

ORDINANCE NO. 2024- _____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.2.3 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO GREEN COURTS AND MOTOR COURTS

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for ordinance text amendments shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to the City Council for final decision; and

WHEREAS, on _____, following a public hearing, the Planning and Zoning Commission voted to recommend the ordinance text amendment to City Council.

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

Section Section 146-4.2.3.C of the Uniform Development Ordinance of the City of Aurora, Colorado, is hereby amended as follows:

C. *Green Court Dwellings.*

1. The following standards apply to all Green Court Dwelling developments, regardless of whether they are included in a development containing Small Residential Lots.

a. *Purpose.* The Green Court option is intended to contribute to a mix of housing types and land uses by permitting more flexible arrangements of buildings and open spaces. Green Court Dwelling developments are an arrangement of single-family residential products around a common open space area intended for use by residents and guests. Typically, Green Court Dwelling lots are smaller than average lots because they share a common space within a higher density format and are oriented perpendicular to a street. Green Court Dwellings and adjacent housing shall demonstrate quality design, provide open space that is accessible and usable by residents, and be designed to encourage resident interaction. Green Court Dwelling developments within a neighborhood should have a variety of home elevations, styles, and Green Court designs. Green Court Dwellings may also be located within blocks that include other nongreen Court housing products. A north-south orientation for Green Court open spaces is also encouraged. The

location and design of Green Court Dwellings should not negatively impact street frontage by creating extended lengths of side facing buildings or result in garages or the rear façades of buildings facing a street.

b. *Standards.* Green Court Dwelling developments shall comply with the following standards.

i. Only single-family detached, **two-family (duplex)** or attached dwellings are permitted in a Green Court Dwelling development.

Section. Section 146-4.6.3.E of the Uniform Development Ordinance of the City of Aurora, Colorado, is hereby amended as follows:

E. Motor Court Dwellings.

1. The following standards apply to all Motor Court Dwelling developments, regardless of whether they are included in a development containing Small Residential Lots.

a. *Purpose.* Motor-courts are an arrangement of single-family detached **and two-family (duplex) dwelling housing** units on very small lots sharing a common, private access drive. A motor-court is intended to contribute to a mix of housing types and land uses by permitting more flexible arrangements of building and open spaces. Motor-courts include relatively small amounts of outdoor private space, and contiguous groupings of these motor-courts are limited unless mitigated with additional outdoor space.

b. *Standards.* Motor Court Dwelling developments shall comply with the following standards:

i. This use is not permitted in the R-3 and R-4 zone districts in Subareas A and B.

ii. Only single-family detached **and two-family (duplex)** dwelling units are permitted in a Motor Court Dwelling development.

iii. No more than six single-family **detached** dwelling units **or eight two-family dwelling units** may obtain access from a public street through a shared driveline in a Motor Court Dwelling development.

iv. The minimum lot size of each lot is 2,500 square feet.

- v. The minimum lot width of each lot is 50 feet, as measured at the centerline of the private, shared driveline.
- vi. If four or fewer dwellings obtain access from the shared driveline, the minimum width of the driveline is 16 feet, and the driveline must be posted with “no parking – tow away zone” signs to ensure homeowner access and fire department hose pull activity.
- vii. If five or ~~six~~ **more** dwellings obtain access from the shared driveline, the minimum width of the driveline is 23 feet.
- viii. Dwellings on lots abutting a public or private street shall have front doors facing that street, and any fence between the dwelling and the street shall comply with the requirements of Section 146-4.7.9.L (Fences and Walls in Residential Developments).
- ix. All garages shall receive access from the shared driveline and not onto a private or public street.
- x. The front, side and rear setbacks of a Motor Court Dwelling development shall be measured from the outer lot lines of the Motor Court Dwelling development, and shall not apply to individual lots within the development. The front setback shall be the lot line adjacent to the street, rear is opposite the street and sides are perpendicular to the street.
- xi. The front setback for homes on lots abutting a public or private street shall be 10 feet for the house and five feet for a porch facing the street. The five foot setback shall be increased if necessary to accommodate utilities, required landscaping, or other City regulations.
- xii. For those lots abutting the rear property line, the minimum setback from the rear property line is 10 feet. For those lots abutting the side property lines, the minimum setback from the side property lines is five feet.
- xiii. The minimum separation between dwellings is 10 feet, and the minimum separation between garage doors on adjacent dwellings is 30 feet.
- xiv. If a wall or fence is provided along the rear property line, the provisions of [Section 146-4.7.5.D.8.b](#) shall apply.
- xv. Each Motor Court Dwelling development containing five or ~~six~~ **more** dwellings shall include at least two guest parking spaces.

Section . Repealer. All orders, resolutions, or ordinances 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 _____, 2024.

PASSED AND ORDERED PUBLISHED this ____ day of _____, 2024.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

LENA MCCLELLAND, Assistant City Attorney