

ARTICLE 15: SITE DEVELOPMENT STANDARDS

17-15-1. APPLICABILITY

- (1) These site development and design controls and requirements shall apply to:
 - (a) Any development proposed in an application for zoning or rezoning.
 - (b) Any development within a subdivision of two (2) lots or greater which subdivision receives final plat approval in accordance with the Subdivision Ordinance of the City of Lakewood after the effective date of this Ordinance and which is located within the following districts:
 - R1A Residential One Acre District
 - RR Rural Residential District
 - 1-R Large Lot Residential District
 - 2-R Small Lot Residential District
 - 3-R Duplex and Small Lot Residential
 - 3-RA High Density Detached/Low Density Attached Residential District
 - (c) All development located within the following zone districts:
 - 4-R Medium Density Residential District
 - 5-R High Density Residential District
 - 6-R Mobile Home Residential District
 - OF Office District
 - 1-C Convenience Commercial District
 - 2-C Neighborhood Commercial District
 - 3-C Community Commercial District
 - 4-C Regional Commercial District
 - 5-C Large Lot Commercial District
 - IN Industrial District
 - PD Planned Development District which permits uses allowed in any of the above-listed zone districts.
 - (d) Development which is located or to be located on property otherwise not subject to this article when the owner of the property requests application of these site development regulations.
- (2) No building permit for any development described in Subsection (1) shall be issued for the construction of any new building, structure, parking area, or loading area, or any substantial alteration thereto without first obtaining the approval of a site plan from the Director of Community Planning and Development (Director). A site plan may be required prior to a proposed rezoning of property only pursuant to the provisions of Article 17.

- (3) The site development standards set forth in this Article apply throughout the zone districts and to any development as set forth in Subsection (1) above and are in addition to any other site development standards which may otherwise be applicable to a particular property or geographic area of the City. In case of any conflict among applicable site development standards, the more restrictive standards will apply.

17-15-2. APPLICATION FORM AND SITE PLAN

Every request for site plan approval shall be accompanied by a completed application form and all of the necessary plans and reports required by the Director. The Director shall have available a checklist for site development plan applications which is to include submittal items needed for review of plans. The site development plan shall be submitted to the Director on one or more sheets of paper measuring twenty-four (24) by thirty-six (36) inches and shall meet all the criteria on the checklist. The required fee for the review shall be submitted with the application. The Director shall review the application and render a determination concerning the completeness of the application and advise the applicant of the date the application is deemed complete or provide an explanation of the deficiencies in the application.

17-15-3 REVIEW PROCEDURES, DESIGN CONSIDERATIONS, CONTROLS AND REQUIREMENTS

(1) REVIEW PROCEDURES

- (A) A nonrefundable application fee shall be paid in an amount as set by City Council Resolution. The amount of the application fee shall not be credited against the amount of the building permit fee or any other fee.
- (B) For all development listed in Section 17-15-1, the developer must submit, along with a site plan, a set of design controls and requirements which address all of the design considerations listed in Subsection (2) of this Section 17-15-3.
- (C) The Director of Community Planning and Development shall approve or deny the site plan, proposed building elevations and proposed design controls and requirements in accordance with Article 15.

Site plans, building elevations and design controls and requirements shall be approved if they are complete in form; substantially meet and address all the applicable standards set forth in this title; address the design considerations set forth in Subsection (2) of this Section; and all required engineering plans/reports have been approved. It is the intent of this section that the qualitative standards serve as general guidelines in the review of site plans and building elevations. It is not expected that any one development will meet all of the qualitative guidelines, but it is expected that principles of good design be applied in the best combination determined by the use, nature of the site, and location of the development. It is further the intent that the design criteria set forth herein be administered so as to improve those development proposals which appear to be marginal or weak in design character. The criteria are not to be administered in a fashion which

would require a developer to make changes unless there is a sound basis in principles of good design to support the changes.

- (D) Any approval or denial shall be in writing with the reasons for the denial set forth. Red line changes on the site plan shall constitute sufficient detail of the reasons for the denial.
- (E) Upon denial of a site plan, the applicant may request in writing delivered to the Director within five (5) working days after denial, that the Director reconsider his or her decision. The request shall state the grounds for reconsideration. A decision upon the request for reconsideration will be given by the Director within ten (10) working days after receipt of the request. No appeal to the Planning Commission shall be permitted unless a request for reconsideration was timely filed with and denied by the Director.
- (F) If a building permit has not been issued within two (2) years from the date of approval of the site plan occurred, the site plan shall be null and void unless the date of approval is extended. An extension may be granted by the Director for shown cause for a maximum of one year upon the written request of the applicant. No extension shall be granted if this Ordinance is amended such that the site plan no longer conforms to the requirements of the amended Ordinance. If a zone change for any property included within an approved site plan has occurred, the site plan approval shall be null and void.
- (G) If an applicant or property owner desires to amend an approved site plan, Section 17-15-6 shall be used to evaluate such a request. However, if such a request is submitted or requested during the construction of a site in any way but not limited to changing the landscape materials, landscape design, architectural character, landscape quantities or other similar requests as determined by the Director, a fee in the amount of 150 percent of the original site plan fee required to review the original site plan will be required. In addition, such amended plans must be in compliance with the standards in the Zoning Ordinance.

The Director in his sole discretion shall not approve amendments to site plans related to specific commitments made in a rezoning case unless he finds exceptional circumstances to warrant such a request. Such a consideration may be forwarded to the Planning Commission at the Director's discretion.

- (H) The Director shall prepare, approve, and make available a Design Manual to supplement and accompany the design considerations and requirements contained in this Article 15. The Design Manual shall constitute the Director's administrative interpretation of this Article 15 and nothing in the Design Manual shall supersede or conflict with the specific requirements of this Article 15. The Design Manual may include, but shall not necessarily be limited to, written text, illustrations, photographs, and lists of recommended building, construction, and landscaping materials and plants to clarify and express both good and bad design techniques for site improvements and architectural designs for private property improvements. The Design Manual shall guide applicants and planning staff in the planning, design, evaluation, review, and redlining of site plans prepared in accordance with this Article 15. The Manual may be updated by the Director

from time-to-time provided that the Director shall maintain for public inspection at all times a current and updated Design Manual.

