

1 Sec. 49-103.3 Definitions

2 \*\*\*

3 Electric Vehicle: A vehicle that can be powered by an electric  
4 motor that draws electricity from a battery and is capable of  
5 being charged from an external source.

6 \*\*\*

7 Electric Vehicle Charging Station: Equipment that connects to  
8 an electric vehicle to a source of electricity to recharge the  
9 battery of the electric vehicle.

10 \*\*\*

11 Sec. 49-104.2(b) *Community Residence, Minor and Major.*

12 \*\*\*

13 (4) *Occupancy Permit.* Community residences, minor shall become  
14 occupied only after the residence operator has first  
15 obtained an occupancy permit from the zoning administrator  
16 authorizing the use of the dwelling unit as a community  
17 residence, minor.

18 a. No occupancy permit shall be issued without reliable  
19 evidence that

20 1. The operator is licensed or similarly authorized by the  
21 State of Illinois to operate the proposed community  
22 residence, major or minor in the proposed location; and

23 2. The proposed residence complies with all applicable  
24 State of Illinois regulations.

- 25        b. No occupancy permit shall be issued for a residence that  
26            fails to meet the distance requirement set forth in the  
27            spacing requirements provision within this section of the  
28            zoning ordinance.
- 29        c. No occupancy permit shall be issued for a residence that  
30            fails to meet the square footage spacing requirements in  
31            article IV of chapter 12 of this code.
- 32        d. Upon receiving an application for an administrative  
33            occupancy permit, the zoning administrator shall process  
34            the application to determine if the proposed use complies  
35            with the standards set forth in Section 5~~the this~~  
36            subsection.
- 37        e. The holder of an administrative occupancy permit shall file  
38            with the zoning administrator a copy of each State of  
39            Illinois inspection report for the residence covered by the  
40            permit. Upon renewal of its license or authorization from  
41            the State of Illinois, the permittee shall submit to the  
42            zoning administrator reliable evidence of such renewal.
- 43        f. The zoning administrator may revoke an administrative  
44            occupancy permit upon giving the permittee at least ten  
45            (10) days<sup>+</sup> written notice of the grounds for revocation and  
46            the opportunity for a public hearing before the zoning  
47            administrator at which time the operator may present  
48            evidence bearing on the question and cross-examine

49 witnesses. The grounds for which an administrative  
50 occupancy permit may be revoked are:

- 51 1. The permit was obtained by fraudulent means, material  
52 misrepresentation or by submitting false information;
- 53 2. The permittee is no longer licensed or authorized by the  
54 State of Illinois to operate a residence at the location  
55 specified in the permit;
- 56 3. The permittee has unlawfully refused to permit an  
57 inspection of the home by an authorized official of the  
58 city;
- 59 4. The structure has been determined by an authorized  
60 official of the city to be unsafe for human habitation;;
- 61 5. The permittee has failed to file the necessary State of  
62 Illinois inspection reports.

63 g. Appeals from the decision of the zoning administrator  
64 concerning the revocation of an occupancy permit shall be  
65 in accordance with chapter.

66 h. An occupancy permit is not transferable to any other  
67 person.

68 \*\*\*

69 Sec.49-104.4(i) Alternative Energy Systems.

70 \*\*\*

71 (4) Freestanding Solar Energy System Requirements. Refer to  
72 Figure 4.4-9.2.

- 73 a. Quantity. An unlimited quantity is allowed on all zoning  
74 lots with the exception of single family residential  
75 zoning lots thirty thousand (30,000) square feet or less  
76 in size, which are limited to a total of one hundred  
77 (100) square feet in area of panels.
- 78 b. Maximum Height. Maximum height shall be fifteen (15) feet  
79 in height, measured from the grade at the base of the  
80 pole to the highest edge of the system.
- 81 c. ~~Reserved. Clearance. Minimum clearance between the lowest~~  
82 ~~point of the system and the surface on which the system~~  
83 ~~is mounted is eight (8) feet.~~
- 84 d. Location. Allowed in the interior side yard and interior  
85 rear yard only.
- 86 e. Setbacks. All parts of the freestanding system shall be  
87 set back ten (10) feet from the interior side and  
88 interior rear property lines and shall not be located in  
89 a public utility easement.

