

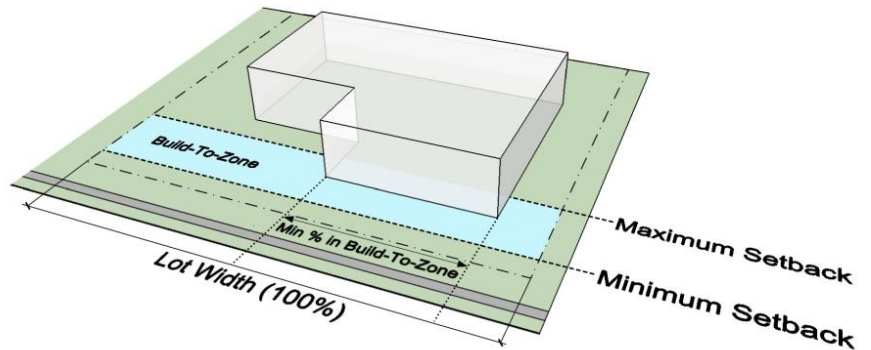
Understanding the **Build-To-Zone** Requirement

What is it?

The build-to-zone requirement specifies the percentage of lot width that must contain a building located between the minimum and maximum front setbacks.

To determine compliance with the build-to-zone requirements, the total width of the building or building portion(s) located in the build-to-zone is divided by the width of the lot or parcel on which the building is located (see figure below).

Plaza or patio areas satisfying the requirements of 17.7.5.2.B may be used to meet the build-to-zone requirement.



What is the purpose?

The build-to-zone requirement is intended to help create vibrant and pedestrian-friendly mixed-use and commercial corridors by bringing building facades to the street. The requirement varies for each zone district and context. In the Transit and Urban zone district contexts, the build-to-zone requirement is greater than in the Suburban context.

Excerpt from Table 17.5.2: Mixed Use Dimensional Standards															
Zone District	M-N			M-G			M-C		M-E			M-R			Notes
	M-N-S	M-N-U	M-N-T	M-G-S	M-G-U	M-G-T	M-C-U	M-C-T	M-E-S	M-E-U	M-E-T	M-R-S	M-R-U	M-R-T	
Standard															
	Build-to-Zone														
Build-to-Zone Requirement (Percent)	40	50	60	45	55	65	70	75	40	50	65	25	50	75	Refer to Section 17.5.1.6. for additional regulations.

What about corner lots or lots with more than one street frontage?

Sites with more than one street frontage must meet the build-to-zone requirement on two street frontages.

If a site is bounded by more than two street frontages, the Director may determine that additional frontages do not need to comply with the front setback and building frontage requirements based on the following considerations:

- The pedestrian and traffic volume on each street
- The street classification
- The impact on any adjacent residential properties
- The desired land use and pedestrian characteristic of each adjacent street
- The street frontages that are most appropriately defined by buildings
- Other applicable criteria that may affect building placement, as determined by the Director

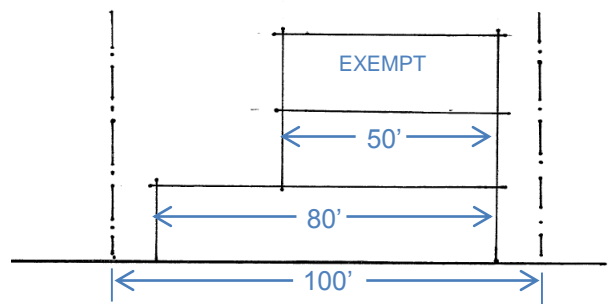


How is it applied to multi-story buildings?

In addition to the build-to-zone requirements, some zone districts have minimum height requirements. In these districts the build-to-zone requirement applies to the *minimum* height. Floors above the minimum height are exempt from the build-to-zone requirement.

Where multiple stories are required or where a site has multiple street frontages, the total aggregate of the build-to-zone may be satisfied on one or more of the required number of stories or street frontages.

The 65% build-to-zone requirement is applied to each of the required two stories. The ground floor footprint occupies 80% of the lot width between the minimum and maximum front setbacks and the second story occupies 50% of the lot width between the minimum and maximum front setbacks. In this example, the build-to-zone requirement is being met.



Still have questions?

Contact the Planner of the Day at 303.987.7571, POD@lakewood.org, or stop by the Planning Counter at 470 S. Allison Parkway during normal business hours.