(2) DESIGN CONSIDERATIONS, CONTROLS AND REQUIREMENTS

(A) Site Design and Substantial Conformance

Intent: This Section is intended to ensure that the development of land within the City of Lakewood is planned with a consideration of natural and environmental features. Development shall be constructed in a manner that substantially conforms, as determined by the Director or his designee, to this Section of the Zoning Ordinance and it is also the intention that the development will improve the quality of life in the Community.

Applicability: This Section applies to all development within the City for which a formal site plan is required pursuant to Section 17-15-1 of this Zoning Ordinance.

Conformance Requirement: All development plans which include but are not limited to site plans, landscape plans, fencing plans and building elevations submitted in accordance with Article 15 shall substantially conform to the controls/requirements stated in this section. For purposes of this section, “substantially conform” shall mean that the development plan and supporting documentation demonstrates or illustrates that the applicant considered and addressed all of the controls/requirements of this section and that all or a substantial number of controls/requirements contained in this section have been fully satisfied or met. Where any control/requirement is not fully satisfied or met, the applicant shall provide an explanation of why conformance with the control/requirement(s) is impossible or impractical as the result of characteristics or constraints unique or peculiar to the site. The Director of Community Planning and Development or his designee shall determine if the development plan does or does not substantially conform to Article 15 of this Ordinance. Following in Sections (B), (C), and (D) are the controls/requirements that are to be implemented and addressed with required Article 15 site development plans.

(B) Overall Site Design

Intent: The overall site design and organization of a development plan is to include and maximize the physical characteristics of the site with the man-made development proposed. Each site is to be designed to be a high quality addition to the Lakewood Community. Streets and roadways are critical components in the organization of a site and its relationship to adjacent areas. Well designed street and roadway systems will also ensure the safety, efficiency, and convenience for automobile, bicycle, pedestrian and transit modes of travel. Balancing the parking needs on a site with the broader goals for improved building design and vehicle and pedestrian activities is to be evaluated in the design of every site development plan.

In the context of suburban development, public and private streets and parking areas are crucial elements to be included in site development design. Since the advent of the automobile, streets have been the unifying force in the layout of commercial and residential communities. The excessive use of cul-de-sacs, parking areas, strip commercial centers and the dominance of the

automobile has resulted in streets and drives that handle cars well but fail to accommodate pedestrians. Overly wide streets and drives are visually obtrusive, encourage motorists to exceed speed limits, require more clearing and grading, and increase land development costs. This results in more expensive housing and development, increased runoff and wasted resources. Streets, drives and parking areas should be positive visual open space elements in themselves.

The parking of automobiles is also a necessity, but parking facilities often detract from the appearance of commercial and residential neighborhoods and developments. Numerous design techniques to soften the visual impact of parking lots and private garages are available. Parking should be designed to minimize the visual impact on physical form and the fabric of the city while ensuring access to, and parking for, individual properties. The circulation system, including parking lots, should contribute to the order and aesthetic quality of the site. Provisions shall be made to limit the affect of vehicular noise, exhaust and the visibility of vehicles in parking areas. Negative impacts of parking areas shall be minimized. Aesthetics, compatibility with the overall site design, convenience, and safety for users and pedestrians shall be considered in parking lot design. Many elements of a development can contribute to the perceived “sense of place.” Some elements which are overlooked, such as urban features, signage and operational characteristics, can significantly enhance the quality of development.

For these reasons the following considerations related to Natural Features and Physical Organization, Open Space and On-site Amenities, and Connections, Parking and Circulation shall be used with the preparation and review of all site development applications.

- (1) ***NATURAL FEATURES AND PHYSICAL ORGANIZATION:*** The development plan shall preserve and enhance all significant natural resources, natural areas and natural features, native vegetation, and open lands by demonstrating methods and techniques to preserve and enhance existing: Topography and slope; Views from and through the site; Vegetation and landscaping; Waterways; and Solar Orientation.

The design of any commercial or residential development or community begins with a study of the proposed site and its natural processes. An understanding of natural systems and environmental relationships is fundamental to any prospective development project. A site development plan should respond to a site's natural features and should be an extension of the site's environmental characteristics. Quality design will appear to “fit the topography and land.” It is also important to respect the adjacent land uses to ensure that a plan is sensitive to its surroundings and to consider environmental issues that affect planning and development. The plan should display sensitivity to the site including logical on-site/off-site pedestrian, auto, and bicycle linkages. Landscaping on or near the border of the site should be an amenity to the adjacent use as well as the project.

The development plan shall demonstrate that it is compatible with and enhances the existing character of neighboring properties by addressing the following issues:

- (a) Organization of the site which includes its relationship to the streets and lots in or near the development and the final building alignment and placement.

- (b) Plans to include features which incorporate building materials and designs which are high quality and aesthetically pleasing and enhance the character and relationship with other buildings/structures as proposed and/or adjacent to the site.
 - (c) Plans to address the operational characteristics needed on a site which may be a nuisance or unattractive to nearby uses or the public, related to the intended hours of operation, days of operation, parking, service/deliveries, and location of service areas and docks.
 - (d) Buffering to mitigate an intended or adjacent use to not create a continuing nuisance, noise and disruption to adjacent properties.
 - (e) Connections to other systems (such as but not limited to linkages between the site development plan and adjacent open spaces, pedestrian/bike paths, streets, roadways and transit connections.)
 - (f) Placement of site amenities and required improvements.
 - (g) Orientation of the intended use, access points and buildings.
 - (h) Alignment of access points and buildings.
- (2) ***OPEN SPACE AND ON-SITE AMENITIES:*** Open space can serve a multitude of functions including: conveyance of water; providing wildlife and pedestrian corridors; providing corridors linking districts, neighborhoods, or important social and cultural facilities; and providing a community with a sense of integration with the natural environment. To optimize these benefits, new development plans shall preserve and enhance significant natural resources, areas and features, native vegetation, and open lands. All development plans shall:
- (a) Preserve natural site features, including mature and healthy trees, topography and drainage areas;
 - (b) Provide an overall landscape treatment of exterior spaces which enhance the quality of the project and create usable open space;
 - (c) Provide for connections with other existing or proposed public and/or civic spaces adjacent to the site;
 - (d) Provide for a layout of the other site components such as parking lots, buildings and structures that are designed in a pattern which ties into the natural topography and protects view corridors without the need for extensive regrading or use of retaining walls;
 - (e) Include the use of urban features such as but not limited to entry monuments, gateways, walls, landscaping, topography and fountains which define edges between the project and adjacent uses;
 - (f) Include the use of features such as, but not limited to, decks, pavilions, trellises and walls which work as extensions of buildings and provide transition between the built and natural forms of the site;
 - (g) Provide a landscape plan with the site development plan that is in conformance with this ordinance; and
 - (h) Include engineering plans and reports which are and consistent with the City's Engineering Regulations which address storm water discharge, water quality and detention, geotechnical requirements and other appropriate engineering regulations.