90 \*\*\*

91 Sec. 49-104.4 Accessory Structures and Uses

92 \*\*\*

- 93 (e) Permitted accessory structures and uses in districts other  
94 than E, R1, R2, and R3 include but are not limited to:

95 \*\*\*

- 96 (10) Signs as permitted in Chapter 41 of this code; ~~(other~~  
97 ~~than advertising signs) as permitted and regulated in~~  
98 ~~each district incorporated in this ordinance;~~
- 99 (11) Boathouse. A building adjacent to a body of water  
100 designed to serve as a boathouse for private use in  
101 the case of an R district and for public or private  
102 use in the case of a B-district;
- 103 (12) Public utility communication, electric, gas, water and  
104 sewer lines, their supports and incidental equipment;
- 105 (13) Federally-licensed amateur radio station and citizens  
106 band radio operator and receive-only antennas.
- 107 (14) Automated/unstaffed business devices, except in the O  
108 and DC district. All automated/unstaffed business  
109 devices shall be within an enclosed structure, with  
110 the following exception: one (1) automated/unstaffed  
111 business device shall be permitted, within the B -  
112 Business zoning districts, within twenty-five (25)  
113 feet of the public entrance and adjacent to the  
114 primary structure. Furthermore, one additional device  
115 shall be permitted for every five hundred (500) linear  
116 feet of the structure measured adjacent to the front  
117 and exterior side yard.
- 118 (15) Patio, porches, and decks or terraces, unroofed.
- 119 (16) Electric Vehicle Charging Stations

120

\*\*\*

121 (k) Electric Vehicle Charging Stations122 (1) General Regulations. The following general123 requirements apply to Electric vehicle charging124 stations:125 a. Electric Vehicle Charging Stations shall require a126 building permit approval.127 b. Parking spaces for an Electric Vehicle Charging128 Station shall be counted towards the minimum number129 of off-street parking space requirements.130 c. A parking space shall be clearly identified to be131 used exclusively for the parking of an electric132 vehicle.133 d. The placement of an Electric Vehicle Charging134 Station is pursuant to Sec. 49-104.4(b) except that135 Electric Vehicle Charging Station shall be setback a136 minimum of ten (10) feet within the front yard or137 exterior side yard.138 e. Electric Vehicle Charging station equipment must be139 maintained in good condition and all equipment must140 be functional. A phone number or other contact141 information shall be provided on the charging142 station equipment for reporting purposes when the143 equipment is not functioning, or other equipment

144 problems are encountered. If an electric vehicle  
145 charging station is no longer in use, then it shall  
146 be immediately removed.

147 f. An owner of an Electric Vehicle Charging Station is  
148 permitted to collect a fee for the use of a charging  
149 station, in accordance with the state and federal  
150 regulations. Fees shall be prominently displayed on  
151 the charging stations.

152 \*\*\*

153 Sec. 49-108.7(d) Use Regulations

154 \*\*\*

155 (4) Limited but Permitted Uses.

156 a. Residential Dwellings (above the first floor). Dwelling  
157 units shall be permitted in the downtown core when such  
158 units each contain a separate bathroom, ~~a separate~~  
159 ~~bedroom with a door that closes,~~ and a full service,  
160 ventilated kitchen. Inspection and licensing of all  
161 downtown core dwelling units shall be in accordance with  
162 appropriate city codes. Dwelling units shall not be  
163 mixed with other uses on a single floor unless separated  
164 from such other uses by a continuous wall.

165 \*\*\*

166 Sec. 49-108.8 "DF" Downtown Fringe District

167 (a) Title.

168 (1) The Downtown Fringe District shall be designated as  
169 "DF" on the zoning map.

170 \*\*\*

171 Sec. 49-108.8 Use Regulations

172 \*\*\*

173 (e) ~~Reserved. Residential. Dwelling units above the first~~  
174 ~~floor, or in buildings constructed as residential~~  
175 ~~structures, shall be permitted in the downtown fringe~~  
176 ~~when such units each contain a separate bathroom, a~~  
177 ~~separate bedroom with a door that closes, and a full~~  
178 ~~service, ventilated kitchen. Inspection and licensing of~~  
179 ~~all downtown fringe dwelling units shall be in~~  
180 ~~accordance with appropriate city codes. Dwelling units~~  
181 ~~shall not be mixed with other uses on a single floor~~  
182 ~~unless separated from such other uses by a continuous~~  
183 ~~wall, and unless such other uses are provided with a~~  
184 ~~separate entrance.~~

185 \*\*\*

186 (4) Limited but Permitted Uses.

