area of all wall signs on a façade shall be ten (10) percent of the building façade.~~  
~~Signs are allowed in accordance with the Aurora sign ordinance. 6.6-5.13. Parking And Loading~~  
~~A. Parking facilities may be developed as appropriate to park use.~~

## **SECTION 7. RESIDENTIAL DISTRICTS**

### **7.1. Purpose.**

ordinance, nor shall any defect render invalid any proceedings held in furtherance of any such amendment.

- C. The petitioner and/or property owner shall also file with the planning division no later than ten (10) days before the public hearing date, an affidavit verifying who posted the sign and the date and time of its posting, and including a location map showing where said sign was posted on the property and a photograph of said sign after it was erected.
- D. In connection with the requirements of this section, the following forms and instructions are contained in the appendix section of this ordinance.
  - i. Instructions for the posting of the sign.
  - ii. Affidavit form for posting of sign.
- E. Posting of sign exception. For property zoned residential (except in planned developments) that is proposed for zoning of a lesser intensity, the posting of sign requirements provided by this section shall not be required.

11.5-4. Publications. The planning department shall cause a notice of time, place and purpose of such hearing to be published in a newspaper of general circulation within the City of Aurora not more than thirty (30) days nor less than fifteen (15) days in advance of such hearing.

11.5-5. Hearing on application. Upon receipt in proper form of the application and statement referred to above, the plan commission shall hold at least one public hearing on the proposed amendment. However, the plan commission may continue from time to time the hearing without further notice being published.

~~11.5-5.1. Exception to the planning commission hearing the requirement. For a single lot zoned residential that is proposed for zoning of a lesser intensity, the public hearing shall be held before the planning and development committee. The planning and development committee may continue the hearing, from time to time, without further notice being published.~~

11.5-6. Findings of fact and recommendation of the planning commission. Within forty-five (45) days after the close of a hearing on a proposed amendment to change the zoning classification of a particular property, the planning commission shall make findings of fact based upon the evidence presented to it, with respect to the matters enumerated herein; shall enter its findings and recommendation thereon into commission meeting recordation; and shall submit a copy of the applicable minutes thereof to the mayor and the city council. In the interest of promoting the public health, safety, comfort, convenience and general welfare, the commission shall recommend no amendment for approval unless it shall find that the proposed amendment:

- A. Is in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora;
- B. Represents the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question;