

ZONING ORDINANCE OUTLINE
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A BILL FOR AN

ORDINANCE REGULATING AND RESTRICTING THE USE OF LAND AND THE USE, LOCATION, HEIGHT AND BULK OF BUILDINGS AND STRUCTURES, AND DIVIDING THE CITY OF LAKEWOOD, COLORADO, INTO ZONE DISTRICTS.

Be it Ordained by the City Council of the City of Lakewood:

TITLE 17 (As Amended)

ARTICLE 1. GENERAL

17-1-1. TITLE: This Ordinance shall be known and cited as the "Zoning Ordinance" or the "Zoning Ordinance of the City of Lakewood, Colorado."

17-1-2. PURPOSE: Pursuant to statutory authority, this Ordinance is enacted for the following purposes:

(1) To promote the health, safety, order, convenience, prosperity and welfare of the present and future inhabitants of the City of Lakewood.

(2) To lessen the impact of traffic and congestion in the streets and roads, to secure safety from fire and other dangers, and to provide adequate sun, light and air.

(3) To provide for the classification of land uses and the distribution of land development within and utilization of those land uses.

(4) To avoid undue congestion of population, to facilitate the adequate provision of transportation, water, schools, sewerage, and other public requirements and to promote energy conservation.

(5) To accomplish the purposes of the City's Comprehensive Plan and of the zoning maps adopted herein.

(6) To promote vehicle and pedestrian safety.

(7) To enhance the appearance of the City, promote good civic design and arrangement, protect the value of property and conserve the value of buildings.

(8) To preserve open space and prevent the overcrowding of land.

(9) To protect property from adverse influences of adjacent property where differing zone districts abut.

(10) To provide planned and orderly use of land within the City.

(11) To update and modernize the previously adopted zoning ordinance of the City.

17-1-3. INTERPRETATION AND EFFECT ON PRIVATE COVENANTS: (1) In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of public health, safety, convenience, order, prosperity and the general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or agreements between parties, provided, however, that wherever this Ordinance imposes a greater restriction upon the use of buildings or land or upon the location or height of buildings or structures or requires larger open spaces about buildings than are imposed or required by other laws, ordinances or easements, covenants or agreements between parties, the provisions of this Ordinance shall govern.

(2) Nothing herein contained shall be construed to render inoperative any restrictions established by covenants running with the land unless such restrictions are prohibited or are contrary to the provisions of this Ordinance.

17-1-4. SEVERABILITY: If for any reason any one or more sections, sentences, clauses or parts of this Ordinance are held invalid, such invalidity shall not affect, impair or invalidate the remaining provisions of this Ordinance. It is the intent of the City Council that the provisions of the Ordinance shall be severable.

17-1-5. REPEALER: (1) At the time all property not zoned PD (planned development), which is located within the City of Lakewood and which is subject to zoning regulation, is zoned or rezoned to a district created by this Ordinance 0-80-51, all portions of Ordinance 0-70-104, as amended, not previously repealed shall be automatically repealed. The City Council shall declare such occurrence by resolution which shall be conclusive as to the facts found by the Council therein.

(2) The following sections of Ordinance 0-70-104, as amended, are repealed as of the effective date of this Ordinance 0-80-51: Sections 1-5, 1-6, 1-7, 1-8, 1-14(C)(1), the Board of Adjustment authority to allow side yard exceptions contained in 1-14(C)(3), 1-14(C)(4)(b), 1-15(E)(3), 3-2, 3-5, and 3-7.

17-1-6. EFFECTIVE DATE: This Ordinance 0-80-51 shall take effect thirty days after final publication and shall apply to property and uses of property at such times as provided in section 17-1-7.

17-1-7. APPLICABILITY: (1) Any application for an initial zoning or rezoning of property filed on or after the effective date of this Ordinance shall be for a zone district created by this Ordinance. The application shall be governed by and approved or disapproved subject to Article 17 of this Ordinance, and this Ordinance shall in all respects govern the use of property so zoned or rezoned.

(2) Any application for an initial zoning or a rezoning of property filed prior to and pending on the effective date of this Ordinance shall be amended to propose a zone district created by this Ordinance and shall otherwise conform to and be governed by this Ordinance 0-80-51, unless a hearing on the application has been conducted by the Planning Commission. If a hearing thereon has been conducted by the Planning Commission, the application shall

be governed by and the zoning or rezoning shall be approved or disapproved subject to the procedures and standards set forth in Ordinance 0-70-104, as amended, and for such purpose only, Sections 1-11 and 1-12(B) and (C) of Ordinance 0-70-104, as amended, shall remain effective until no such application is pending.

(3) Notwithstanding any other provision of this Ordinance, the following portions of this Ordinance shall apply to all property on the effective date of this Ordinance, even though no rezoning of the property has occurred:

(a) Article 4. All powers granted therein to the Board of Adjustment and Director may be exercised with respect to the various regulations set forth in Ordinance 0-70-104, as amended.

