

CHAPTER 49: ZONING

49-103.3 Definitions

3300 Warehouse, Distribution & Storage Services: This 3300 Use Category is comprised of establishments which primarily provide storage for general merchandise, refrigerated goods, other warehouse products ~~or computer systems and associated components.~~

Uses in this category provide the facilities to store goods but do not sell the goods they handle. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, or transportation arrangement ~~or processing and distribution of large amounts of data.~~ This includes but is not limited to the following: Cartage (local), express hauling, ~~Electronic Storage Data Centers, cryptocurrency facilities,~~ and warehousing and distribution facilities, but excluding motor freight terminals. Motor Freight Terminals are categorized under 3310 Vehicle Terminals and Storage.

49-108.100RI" Office, Research And Light Industry District

(d) *Use Regulations.*

(1) *Permitted uses.* The Permitted Uses for this district as identified in Table One: Use Categories shall apply.

(2) *Conditional uses.* The Conditional Uses for this district as identified in Table One: Use Categories shall apply as well as the following:

a. Buildings and structures that exceed one hundred (100) feet in height but not more than two hundred fifty (250) feet in height when the height of the structure is reasonably required for the particular research or development use to which the property is to be put.

b. Structures with a floor-area ratio exceeding 0.70, when a higher floor ratio (premium) does not exceed the following limitations:

1. Not more than 0.20 when seventy-five (75) percent or more of the required parking is provided underground or within the building.

2. Not more than 0.02 for each additional acre in lot size above two (2) acres to a maximum of ten (10) acres.

(3) *Accessory Uses.*

a. Retail Upon application to an issuance by the division of inspection and permits for a permit thereof, and incidental or secondary only to a principal building containing forty thousand (40,000) or more square feet of gross floor area, one (1) or more uses hereinafter set forth may be operated as accessory uses if each such use meets the following conditions: (1) is provided for the convenience of the

owner and/or tenants, (2) does not have exterior signs of any type, (3) does not have separate outside entrance facing any street and (4) is not evident from any street:

1. Book and stationery store.
2. Barbershop, or beauty parlor.
3. Candy and ice cream shops, retail only.
4. Drugstores.
5. Camera and photographic supply shops for retail.
6. Gift shop. Notions store. Tobacco store. Newsstand.
7. Office supply store.
8. Optician, optometrist.
9. Postal substations. Telegraph office.
10. Travel bureau and transportation ticket office.
11. Blueprinting and photo static establishments.
12. Photographic development and processing drop-off service only, no physical processing on premises.
13. Parcel delivery station of not more than two hundred fifty (250) square feet.
14. Typewriter, computer, adding machine and office machine sales and drop-off repair service.
15. Valet shop--cleaning pick-up and drop-off only--no plant on premises.

(4) Limited but permitted.

a. Warehouse, Distribution and storage services (3300), provided that (1) The cumulative gross floor area devoted to Warehouse, Distribution and Storage Services shall not

1 exceed fifty percent (50%) of the total gross floor area
2 of the building, with the remaining gross floor area
3 occupied by one or more permitted uses identified in Table
4 One: Use Categories; and (2) such uses shall have no more
5 than one (1) loading dock per 40,000 square feet of the
6 total building gross floor area.

7 * * *

8 (11) *Performance Standards.*

9 h. *Standards*

10 5. Vibrations. ~~Vibration shall not be discernible at any~~
11 ~~property line to the human sense of feeling for three (3)~~
12 ~~minutes or more duration in any one (1) hour. No vibration~~
13 ~~at any time shall produce an acceleration of more than 0.1~~
14 ~~gravities or shall result in any combination of amplitudes~~
15 ~~and frequencies beyond the "safe" range of Table 7 United~~
16 ~~States Bureau of Mines Bulletin No. 442 "Seismic Effects~~
17 ~~of Quarry Blasting", on any structure. The methods and~~
18 ~~equations of said Bulletin No. 442 shall be used to compute~~
19 ~~all values for the enforcement of this provision. No~~
20 activity or operation shall cause or create earth borne
21 vibrations in excess of the displacement values given below.
22 Measurements shall be made at or beyond the adjacent lot
23 line or the nearest residence district boundary line, as
24 described below:

25 a. Vibration displacements shall be measured with an
26 instrument or complement of instruments capable of

1 simultaneously measuring in three (3) mutually
2 perpendicular directions. The maximum vector shall
3 be less than the vibration displacement permitted.
4 For the purpose of this Section, steady state
5 vibrations are vibrations which are continuous, or
6 vibrations in discrete impulses more frequent than
7 one hundred (100) per minute. Discrete impulses which
8 do not exceed one hundred (100) per minute shall be
9 considered impact vibrations.