- (3) **CONNECTIONS, PARKING AND CIRCULATION:** The development plan shall include the physical connections and linkages with adjacent properties such as, but not limited to; open and public spaces, trails, paths, private accesses, roadways, transit stops and parking. All development plans shall:
- (a) Provide connections to regional transit systems, regional and local trailways and/or pathway systems, and established and proposed roadway systems.
 - (b) Provide for a street and pedestrian design which meet existing Lakewood Engineering Regulations, Construction Specifications and Design Standards which provides a clear differentiation between streets, trails, bike paths, and other pedestrian or transit modes of transportation. It shall also provide a strongly defined pedestrian network on and adjacent to the site through the use of but not limited to lighting, pavement materials and color and landscaping.
 - (c) Provide accessibility to all internal functions and provides reasonable access to adjacent functions and their connections.
 - (d) Provide auto and pedestrian transportation patterns without long and circuitous routes for vehicles and pedestrians. Each development plan shall include:
 - (1) Connections with adjacent uses, developments and other modes of travel (pedestrian, bike, auto, transit);
 - (2) Orientation of the site and its improvements with the roads;
 - (3) Accessible routes for both internal and external circulation;
 - (4) Rights-of way adjacent to or near the site; and
 - (5) Pedestrian, bike and equestrian (where appropriate) paths;
 - (e) Provide major or primary entries which are visible from adjacent streets.
 - (f) Provide adequate screening of internal functions which generally are not appealing to see, such as but not limited to, trash, service areas, delivery areas and utilities.
 - (g) Minimize impacts to the existing site and adjacent areas by addressing the following:
 - (1) Minimize excavation and fill.
 - (2) Site mitigation: both on the site and along edges of adjacent areas, make provisions for mitigation or buffering devices such as but not limited to: berms and natural vegetation which are consistent with the character of the site and area.
 - (3) Edges: provide appropriate features, such as but not limited to fences, landscaping, berms, for transition along the edges with adjacent areas.
 - (4) Minimize impervious areas.
 - (5) Lighting that is shielded and downcast with light kept onsite, and which does not create a nuisance to nearby properties.
 - (6) Other site functions: provide design solutions to positively mitigate and camouflage site functions that include snow dump and snow storage areas; utilities e.g. transformers, panels, meters, and trash and storage locations from public view.

(C) **Building Design**

Intent: The following requirements are intended to encourage design sensitivity to the relationship of structures and land uses to one another and to the development of a quality and unique community identity. In order to achieve better land use patterns, the quality of site design and structure design must be coordinated so as to create streetscapes of pedestrian scale and respond to design issues which arise at the edges of abutting, similar and dissimilar land uses and coordination between varying densities of similar land uses. Because of this, all plans shall address the following Building Design requirements:

- (1) **GENERAL:** Development plans shall provide for the design of structures which are consistent in character and compatible with adjacent structures in terms of the following:
 - (a) Mass, bulk and height
 - (b) Pedestrian scale and Relationship to open spaces
 - (c) Building footprint, shape and form
 - (d) Materials/Textures
 - (e) Orientation to the principal street: At least one main entrance of any commercial or mixed-use building shall face and open directly onto a walkway which connects to a public street;
 - (f) Roof Forms: All roofs shall be designed with the following features: parapets which conceal flat roofs and rooftop equipment from public view; or sloping roofs with multiple roof planes and overhanging eaves.
 - (g) The goals and design expectations related to building and site design and character included in any applicable Neighborhood Plan or Corridor Plan approved as part of the Comprehensive Plan.
 - (h) Proposed building designs shall be developed using the Design Manual, referred to in 17-15-3 of this ordinance, as a reference for quality designs envisioned in the Lakewood Community.

- (2) **ENTRY:** All structures and buildings shall directly face to the street and provide a clear view of the public entry from adjacent public rights-of-way. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring a combination of the following: canopies, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, architectural details, and integral planters. To the extent possible all structure(s) shall take advantage of solar orientation by providing entries which consider natural solar orientation, plazas, and adjacent open spaces with natural solar orientation.

- (3) **ROOF:** Sloped roofs shall provide articulations and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are at least 18 inches in width. Parapets shall be at least 3 feet in height, be on all facades of the building, and shall conceal any rooftop equipment. When screens are necessary on a roof, they shall be designed to blend in with the architecture of the building in terms of color, materials and scale. Parapets shall also provide a cap, cornice and/or other element to demonstrate that

the upper edge is the top of the building. All canopies over 30 feet in length shall provide articulations and/or sloped variations on the canopy to avoid long flat surfaces.

