

Multi-Family Masonry Requirement

Aurora

In 2000, elected officials in the City of Aurora knew they needed to take proactive measures to ensure that the rapid growth and rampant construction activity the city was experiencing would withstand the test of time. As they approached the new millennium, Aurora was 20 years into an economic boom and the community was already having to deal with deterioration and maintenance issues of earlier blitz building. After looking at the defining characteristics of the metro area's greatest neighborhoods, the city's leadership chose to adopt a masonry ordinance to help ensure longevity, durability, and a stable community moving into the next generation of building.

While comprehensive standards for multiple types of land uses were originally adopted, they have been amended over time. However, the adopted multi-family standards have remain unchanged for over 20 years. The policy states that all multi-family residential projects, defined as those residential projects with more than two units, must be clad in 60% brick or stone; or 80% stucco; or 80% in a combination of stucco and brick or stucco and stone. According to the policy, the percentage requirement applies to the net façade area which is defined as the wall area minus the windows and doors. Additionally, the percentage is calculated based on the entire structure, rather than each individual elevation.

- 1 60% shall be clad in brick or stone;
- 2 Or 80% shall be clad in stucco;
- 3 Or 80% shall be clad in a combination of stucco and brick, or stucco and stone.



The City of Aurora not only recognized the importance of codifying their desire for masonry, they also ensured authenticity in their cladding materials through clear definitions. Stucco is defined as a cement-based exterior coating system and excludes the use of any exterior insulation and finish system (EIFS) or synthetic stucco. For more information and to review the complete ordinance, go to www.auroragov.org.

