

ORDINANCE NO. 2022- _____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 146 OF THE CITY CODE. THE UNIFIED DEVELOPMENT ORDINANCE (UDO) IN ORDER TO PROVIDE CORRECTIONS AND CLARIFICATIONS RELATING TO DATA CENTERS

WHEREAS, the City defines various land uses and identifies which zone district a land use is permitted in; and

WHEREAS, data center is currently included under the definition of Office, Flex; and

WHEREAS, creating a separate definition and land use and parking requirement for data center will clarify expectations; and

WHEREAS, the City Council finds it necessary for the health, safety and welfare of the City to create a separate land use definition and parking requirement for data centers.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The City Code of the City of Aurora, Colorado, is hereby amended for multifamily buildings, under Section 3.3.2.H, which shall read as follows:

3.2 Permitted Use Table, Table 3.2-1.

Add the use Data Center as the first use in the industrial category

Table 3.2-1 Permitted Use Table		P = Permitted C = Conditional use			A = Accessory to primary use T = Temporary use			V = Permitted if structure vacant for 5 years or more						OVERLAY DISTRICTS															
		RESIDENTIAL					MIXED-USE							SPECIAL PURPOSE			OVERLAY DISTRICTS												
ZONE DISTRICT & Subarea or Subdistrict		R-1		R-2		R-3		R-4		R-MH		MU-N		MU-OA			MU-TOD												
Land Use		R-R	A&B	C	A&B	C	R-3	R-4	R-MH	A&B	C	MU-OI	MU-C	OA-R1	OA-R2	OA-RMU	OA-MS	OA-G	MU-FB	Core	Edge	MU-R	MU-A	AD	APZ	I-1	I-2	POS	USE SPECIFIC STANDARD
Industrial																													
Data Center											P											C	C	P	P	P	P		

Section 2. The City Code of the City of Aurora, Colorado, is hereby amended to include a minimum parking requirement for the land use of Data Center, under Section 4.6.3.C, Table 4.6-1 as follows:

Table 4.6-1		
Required Off-Street Parking		sf. = square feet gfa = gross floor area
Number Required	Category	Required Parking
1	Data Center	1 space per peak-time employee

Section 3. The City Code of the City of Aurora, Colorado, is hereby amended to add the definition of Data Center and amend the definition of Office, Flex in Section 6.2.D table as follows:

Data Center.

A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes backup batteries and power generators, cooling units, fire suppression systems, and enhanced security features.

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, industrial, makerspace, light craft production and sales, research and prototype production, ~~data centers~~, or other light industrial or commercial uses.

Section 4. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 5. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this ____ day of _____, 2022.

PASSED AND ORDERED PUBLISHED this ____ day of _____, 2022.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

DANIEL L. MONEY, Senior Assistant City Attorney