- (4) ***VIEWS AND PUBLIC PLACES:*** All building(s) and/or structure(s) shall neither alter the opportunity for nor quality of desirable views from public places, streets, parks within the community and adjacent sites. The placement of all structure(s) shall consider, coordinate and enhance other public spaces on the site.
- (5) ***TRANSITION:*** Provide a transition in scale, mass, bulk and height. When adjacent land uses have significantly different visual character and where gradual transitions are not possible, compatibility shall be achieved through the use of complimentary and compatible scale, form, materials, and colors.
- (6) ***LENGTH:*** All structures or buildings with any one side having a length of more than 100 feet shall not position and design the structure so as to have a side with a length of 30 feet or more facing a street or connecting walkway without including at least two of the following: change in plane, staggering of the wall, change in texture or masonry pattern, artwork, shadow lines, or an equivalent element that subdivides the wall into a scale proportional to the adjacent pedestrian amenities such as, but not limited to plazas, sidewalks, benches and landscaping.
- (7) ***VISUAL INTEREST:*** All structures shall be consistent with other proposed structures and/or adjacent structures in terms of providing a pedestrian interest at street level.
- (8) ***MATERIALS, COLORS AND CONTRAST:*** A variety of materials and colors shall be used on each building to avoid uniform facades. Contrast on a building shall be accomplished by providing various depths to the facade. Various depths, along with overhangs, create shadow lines on a facade of building and a variety of colors, depth, materials and texture shall be incorporated in all building designs.
- (9) ***TOPOGRAPHY:*** To the greatest degree possible, development shall occur in a manner consistent with the existing topography of the site. Conformance and consistency shall be demonstrated by designs which minimize the need for alteration of the existing topographic contours and which significantly reduce the size, height, and number of structures or walls necessary to retain slopes or control movement of soils.
- (10) ***GARAGES AND SINGLE FAMILY HOME MODELS:*** Garages shall not be a dominant feature of the front or street facade of a residential structure. Not more than fifty (50) percent of a street or front facade of a residential structure is allowed to be a garage door opening. In addition, designs are encouraged to include living space over a garage or include side loaded garages. Garages shall not project more than 8 feet in front of the habitable portion of a house adjacent to the garage.

Single Family Homes shall not be the same model or building footprint for 3 or more consecutive lots in any development. Building permit applications shall include model numbers and footprints of the two lots/homes on both sides of the lot subject to review.

(D) Landscaping Design and Plant Materials

Intent: The provision of landscaping is important not only for improved quality of life and aesthetic value but also for reasons such as shading structures, cooling structures, storm water mitigation and enhancement, water quality and enhancement of urban wildlife areas and corridors. Landscaping and plantings on a site help to create a sense of entry to a site and to the building. It also can enliven the character of the site for those visiting and for passers-by.

It is the intent that all development plans and landscape plans seek to preserve and/or enhance the natural topography and slope of the existing site and the natural vegetation and landscaping of the existing site. Natural vegetation includes native grasses, bushes, trees and other species and does not include noxious weeds. Plans shall preserve and/or enhance the natural waterways, including but not limited to lakes, streams, creeks and ponds of the existing site. Development plans and landscape plans shall provide for plant selections which minimize or conserve water usage and enhance the natural landscaping of the existing site in terms of indigenous plantings, environmentally sensitive plantings, and patterns of planting. Also, plans shall incorporate and integrate the building(s) into the landscaped area of the site by means of providing plazas, decks, trellises and walls. All development plans shall be designed in accordance with the plant list in the Design Manual of the City of Lakewood and shall include landscape plans that meet the following minimum standards:

- (1) *LANDSCAPE AREA TREATMENT:*** Landscape areas shall include all areas on the site, extending to the adjacent street curb or pavement edges on private property or in a street right-of-way that are not covered by buildings, structures, parking areas or impervious surface areas which are not pedestrian walks and plazas. The selection and location of turf, ground cover (including shrubs, grasses, perennials, and flowerbeds), and pedestrian pathways and other landscaping elements shall be used to prevent erosion and meet the functional and visual purposes such as defining spaces, accommodating and directing circulation patterns, managing visibility, attracting attention to building entrances and other focal points, and visually integrating buildings with the landscape area and with each other.

Existing topography, slope, mature trees and waterways are to be valued and preserved in a proposed development plan. Significant changes in these natural elements are highly discouraged and proposed changes are to be substituted only with documentation that warrants such proposals. They should be proposed only where reasonable use of the property is not possible unless such elements are changed.

- (a) Turf grass. High-use areas, including but not limited to, streets and large visible areas on a site shall be planted with irrigated turf grass. Non-irrigated short prairie grasses or other adapted grasses that are considered as xeriscape landscaping may be established in, low-use, low visibility areas and when appropriate in high-use areas.
- (b) Planting beds and ground cover. Shrub and ground cover planting beds shall be separated from turf grass with edging and shall have open surface areas covered

with mulch. Mulch is not to be used as a primary landscaping feature but is to be used in between living ground cover, shrubs and trees.

- (c) Slopes. Terrace designed retaining walls or slope retention methods integrated with plantings shall be used to stabilize natural slopes that are steeper than 3: 1. Planting areas on terraces shall be of sufficient width to support and maintain vegetation and root systems.
 - (d) Foundation Plantings. Exposed sections of building walls that are in high-use or high-visibility areas of the building exterior shall have planting beds approximately 8 feet wide placed directly along at least fifty (50) percent of such walls.
 - (e) Parkways and Street Corridors. All adjoining parkways and corridors shall be landscaped and maintained by the adjacent property owner. Such areas shall be planted and maintained in accordance with the applicable City Engineering Standards and the approved Corridor Plan or Neighborhood Plan which is part of the City's Comprehensive Plan.
 - (f) No artificial trees, shrubs, turf or plants shall be used to fulfill the minimum requirements for landscaping as required by this Article.
- (2) **PERIMETER LANDSCAPING:** Perimeter landscaping in the areas between the street and the building or parking areas shall meet the following minimum standards:
- (a) Trees shall be provided at a ratio of one-and-a-half (1.5) trees (along Arterial Streets) or one (1) tree (along non-arterial public streets) and four (4) shrubs per twenty-five (25) lineal feet of street frontage; and one (1) tree per forty (40) lineal feet along a side or rear lot line. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization of the site. Perimeter landscaping along a street shall be designated and integrated with the streetscape in the street right-of-way.
 - (b) A perimeter landscape area shall be provided where the property lies adjacent to an arterial or collector street (extending to the roadway edge) along the entire perimeter averaging at least twenty-five (25) feet in width but not less than twenty (20) feet at any point, as measured from the back of curb of the eventual cross section of the street. Bikeways and walkways may be included in the perimeter landscape area and counted as part of the twenty-five (25) feet. The eventual cross section shall be based upon the Transportation Section of the Comprehensive Plan and/or functional plans in the City's Public Works Department.

Where the property lies adjacent to a local street, a landscaped strip along the entire perimeter area averaging at least twenty (20) feet in width but not less than twelve (12) feet at any point, as measured from the back of curb of the eventual cross section of the street, shall be provided. Bikeways and walkways shall be included in the perimeter landscape area and counted as part of the twenty (20)

feet. The eventual cross section shall be based upon the Transportation Section of the Comprehensive Plan and/or functional plans in the City's Public Works Department.