187 a. Hotel, conference, provided that it is included as  
188 part of a planned development.

189 b. Alternative Energy Systems pursuant to the Use  
190 Regulations Section of the Aurora Zoning Ordinance.



191        c. Residential. Dwelling units above the first floor, or  
192        in buildings constructed as residential structures,  
193        shall be permitted in the downtown fringe when such  
194        units each contain a separate bathroom and a full  
195        service, ventilated kitchen. Inspection and licensing  
196        of all downtown fringe dwelling units shall be in  
197        accordance with appropriate city codes. Dwelling units  
198        shall not be mixed with other uses on a single floor  
199        unless separated from such other uses by a continuous  
200        wall, and unless such other uses are provided with a  
201        separate entrance.

202

\*\*\*

**City of Aurora**  
**Table 4 - Permitted Structures and Obstructions**

A = Accessory Use

P = Permitted (Shall not be considered an obstruction when located in the specified yard or setback)

L = Limited (Shall be permitted in the specified yard or setback when it complies with additional regulations)

Blank Cell = Not Permitted

STRUCTURE / OBSTRUCTIONS	BUILDABLE AREA	SETBACKS					YARDS				
		Front	Interior Side	Exterior Side	Interior Rear	Exterior Rear	Front	Interior Side	Exterior Side	Interior Rear	Exterior Rear
		<b>Single Family Dwelling Districts: E, R1, R2, and R3</b>									
Air conditioning or other heating and ventilation equipment - screening required when located in a side yard.	P							P	P	P	
1 Alternative energy systems	L				L			L		L	
Arbors and trellises	P	P	P	P	P	P	P	P	P	P	P
Architectural elements and other appurtenances twenty-four (24) inches or less. Includes but is not limited to bay windows, chimneys, overhanging eaves, gutters, awnings, canopies, window air conditioners, cable satellite dishes, bird feeders. (R1, R2, and R3 zoned properties)	P	P	P	P	P	P	P	P	P	P	P
Architectural elements and other appurtenances thirty-six (36) inches or less. Includes but is not limited to bay windows, chimneys, overhanging eaves, gutters, awnings, canopies, window air conditioners, cable satellite dishes, bird feeders (Estate zoned properties only)	P	P	P	P	P	P	P	P	P	P	P
Balconies	P									P	P
Basketball goal (limited to one pole mounted or garage mounted goal in front or side yards of residential districts, not closer than five (5) feet from any property line, and located within or adjacent to driveway pavement if located in the front, side, or exterior side yard.)	P	P	P	P	P	P	P	P	P	P	P
1 Boathouse, private	A			L	L	L		L	L	L	L



**City of Aurora**  
**Table 4 - Permitted Structures and Obstructions**

A = Accessory Use

P = Permitted (Shall not be considered an obstruction when located in the specified yard or setback)

L = Limited (Shall be permitted in the specified yard or setback when it complies with additional regulations)

Blank Cell = Not Permitted

STRUCTURE / OBSTRUCTIONS	BUILDABLE AREA	SETBACKS					YARDS				
		Front	Interior Side	Exterior Side	Interior Rear	Exterior Rear	Front	Interior Side	Exterior Side	Interior Rear	Exterior Rear
Recreational, playground equipment or playhouses <sup>1</sup>	A			L	L	L		L	L	L	L
Sheds and similar buildings or structures for domestic or agricultural storage. <sup>4</sup>	A			L	L	L		L	L	L	L
Steps, four (4) feet or less above grade, which are necessary for access to a permitted building, or for access to a zoning lot from a street or alley.	P	P	P	P	P	P	P	P	P	P	P
Other accessory uses											

**Note: District specific regulations shall also apply to the above mentioned structures and obstructions.**

Footnotes:

- 1 As permitted in the Accessory Uses and Structures section of the Aurora Zoning Ordinance.
- 2 As permitted in the Off-Street Parking and Loading Section of the Bulk Restrictions.
- 3 As permitted in the Permitted Uses and Structures Section of the Bulk Restrictions and Residential District Specific Regulations in Chapter B.
- 4 As permitted in the Building Code.
- 5 Subject to fencing requirements of the Zoning Ordinance, located in Permitted Uses and Structures Section of the Bulk Restrictions and Residential District Specific Regulations in Chapter B.
- 6 As permitted in the Residential District Specific Regulations in Chapter B.