

## ARTICLE 3: DISTRICTS AND MAPS

**17-3-1. CREATION OF DISTRICTS.** In order to carry out the purposes of this Ordinance, the City of Lakewood shall be divided into the following zone districts: (As amended by 0-97-09.)

- 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 District
- 4-R Medium Density Attached Residential District
- 5-R Higher 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 Zone District

### **17-3-2. ZONING DISTRICT MAP**

- (1) The location of land placed within specified zone districts prior to the effective date of this Ordinance is shown on the maps entitled Official Zoning District Map of the City of Lakewood, hereby designated as the official City of Lakewood zoning district maps. These maps are made a part of this Ordinance by this reference, and the districts set forth and shown therein are hereby approved. The official maps shall be filed in the Office of the City Clerk of the City of Lakewood and with the City Planning Commission.
- (2) When land is initially zoned or rezoned pursuant to this Ordinance, such changes shall be made on the Official Zoning District Map of the City of Lakewood within forty-five (45) days after the ordinance embodying the zoning or rezoning is adopted by the City Council.
- (3) In the event that the Official Zoning District Map becomes damaged, destroyed, lost or difficult in interpret because of the nature or number of changes and additions, the City Council may, by resolution, adopt a new Official Zoning District Map, which shall supersede the prior Official Zoning District Map. The new Official Zoning District Map may correct drafting or other errors or omissions in the prior Official Zoning District Map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereto.

**17-3-3. INTERPRETATION OF DISTRICT BOUNDARIES.** Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning district maps, the following rules shall apply:

- (1) In subdivided areas, unless otherwise shown on the maps, the district boundaries are either streets, alleys or record lot lines, and where a district boundary line is approximately along a street, alley or record lot line, said street, alley or lot line shall be construed to be the boundary.
- (2) In unsubdivided areas, the district boundaries, unless otherwise shown on the maps, are streets, highways or land survey lines. Where a portion of any district is indicated upon the district map as a strip paralleling a street or highway, the width of the strip, unless given in figures, shall be determined by the use of the scale of the map.

**17-3-4.** The Official Zoning District Maps of the City of Lakewood are hereby amended so that all references to the MU Mixed Use Zone District and the MU Mixed or Single Use Zone District are deemed to be references to the PD Planned Development Zone District. (As amended by 0-93-34.)

**17-3-5** The official Zoning District Maps of the City of Lakewood are hereby amended so that all references to the (CN) Conservation Zone District are deemed to be references to the (R1A) Residential one Acre Zone District. (As amended by 0-97-9.)