- (c) Screening of commercial, residential and multi-family when adjacent to single-family residential uses shall consist of a fence or wall six (6) feet in height in combination with plant materials of sufficient opacity to block at least seventy-five (75) percent of light from vehicle headlights. Screening from the street and all non-residential uses shall be of sufficient height and opacity to continuously block at least the lowest twenty (20) percent of the cross section view of the parking area from the street or adjacent use. These screening standards may be met in any number of different ways, including, but not limited to, a garden wall, earthen berm, constructed planter, dense hedge, or combination of ways. Where screening from the street is required, plans submitted for review shall include a graphic depiction of the parking lot screening as viewed from the street. Plant material used for the required screening shall achieve required capacity in its winter seasonal condition within three years of construction of the vehicular use area to be screened.
- (d) A buffer area not less than ten (10) feet wide shall be provided between residential land uses and non-residential land uses and activities. In situations where a non-residential land use abuts a residential use along a property line a solid fence or wall shall be placed adjacent to the property line which abuts the residential district and shall be a minimum height of six (6) feet. The fence requirement may be waived by the Director if a continuous hedge with a minimum height of five (5) feet is existing.

Landscaping shall include one (1) tree and four (4) shrubs for each fifteen (15) linear feet or fraction thereof of the buffer area (as measured along the property line) and ground cover over the entire area.

- (e) In single family developments with 2 or more lots approved in a subdivision each single family lot shall provide 2 trees in the front yard. One tree shall be planted along the street within 8 feet of the back of curb or edge of asphalt and the other in the front yard. The front yard shall also be landscaped with a minimum of 50% of the front yard in living ground cover.
- (3) **NON-PERIMETER LANDSCAPING:** One (1) tree and four (4) shrubs shall be required on the site for every one-thousand (1000) square feet of non-perimeter landscape open space area required and/or provided on the site.
 - (4) **PARKING LOT INTERIOR LANDSCAPING:** Parking Lot Landscaping in the amount of six (6) percent of the interior space of all parking lots with less than 100 spaces, and ten (10) percent of the interior space of all parking lots with 100 spaces or more shall be landscaped. All parking lot islands, connecting walkways through parking lots, and driveways through or to parking lots shall be landscaped according to the following standards:

- (a) **Visibility.** To avoid landscape material blocking driver sight distance at driveway-street intersections, no plant material greater than twenty-four (24) inches in height shall be located within the 55-foot visibility triangles at driveway intersections measured at the flowlines.
 - (b) **Maximized Area of Shading.** Landscaped islands shall be evenly distributed to the maximum extent feasible. At a minimum, trees shall be planted at a ratio of one (1) canopy shade tree per one hundred fifty (150) square feet of internal landscaped area with a landscaped surface of turf, ground cover perennials, or mulched shrub plantings.
 - (c) **Landscaped Islands.** In addition to any pedestrian refuge areas, each landscaped island shall include one or more canopy shade tree, be of length greater than nine (9) feet in width and eighteen (18) feet in length, include at least eighty (80) square feet of ground area per tree to allow for root aeration, and have raised concrete curbs.
 - (d) **Walkways and Driveways.** Connecting walkways through parking lots, as required in Article 15 shall have one (1) canopy shade tree per forty (40) lineal feet of such walkway planted in landscape areas within 5 feet of such walkway. Driveways through or to parking lots shall have one (1) canopy shade tree per forty (40) foot lineal feet of and along each side of such driveway, in landscape areas within five (5) feet of such driveway.
- (5) **SCREENING:** Landscape and building elements shall be used to screen areas of low visual interest or visually intrusive site elements including but not limited to service areas, loading docks, and trash containers. Trash containers, and open storage areas shall be screened to a minimum height of six (6) feet. Screening shall be established on all sides of such elements except where an opening is required for access. If access is possible only on a side that is visible from a public street, a removable or operable screen shall be required. The screen shall be designed and established so that the area of element being screened is no more than twenty (20) percent visible through the screen. Required screening shall be provided in the form of new or existing plantings, walls, fences, screen panels, topographic changes, buildings, horizontal separation, or a combination of these techniques.
- (6) **SPECIES DIVERSITY, STREET TREES AND MINIMUM STANDARDS**
- (a) To prevent uniform insect or disease susceptibility and eventual uniform maturity and agedness on a development site or in the adjacent area or the district, species diversity is required and extensive monocultures are prohibited. The following requirements shall apply to site development plans.

<u>Number of trees on site</u>	<u>Maximum percentage of any one species</u>
10-19	75%
20-39	60%
40-or more	50%

- (b) Planting of street trees shall occur in the adjoining street rights-of-way or on private property in connection with the development by one or more of the methods described in subparagraphs (1) through (3) below.
- (1) Wherever the sidewalk is separated from the street by a grass or landscaped area, canopy shade trees shall be placed at least eight (8) feet away from the edges of driveways and alleys.
 - (2) Wherever the sidewalk is attached to the street, canopy shade trees shall be established in an area ranging from four (4) to eight (8) feet behind the sidewalk. Wherever the sidewalk is attached to the street and is eight (8) feet or more in width, or extends from the curb to the property line, canopy shade trees shall be established in planting cutout areas of at least sixteen (16) square feet.
 - (3) Ornamental trees shall be planted in substitution of the canopy shade trees where overhead lines and fixtures prevent normal growth and maturity.
- (c) The Director shall provide a recommended list of trees which shall be acceptable to satisfy the requirements for landscape plans, including approved canopy shade trees that may be used as street trees. The following minimum sizes shall be required:

<u>Type</u>	<u>Minimum Size</u>
Canopy Shade (Deciduous) Tree	3.0" caliper balled and burlapped equivalent
Evergreen Tree	6.0' height balled and burlapped or equivalent
Ornamental Tree	1.5" caliper balled and burlapped or equivalent
Shrubs	5 gallon or adequate size consistent with design intent
Canopy Shade Tree as a street tree on a Residential Local Street Only	2.5" caliper container or equivalent

Any tree or shrub plantings that are in addition to the minimum required by Article 15 are exempt from the foregoing size requirements.

