

ORDINANCE NO. 2000-57

A BILL

FOR AN ORDINANCE AMENDING SECTION 22-133 AND REPEALING AND REENACTING SUBSECTIONS (3)B AND (4)C OF SECTION 146-2255(h) OF THE CITY CODE OF THE CITY OF AURORA, COLORADO, REGARDING QUALITY CONSTRUCTION STANDARDS, AND THE E-470 CORRIDOR ZONE DISTRICT, TO REQUIRE A MINIMUM AMOUNT OF BRICK AND MASONRY ON THE EXTERIOR OF RESIDENTIAL BUILDINGS

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

Section 1. That Section 21-133 of the City Code of the City of Aurora, Colorado, is hereby amended by adding subsection (k), which subsection reads as follows:

Sec. 22-133.                      Quality construction standards

(K)    RESIDENTIAL MASONRY DESIGN STANDARDS.

(1)    THE FOLLOWING STRUCTURES SHALL BE CONSTRUCTED WITH NOT LESS THAN THE FOLLOWING SPECIFIED AMOUNTS OF EXTERIOR BUILDING MATERIAL:

TYPE OF STRUCTURE	PERCENT OF NET FAÇADE AREA
SINGLE FAMILY DETACHED, DUPLEXES, AND SINGLE FAMILY ATTACHED TOWNHOMES	EITHER: 1. 50% SHALL BE CLAD IN BRICK OR STONE; OR 2. 75% SHALL BE CLAD IN CEMENT STUCCO; OR 3. 75% SHALL BE CLAD IN A COMBINATION OF CEMENT STUCCO AND BRICK, OR CEMENT STUCCO AND STONE.
SMALL, MEDIUM AND LARGE MULTIPLE FAMILY RESIDENTIAL	EITHER: 1. 60% SHALL BE CLAD IN BRICK OR STONE; OR 2. 80% SHALL BE CLAD IN CEMENT STUCCO; OR 3. 80% SHALL BE CLAD IN A COMBINATION OF CEMENT STUCCO AND BRICK, OR CEMENT STUCCO AND STONE.

FOR PURPOSES OF ACHIEVING COMPLIANCE WITH THE PERCENTAGE REQUIREMENT OF MINIMUM FAÇADE TREATMENT, THE TOTAL FAÇADE COVERAGE REQUIREMENT FOR A PARTICULAR STRUCTURE SHALL MEET THE MINIMUM PERCENTAGE SET OUT ABOVE. THUS, THE MINIMUM PERCENTAGE COVERAGE REQUIREMENT MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL OF ALL ELEVATIONS ON THE STRUCTURE MEETS THE MINIMUM COVERAGE PERCENTAGE.

FOR THE PURPOSES OF THIS SECTION, THE FOLLOWING TERMS ARE DEFINED:

*BRICK* SHALL MEAN A FIRED-CLAY ARCHITECTURAL PRODUCT LAID UP IN SMALL, INDIVIDUAL UNITS WITH CONCRETE MORTAR JOINTS AND WITH A VENEER DEPTH OF AT LEAST THREE (3) INCHES.

*CEMENT STUCCO* SHALL MEAN A CEMENT-BASED EXTERIOR COATING SYSTEM APPLIED OVER METAL LATH WITH A MINIMUM THREE-EIGHTHS (3/8) INCH BASE COAT PLUS ONE OR MORE FINISH COLOR COATS OF A DURABLE AND COMPATIBLE MATERIAL.

*NET FAÇADE AREA* SHALL MEAN THE TOTAL AREA OF AN ELEVATION'S WALL SURFACES WHICH ARE VERTICAL, OR WITHIN 20 DEGREES OF A VERTICAL ORIENTATION, MINUS THE AREA OF ANY WINDOWS AND DOORS INCLUDING GARAGE DOORS CONTAINED ON THAT ELEVATION. IN CALCULATING THE NET FAÇADE AREA, THE VERTICAL AREAS OF COLUMNS, CHIMNEYS, PROJECTING BAYS, AND ROOF DORMERS SHALL BE INCLUDED, EXCEPT THAT INDIVIDUAL ROOF DORMERS WITH A NET WALL AREA OF 100 SQUARE FEET OR LESS MAY BE EXCLUDED FROM THE CALCULATIONS.

*STONE* SHALL MEAN NATURAL STONE OR A MANUFACTURED CEMENT-BASED ARCHITECTURAL PRODUCT MADE TO MATCH THE APPEARANCE OF NATURAL STONE, AND LAID UP IN SMALL, INDIVIDUAL UNITS WITH A VENEER DEPTH OF AT LEAST TWO (2) INCHES.

- (2) *APPLICABILITY.* THE REQUIREMENTS OF THIS SECTION SHALL NOT APPLY TO SITE PLANS OR, IF APPLICABLE, DESIGN STANDARDS WITH A SPECIFIED PERCENTAGE OF BRICK OR MASONRY, THAT WERE APPROVED PRIOR TO THE EFFECTIVE DATE OF THIS SECTION. THE REQUIREMENTS OF THIS SECTION SHALL NOT APPLY TO THE REBUILDING OF A STRUCTURE THAT HAS BEEN DAMAGED OR DESTROYED BY FIRE OR NATURAL DISASTER.

Section 2. That Subsections (3)B. and (4)C. of Section 146-2255(h) are hereby repealed and reenacted to read as follows:

The brick and masonry ordinance as introduced by City Council has the following language regarding applicability:

*APPLICABILITY.* The requirements of this section shall not apply to site plans or, if applicable, design standards with a specified percentage of brick or masonry, that were approved prior to the effective date of this section. (effective date is 30 days following final publication, tentatively August 5, 2000)

What this means:

Type of previous approval	Grandfathered from new brick and masonry standard
Site plan	Yes
Design standards with % brick required	Yes
Design standards without % brick required	No
General development plan	No
General development plan with % brick req'd	Yes
Subdivision plat	No
Preliminary development plan	No
Preliminary development plan with % brick	Yes

Regarding application of the requirement to plans in process:

Site plans filed as of effective date (August 5, 2000) are grandfathered.

All other plans in process will comply with new standards (e.g. GDP or FDP)

Building permit applications where no plans are involved:

Permit applications filed prior to effective date (August 5, 2000) shall be grandfathered.

Permit applications filed after August 5 will be required to meet the new standards.