10 b. The maximum permitted displacements shall be
11 determined by the following formula:

12 $D = K / f$

13 D = Displacement in inches

14 K = A constant to be determined by reference to
15 the following tables

16 f = The frequency of the vibration transmitted
17 through the ground expressed in cycles per second

18 c. In the general industrial district, the maximum
19 earth displacement permitted at the points
20 described below shall be determined by use of the
21 formula above and the appropriate K constant shown
22 in Table 1 below:

Table 1

K Value to be Used in Measuring Vibrations

In any Neighboring Lot

K

<u>Steady State</u>	<u>0.008</u>
<u>Impulsive</u>	<u>0.015</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.037</u>
<u>In any Residential District</u>	
<u>Steady State</u>	<u>0.003</u>
<u>Impulsive</u>	<u>0.006</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.015</u>

49-109.2 "M-1" Manufacturing District, Limited

(e) *Bulk Restrictions.*

(11) *Performance Standards.*

g. Vibrations: ~~There shall be no uses that create heavy earth-shaking vibrations that are noticeable at the property line of the subject premises. No activity or operation shall cause or create earth borne vibrations in excess of the displacement values given below. Measurements shall be made at or beyond the adjacent lot line or the nearest residence district boundary line, as described below:~~

1. Vibration displacements shall be measured with an instrument or complement of instruments capable of simultaneously measuring in three (3) mutually perpendicular directions. The maximum vector shall be less than the vibration displacement permitted.

1 For the purpose of this Section, steady state
2 vibrations are vibrations which are continuous, or
3 vibrations in discrete impulses more frequent than
4 one hundred (100) per minute. Discrete impulses
5 which do not exceed one hundred (100) per minute
6 shall be considered impact vibrations.

7 2. The maximum permitted displacements shall be
8 determined by the following formula:

9
$$D = K / f$$

10 D = Displacement in inches

11 K = A constant to be determined by reference to
12 the following tables

13 f = The frequency of the vibration transmitted
14 through the ground expressed in cycles per second

15 3. In the general industrial district, the maximum
16 earth displacement permitted at the points
17 described below shall be determined by use of the
18 formula above and the appropriate K constant shown
19 in Table 1 below:

Table 1

K Value to be Used in Measuring Vibrations

<u>In any Neighboring Lot</u>	<u>K</u>
<u>Steady State</u>	<u>0.008</u>
<u>Impulsive</u>	<u>0.015</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.037</u>

<u>In any Residential District</u>	
<u>Steady State</u>	<u>0.003</u>
<u>Impulsive</u>	<u>0.006</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.015</u>

49-109.3 "M-2" Manufacturing District, General

(e) *Bulk Restrictions.*

(11) *Performance Standards.*

g. Vibrations. There shall be no use that creates heavy earth-shaking vibrations that are noticeable at any district boundaries separating residential and business uses from an M-2 manufacturing district. No activity or operation shall cause or create earth borne vibrations in excess of the displacement values given below. Measurements shall be made at or beyond the adjacent lot line or the nearest residence district boundary line, as described below:

1. Vibration displacements shall be measured with an instrument or complement of instruments capable of simultaneously measuring in three (3) mutually perpendicular directions. The maximum vector shall be less than the vibration displacement permitted. For the purpose of this Section, steady state vibrations are vibrations which are continuous, or

vibrations in discrete impulses more frequent than one hundred (100) per minute. Discrete impulses which do not exceed one hundred (100) per minute shall be considered impact vibrations.

2. The maximum permitted displacements shall be determined by the following formula:

$$D = K / f$$

D = Displacement in inches

K = A constant to be determined by reference to the following tables

f = The frequency of the vibration transmitted through the ground expressed in cycles per second

3. In the general industrial district, the maximum earth displacement permitted at the points described below shall be determined by use of the formula above and the appropriate K constant shown in Table 1 below:

Table 1

K Value to be Used in Measuring Vibrations

<u>In any Neighboring Lot</u>	<u>K</u>
<u>Steady State</u>	<u>0.008</u>
<u>Impulsive</u>	<u>0.015</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.037</u>

<u>In any Residential District</u>	
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<u>Steady State</u>	<u>0.003</u>
<u>Impulsive</u>	<u>0.006</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.015</u>

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3300 Warehouse, storage or distribution facility

E	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	B-1	B-2	B-3	O	DC	ORI	M-1	M-2	Additional Regulations
													<u>LP</u>	<u>P</u>	<u>P</u>	<u>Section 49-108.10(d)(4)</u>

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Table Two: Schedule of Off-Street Parking Requirements:

Sub Category One	Sub Category Two	Sub Category Three	Parking Standards
Structure 2500: Manufacturing and Industrial buildings and structures			1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA
Structure 2600: Warehouse, storage or distribution facility			1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA
	Structure 2610: Electronic -Data Storage Center <u>Facility</u>		1 space per 7,000 SF of GFA, <u>plus to address potential future parking needs, the site must also be designed to accommodate land banked parking pursuant to, and in the quantity required by, Structure 2600: Warehouse, storage or distribution facility's parking in Table Two: Schedule of Off-Street Parking Requirements in the Aurora Zoning Ordinance.</u>