(7) *EXISTING TREE PROTECTION AND REPLACEMENT:*

- (a) Existing trees greater than 4 inch caliper, measured 1 foot above grade, within the development shall be preserved to the extent reasonably feasible and will help satisfy the landscaping requirements of this Section. Such trees shall be considered "protected" trees within the meaning of this Section, subject to the

exceptions contained in subsection (c) below. Streets, buildings, and lot layouts shall be designed to minimize the disturbance to protected trees.

- (b) Where it is not feasible to preserve and retain protected tree(s) or to transplant them to another on-site location, the applicant shall replace such tree(s) according to this section. Replacement trees shall be used to satisfy the tree planting standards of this Section. Replacement trees shall meet the minimum size requirements.
- (c) Trees that meet one or more of the following removal criteria shall be exempt from the requirements of this subsection:
 - (1) Dead, dying or naturally fallen trees, or trees determined by the City to be a threat to public health, safety, or welfare;
 - (2) Trees that are determined by the City to substantially obstruct clear visibility at driveways and intersections;
 - (3) Tree species that constitute a nuisance to the public as determined by the City Cottonwood, Siberian Elm, Russian Olive, and Female Box Elder. Native cotton bearing Cottonwood trees and Female Box Elder trees as well as any other species of tree, when located near a property line and create a buffer between any use, are not nuisance tree species.
- (d) All existing street trees that are located on city rights-of-way or easements adjacent to the development shall be accurately identified by species, size, location, and condition on required landscape plans, and shall be preserved and protected in accordance with the standards of this section.
- (e) The following tree protection specifications shall be followed for all projects with protected existing trees.
 - (1) Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch (4") depth unless the City Forester has evaluated and approved the disturbance.
 - (2) All protected existing trees shall be pruned.
 - (3) Prior to and during construction, a fenced tree protection zone formed by barriers shall be erected and maintained around all protected trees.
 - (4) The installation of utilities, irrigation lines, or any underground fixture requiring excavation deeper than six inches shall be accomplished by boring under the root system of protected existing trees at a minimum depth of 24 inches.

- (8) **LANDSCAPE MATERIALS, MAINTENANCE, REPLACEMENT AND IRRIGATION:** The following standards and controls shall be used and included in all site development plans, construction, installation and maintenance of all landscaping.

- (a) Topsoil. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
- (b) Plant materials. The selection of plant materials shall be based on the City of Lakewood's climate, site conditions and recommended plant material list approved by the Director.
- (c) Plant quality. All plants shall be A-Grade or No. 1 Grade, free of any defects, of normal health, height, leaf density, and spread appropriate to the species as defined by American Association of Nurserymen standards.
- (d) Installation. All landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping in each phase shall either be installed or the installation shall be secured with a letter of credit, escrow, or performance bond for 150% of the value of the landscaping prior to the issuance of a certificate, or temporary certificate of occupancy for any building in such phase. The form of security shall be subject to approval by the City Attorney.
- (e) Maintenance. Trees and vegetation, irrigation systems, fences, walls, and other landscape elements shall be considered as elements of the project in the same manner as parking, building materials, and other site details. The applicant, landowner, or successors in interest shall be responsible for the regular and proper maintenance of all landscaping elements installed on the right-of-way or on private property, from the back of curb of the street to keep them in good and healthy condition. All landscaping shall be maintained free from disease, pests, weeds, litter, and all landscape structures such as fences and walls shall be repaired and replaced as necessary to maintain a structurally sound condition.
- (f) Replacement. Any required element that fails, dies, or is otherwise damaged or removed, shall be replaced within 30 days or during the next growing season if it is found dead during the winter months.
- (g) Mitigation. Healthy, mature trees that are removed by the property owner or by anyone acting on behalf of, or with the approval of, the property owner shall be replaced with not less than one (1) or more than six (6) replacement trees sufficient to mitigate the loss of value of the removed tree. The applicant shall select either the City Forester or a qualified landscape appraiser to determine such loss based upon an appraisal of the removed tree, using the most recent published methods established by the Council of Tree and Landscape Appraisers.
- (h) Utilities. Landscape and utility plans shall be coordinated to provide ease of future maintenance and to prevent conflicts between tree and shrub plantings and

utilities. Tree/utility separations shall not be used as a means of avoiding the planting of required street trees.

- (i) Re-vegetation. When the development causes any disturbance within any natural area on a property replacement shall occur as required in this Section.
- (j) Alternative Compliance. Upon request by an applicant, the Director may approve an alternate landscape and tree protection plan that substantially satisfies the intent of this Section. The Director at his discretion may opt to forward any alternative proposal to the Lakewood Planning Commission for their review and determination pursuant to this Article.
- (k) Irrigation. All non-residential and multifamily residential properties, shall be irrigated with an automatic irrigation or sprinkler system.

17-15-4. APPEALS

- (1) If the Director denies the application upon reconsideration, the applicant may appeal to the Planning Commission. Written appeals from the decision of the Director must be received by the Secretary to the Planning Commission within thirty (30) days of the date of denial upon reconsideration, and must be accompanied by an appeal fee in an amount to be established by City Council Resolution. During the time an appeal is pending, no building permit shall be issued.
- (2) The Planning Commission shall conduct a public hearing within thirty (30) days after the appeal is made in writing by the applicant of a decision made by the Director pursuant to this Ordinance. The inquiry of the Planning Commission shall be limited to whether the decision of the Director was contrary to or violated this Ordinance.
- (3) Any decisions of the Planning Commission shall be set forth in writing giving reasons for affirming, modifying, or reversing the administrative decision of the Director. Any decision of the Planning Commission shall be final and any appeal there from shall be to the courts.

17-15-5. WAIVERS AND EXCEPTIONS

- (1) Upon written request, the Director of Community Planning and Development may waive specific plan form or information requirements as set forth in Subsection 17-15-2. Such request must be accompanied by a request fee, the amount of which shall be established by City Council Resolution.
- (2) The Director of Community Planning and Development may waive any requirement of a site plan if, in his opinion, specific requirements are unnecessary due to circumstances unique to the property, or if the requirements have been previously submitted and approved. Such requirements may be set aside only to the extent that the intent and purpose of this Ordinance is not violated.

