

- (1) procedures outlined in Section 17-6-2 of this Ordinance within 180 days of the revocation action.

Any appeal of the Planning Commission's decision shall be to Jefferson County District Court. The City, in addition to any other remedies provided in this Ordinance or by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove such violation.

17-6-4. STANDARDS FOR SPECIAL USES: In addition to any other regulations which may apply, no building or land shall be used and no building or structure shall be hereafter constructed or altered as a special use within a zone district unless said special use is specifically permitted within the zone district and conforms with the following standards and regulations applicable to the particular use. Special Use Permits may be granted for a specified period of time only if the specified period is set forth in the permit.

1) **Airports, Commercial Radio and Television Towers:**

- a) No building or structure shall exceed any given height limit as required by the Federal Aviation Administration.
- b) All facilities shall meet the requirements of Article 15 of this Ordinance.

2) **Animal Day Care Facilities with Outdoor Uses: All Animal Day Care Facilities with outdoor uses shall comply with the following criteria:**

- a) No more than 3 animals will be allowed outdoors after 8pm. Animal Day Care Facilities are where animals may be groomed, trained, exercised, and socialized, but not kept or boarded overnight, bred, sold or let for hire. Animal Day Care Facilities may operate from 6am to 10pm daily. A special use permit is required for any outdoor services.
- b) ~~Provide a plan of operation that demonstrates the control of odor, dust, noise, waste management, drainage, security, and that the facility will not constitute a nuisance, safety hazard or health problem to adjoining property or uses. The facility must control odor, dust, noise, waste management, drainage, security so as not to constitute a nuisance, safety hazard or health problem to adjoining property or uses. The operator must provide a plan of operation demonstrating it can meet these provisions.~~
- c) Provide perimeter fencing for all on-site outdoor recreation areas. The fence shall not exceed the maximum fence height standards as prescribed in Article 8 and Article 5 of the Lakewood Zoning Ordinance. ~~be a solid 6 foot fence and provide full containment for the animals.~~ The fence structure shall be deep enough and secured to the ground to prevent escape and provide full containment of the animals at all time. ~~If a 6 foot perimeter fence is provided then other fencing options exist for the containment of the animals in the on-site outdoor recreation areas. Please see the figures provided below.~~
- d) Outdoor areas where dogs will be allowed must be a minimum of 20 feet from any property line.
- e) Outdoor animal care will provide 300 square feet of area for every twelve (12) five (5) animals dogs.
- f) There shall be at least one employee for every twelve (12) animals per 10 dog ratio when providing outdoor animal care.
- g) ~~It shall be unlawful illegal to allow undue odor, dust, noise and waste management to affect a reasonable person.~~

h) A license from the State of Colorado must be obtained, and a copy provided to the City; as well as all pertinent City of Lakewood permits and a special use permit for outdoor use. and a site plan in accordance with Article 15 standards.

i) A major site plan in accordance with Article 15 standards is required.

j) Public improvements to the site shall be subject to the public need as determined by the City Engineer.

D) City of Lakewood Planning Commission may grant an exception to the required setback, height, materials and location requirements for fences and landscaping requirements as related to animal day care facilities with outdoor uses through the submittal of a written request for an exception, inclusive of an illustration of the proposed changes outlining the reason for which the exception is warranted. These exceptions must be approved through the public hearing process. The Planning Commission may approve or conditionally approve the exception if all of the following Performance-Based Standards are met:

1) The fence, wall or structure height, location, design and landscaping are in scale and harmonious with the character of the neighborhood and respect the adjacent properties.

2) A combination of fencing and landscaping are used to secure the outdoor uses associated with animal day care facilities.

3) The 20' required setback buffer may only be lessened in the event of topographical constraints and/or size constraints.

4) Granting of the exception will not be detrimental to the public health, safety or welfare or materially injurious to other property or improvements in the neighborhood in which the property is located; and

5) Granting of the exception will not adversely affect or be inconsistent with any special area plans, Comprehensive Plan, Neighborhood Plan and/or an Official Development Plan (if applicable).

3) **Automobile Rental/Leasing:**

a) Repair or servicing of vehicles shall be limited to repairs usually conducted at an auto service station and shall not include body work, painting, customizing, undercoating or rust-proofing, vehicle steam cleaning, or repair or reconditioning of engines, air conditioning systems or transmissions.

b) All operations must be conducted entirely within a building or structure, except as provided in (c) below.

A maximum of twelve (12) licensed and operable automobiles at any one time may be stored on site for lease to customers. The number of vehicles permitted to be stored may be reduced from the