

City of Aurora Setback Requirements

District	Land Area (sq. ft. or acre)	Front Width (ft.)	Yard Setback (ft.)			
			Front	Rear	Side (interior)	Side (corner)
LR - Low Density Residential	5 acre/unit ₁	300	25	40	10	25
R-1: One- and Two-Family Residential						
One-Family Dwelling	9500 ft ² /unit	75 ₄	25	40 ₃₅	10 ₃	25
Two-Family Dwelling	6200 ft ² /unit	100 ₄	25	40 ₃₅	10 ₃	25
R-2: Mobile Home Park	5000 ft ² /unit	50 ₄	see §153.061			
R-2A: Mobile Home (standard residential lot)	5000 ft ² /unit	50 ₄	25	40 ₃₅	10 ₃	25
R-3: Multi-Family Residential	3600 ft ² /unit	100 ₄	50	50 ₃₅	20 ₃	50
C-1: Business Commerical District		75 ₂₄	50 ₂	50 ₂₅	20 ₂	50 ₂
I-1: Industrial Commerical District		150 ₄	50	50 ₅	20	50
PUB: Public			50	50	50	50

₁Without Public Sanitary Sewers

₂Setbacks apply only to new centers; does not apply to Business Commerical District existing on the effective date of this chapter or the extension of same

₃5 feet for detached garages and accessory buildings

₄At the front yard setback line

₅Not within 10 feet from existing alley line