- (3) The Director of Community Planning and Development may approve a site plan which is different from dimensional and other quantitative criteria in this Article provided that the change fulfills the Design Considerations, Controls and Requirements in Subsection 17-15-3(2) and does not conflict with other ordinances and regulations.
- (4) Notwithstanding any other provision in the Zoning Ordinance, the Director may modify the setback standards for buildings in the OF, 1-C, 2-C, 3-C, 4-C, 5-C and IN zone districts only at the request of an applicant during review of an Article 15 site plan. The request for a modification shall be reviewed by the Director using the criteria in Section 17-4-3(1) (a through e) of the zoning ordinance. The Director may refer a decision to the Planning Commission along with the Article 15 site plan for review and a determination. An applicant may appeal the Director's denial to the Planning Commission in accordance with Section 17-15-4.

17-15-6. AMENDMENTS TO SITE PLAN

- (1) Except as provided in paragraph (2) of this Subsection 17-15-6, amendments to an approved site plan shall be subject to the same application, review and appeal process applicable to the original site plan. The applicant shall provide the Director with an updated site plan with all current amendments shown on the most recent approved site plan. Amendments deemed minor shall require payment of a minor amendment fee in an amount established by City Council Resolution, while major amendments shall require payment of a major amendment fee in an amount to be established by City Council Resolution. A change shall be deemed minor unless it involves one or more of the following:
 - (a) A change altering any other condition of the zoning.
 - (b) A change in the size or location of existing or proposed easements or rights-of-way that would result in a significant change in the circulatory system or alter the provision of services for existing structures.
 - (c) A change of twenty (20) percent or more in the building envelope, size, setback, dimensions, or height of any proposed or existing structures to be retained, the number of parking spaces, the size of signage, fencing or landscaped areas.
 - (d) A change in the location of the parking area, access driveways, recreational amenities, exterior lighting, signage, or fencing or landscaping used as buffering, if such change would significantly affect the compatibility of the use of the site with surrounding areas.
- (2) (a) If a rezoning includes as a condition thereof the use of a specific approved site plan, such site plan may be amended or modified only after submission of a new site plan indicating the desired changes in conformance with Article 15 of this

Ordinance. The Director shall then determine whether such changes are minor or substantial based on the criteria contained in Subsection (1) above.

- (b) If the modification is deemed to be minor, the Director shall approve or deny the modifications pursuant to the provisions of Article 15 of this Ordinance. Such approval or denial shall be given only after the applicant has paid a minor modification fee in an amount to be determined by City Council Resolution.
- (c) If the modification is determined to be substantial, the applicant shall be required to submit a new application for rezoning the parcel as provided for within Article 17 of this Ordinance, and shall pay the fees required for such a new application.
- (d) If the Director is unable to determine whether the modification is minor or substantial, he shall present the proposed change and all relevant material to the Planning Commission which shall make such determination. If the Planning Commission determines that the change is minor, the provisions of Paragraph (2)(b) above shall apply. If the Planning Commission determines that the change is substantial, the provisions of Paragraph (2)(c) above shall apply.
- (e) Regardless of the type of amendment applied for, every amendment to an approved site plan shall be reviewed by the City Engineer in accordance with the applicable provisions of Chapter 14.13 to determine if the amendment necessitates the dedication and/or construction of public improvements by the applicant.

17-15-7. LOW DENSITY RESIDENTIAL (R-1A, RR, 1-R, 2-R, 3-R) STREET STANDARDS

- (1) Purpose and Philosophy: The purpose of these standards is to create safe, livable and attractive streets. Properly designed streets provide for, police and fire emergency vehicle access, as well as attractive gathering places for neighborhood interaction. These standards also provide efficient access for public utility networks including water, sewer, electricity, telecommunications, gas services, trash disposal, postal and other delivery services. These standards are intended to assist in designing multi-functional streets with strong pedestrian orientation.
- (2) Objective: By utilizing Low Density Residential Street Standards, the community can achieve the following:
 - (a) Reduction in traffic related impacts.
 - (b) More attractive streetscape.
 - (c) Pedestrian friendly neighborhoods.
 - (d) Reduction in pavement width.

- (e) Reduction in the need to retrofit traffic calming elements in the future.
- (3) Urban Design: In an urban setting, such as Lakewood, Street Design Standards should address the following:
- (a) Contribute and aid in the creation of a sense of community.
 - (b) Add to a clearly defined neighborhood identity.
 - (c) Be designed with attention to pavement and right-of-way widths, alignment, spacing and setbacks, landscaping, green spaces and materials.
 - (d) Provide a benefit to the community including improved safety, improved site design, improved streetscape, improved identity or image, and the creation of a public place for neighborhood interaction.
 - (e) Be designed with attention to their configuration in both plan and section.
- (4) Street Function: Streets shall be designed according to their function. A variety and hierarchy of residential streets based on pedestrian and vehicular load is required. In designing residential streets attention should be given to the levels of accessibility, safety and convenience for all users. Under no circumstances will a residential street be designed for the sole purpose of vehicular movement.
- (5) Landscaping: Landscaping strips and trees as specified will create an improved appearance and street canopy effect. This appearance will assist in achieving the traffic calming objective. The street standards reflect minimum requirements.
- (6) Connectivity and Pattern: A single residential street is always to be considered a part of overall street network. Connectivity and continuity of pedestrian and vehicle movement accessing alternative ingress/egress paths to various destinations within the local, collector and arterial street network is desirable. Providing these connections will reduce traffic volume on any one street and minimize the length of time drivers can expect to spend in their vehicles. To provide the desired connectivity, the following design characteristics shall be considered:
- (a) Cul-de-sacs are discouraged, and only allowed when connectivity is unachievable.
 - (b) Block length shall favor the pedestrian. Distances between intersections shall be walkable (300-600 feet).
 - (c) The street pattern shall provide a safe environment for pedestrians, bicycle and motor vehicles.

- (d) The street pattern shall discourage excessive and inappropriate cut through traffic by well designed traffic calming measures (eg: landscaping), not by closures.
 - (e) The street pattern shall compliment the pedestrian, bicycle and open space networks.
 - (f) The design of residential streets shall control vehicular speeds while maintaining reasonable access requirements for emergency vehicles.
 - (g) The street designs will not create additional obligations on the Public Works and Police Departments. The street shall be designed to avoid future maintenance problems and the need for retrofitting (eg: speed humps). It shall be designed to minimize traffic speeds and volumes, and designed to maintain or reduce current maintenance demands or costs. Refer to Engineering Street Design Standards for standard details and cross sections.
- (7) Appeals Procedure:
- (a) Any appeal under this section 17-15-15 shall be made to the Director of Public Works or his designee.
 - (b) The Director shall hear the appeal within twenty (20) calendar days after receipt of a completed application. The Director shall make a written decision which shall be mailed to the applicant within fifteen (15) calendar days of said hearing.
 - (b) Any appeal from the decision of the Director shall be to the Planning Commission. A notice of appeal must be filed with the Secretary of the Planning Commission within ten (10) calendar days of receipt of the decision of the Director. The Planning Commission shall hold a complete, new hearing within thirty (30) calendar days of the filing of the notice of appeal. Those issues that have been adjudicated by the Director and not appealed are final. Any appeal of the final decision of the Planning Commission shall be to the Jefferson County District Court.
 - (d) Any appeal to the Planning Commission shall require payment of a fee prior to the consideration of the appeal. The amount of this fee shall be established by City Council resolution.

The following graphics illustrate two residential street standards:

**Low Density Residential Street (28 feet)
(R1A, RR, 1R, 2R, 3R)**

The residential street (28 feet) is designed to provide access to individual properties as well as access and connection to the larger city wide street network of local, collector and arterial streets. The residential street provides for local neighborhood circulation and some through traffic movements. The residential street shall be designed to meet the following minimum standards:

Sidewalks: Detached sidewalks are required on both sides of the street and shall be placed in an easement dedicated to the City. Sidewalks shall be a minimum of 5 feet in width and separated from back of curb by a landscaped planting strip.

Barrier curb and detached sidewalks: They are required unless existing conditions in the field warrant combination curbwalk. Curb and gutter may be eliminated in a case by case basis. Refer to Engineering Design Standards.

Landscaping: A landscaped planting strip a minimum of 6 feet in width shall be provided between the back of curb and sidewalk. Street trees shall be planted at the street edge between the back of curb and the sidewalk at a minimum of 25 feet and a maximum of 40 feet apart.

Streetscape: Streetscape improvements required. Refer to Article 15.

Tree Species: Mixed species. Refer to approved street tree list.

Planting Pattern: Planted at mid point between curb and sidewalk edge spaced at 36' o.c.

Parking: Allowed on both sides of the street.

Low Density Residential Street (27 feet, 4 inches) (R1A, RR, 1R, 2R, 3R)

The residential street (27 feet, 4 inches) is designed to provide access to a limited number of individual properties with few cut through trips anticipated. The residential street also provides access and connection to the larger city wide street network of local, collector and arterial streets. The residential street (27 feet, 4 inches) shall be designed to meet the following minimum standards:

Sidewalks: Detached sidewalks are required on both sides of the street and shall be placed in an easement dedicated to the City. Sidewalks shall be a minimum of 5 feet in width and separated from back of curb by a landscaped planting strip.

Barrier curb and detached sidewalks: They are required unless existing conditions in the field warrant combination curbwalk. Curb and gutter may be eliminated in a case by case basis. Refer to Engineering Design Standards.

Landscaping: A landscaped planting strip a minimum of 6 feet in width shall be provided between the back of curb and sidewalk. Street trees shall be planted at the street edge between the back of curb and the sidewalk at a minimum of 25 feet and a maximum of 40 feet apart.

Streetscape: Streetscape improvements required. Refer to Article 15.

Tree Species: Mixed species. Refer to approved street tree list.

Planting Pattern: Planted at mid point between curb and sidewalk edge spaced at 30' o.c.

Parking: Allowed only on one side of the street.

WATERSMART PLANT LISTS

The following list is not comprehensive but intended to be used as a reference when choosing watersmart plant materials. Additional species or varieties within species listed below may be appropriate and will be reviewed by Staff upon submittal of a landscape proposal.

Group 1 - WATER USE: Once established, plant materials listed in this group can survive on approximately ½ inch of water every two weeks.

Shrubs

Blue mist spirea
Fernbush
Gambel oak
Currant
Peashrub
Rabbitbrush
Apache plum
Sage
Lead plant
Sumac
Cliff rose
Mountain mahogany
Snowberry

Ornamental Grasses

Little bluestem
Switch grass
Big bluestem

Perennials

Blanket flower
Prairie coneflower
Poppy mallow
Globe thistle
Statice
Chocolate flower
Russian sage
Evening Primrose
Penstemon
Pussytoes
Blue Flax
Jupiter's beard
Sulphur flower

Group 2 - WATER USE: Once established, plant material in this group can survive on approximately ½ inch of water every week.

Shrubs

Potentilla
Creeping Grape Holly
Lilacs
Honeysuckle
Mockorange
Butterfly bush
Kinnikinnick
Euonymus
Juniper
Amur maple

Ornamental Grasses

Indian grass
Prairie cordgrass

Perennials

Black-eyed susan
Red hot poker
Yarrow
Hyssop
Lamb's ear
Pincushion
Bachelor button
Aster
Ice plant
Plumbago
Rose campion
Snow daisy
Creeping thyme
Sedum

Group 3 - WATER USE: Once established, plant material in this group can survive on approximately 1 inch of water every week.

Shrubs

Viburnum
Chokecherry
Daphne
Spirea
Serviceberry
Mugo Pine
Buckthorn
Cherry
Plum
Spirea
Barberry

Ornamental Grasses

Feather reed grass
Fountain grass
Maiden grass
Blue fescue
Blue oat grass
Northern sea oats

Perennials

Purple coneflower
Fireweed
Shasta daisy
Sweet woodruff
Periwinkle
Verbena
Foxglove
Delphinium
Columbine
Purple wintercreeper
Tickweed
Bellflower
Spiderwort
Gayfeather
Windflower
Day lily

Trees - The trees in this list can survive, once established*, on approximately 1 inch of water or less every week.

Common Hackberry
Honeylocust
Ash
Redbud
Western Catalpa
Hawthorns

Bigtooth maple
Kentucky Coffeetree
Pine (most species)
Oak (most species)
Goldenrain tree