(b) Article 9. The parking requirements therein shall apply to uses of property under Ordinance 0-70-104, as amended, which are comparable to uses of property under this Ordinance, unless the conditions set forth in subparagraphs (e)(1) and (2) or (3) below exist, in which event the applicable parking requirements of Ordinance 0-70-104, as amended, shall apply.

(c) Article 13. Home occupations permitted therein shall be permitted only in the CO, A-1, A-2, R-1, R-1A, R-1B, and R-2 zone districts of Ordinance 0-70-104, as amended.

(d) Article 14. The flood hazard area regulations shall apply to flood hazard areas under Ordinance 0-70-104, as amended, unless the conditions set forth in subparagraphs (e)(1) and (2) or (3) below exist, in which event the applicable flood hazard area regulations of Ordinance 0-70-104, as amended, shall apply.

(e) Article 15. The site development regulations shall apply to construction of any new building, structure, parking area, or loading area, or any substantial alteration to an existing building, structure, parking area or loading area, which is located in an R-3A, R-3, R-4, R-T, R-C1, R-C, C-1, C-2, IT-1, IT-2, IT-3, IT-4, or PD zone district under Ordinance 0-70-104, as amended, unless:

(1) A completed building permit application for the particular use is on file with the City on the effective date of this Ordinance but no permit has been issued; and

(2) The building permit is issued within thirty days after that effective date; or,

(3) The requirements of any of the sections will specifically and directly conflict with standards for a particular planned development approved by the City Council prior to the effective date of this Ordinance. If such a conflict exists, the requirements of those sections shall be waived but only to the extent necessary to avoid the conflict.

(f) All definitions in Article 2 which are applicable to the Articles listed in this subsection (3).

(g) Article 7. Setbacks permitted herein shall be applied to the CO, A-1, A-2, R-1, R-1A, R-1B, R-2, R-3, R-3A, R-4, R-CI, RC, C-1, C-2, IT-1, II-2, IT-3 zone districts of Ordinance 0-70-104, as amended. (As Amended by 0-81-108)

(4) Pursuant to Ordinance 0-70-104, as amended, land has been zoned P.D. Planned Development and in some instances the zoning designation further conditioned the zoning to designated uses, as defined within 0-70-104, as amended. Ordinance 0-80-51 has now eliminated the P.D. Planned Development District and generally replaced that district with the MU Mixed Use District. When property develops, if the prior conditional uses referred to uses set forth in Ordinance 0-70-104, as amended, then said property shall be permitted the uses pursuant to those defined in Ordinance 0-70-104, as amended, and not Ordinance 0-80-51. (As Amended by 0-81-108)

(5) (a) Any property zoned R-1, pursuant to Ordinance 0-70-104, as amended, which retained such zoning classification as a result of a special referendum election held August 10, 1982, shall be subject to all regulations applicable to property within the 1-R District of this Ordinance.

(b) Any property zoned R-1A, pursuant to Ordinance 0-70-104, as amended, which retained such zoning classification as a result of a special referendum election held August 10, 1982, shall be subject to all regulations applicable to property within the 2-R District of this Ordinance.

(c) Any property zoned A-1, pursuant to Ordinance 0-70-104, as amended, which retained such zoning classification as a result of a special referendum election held August 10, 1982, shall be subject to all regulations applicable to property within the CN District of this Ordinance. (As Amended by 0-82-140)

(6) Development of property located within the Villa Italia Activity Center shall be subject to review by the Villa Italia Design Review Committee. The Committee is advisory to the Planning Commission or the Director of Community Development, depending on the review status of the development application. (As Amended by 0-85-27).

17-1-8. SAVINGS CLAUSE: The amendment or repeal of any ordinance or part thereof, by this Ordinance shall not release, extinguish or modify, in whole or in part, any penalty, liability or right of the City incurred or obtained under the amended or repealed ordinance or part thereof. The ordinance or part thereof, so amended or repealed, shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of any penalty, liability or right of the City, for the purpose of sustaining any judgment, decree, or order which may be rendered in such actions, suits, proceedings or prosecutions, and for the purpose of sustaining any and all proceedings, actions, acts, decisions, hearings and appeals pending before the Lakewood Planning Commission, the Lakewood City Council, the Lakewood Board of Adjustment and any court.

17-1-9. VIOLATION AND PENALTY: (1) It shall be unlawful to construct, reconstruct, alter, maintain, use or cause to be used any building or structure, or to use or cause to be used any land in violation of this Zoning Ordinance or any amendment hereto. Any person, firm or corporation, including the officers or agents of a corporation responsible for its actions and the members of a partnership, firm or joint venture, violating or causing violations of this Zoning Ordinance or amendment hereto, upon conviction thereof, shall be fined not more than nine hundred ninety-nine dollars or imprisoned not more than one hundred and eighty days or both. Each day during which such violation continues shall be deemed a separate offense. (As Amended by O-84-87)

(2) If any building or structure is constructed, reconstructed, altered, maintained, used, or caused to be used, or any land is used or caused to be used, in violation of this Zoning Ordinance or amendment hereto, the City Attorney, or any owner of real estate located either within the district in which such buildings, structure or land is situated, or immediately adjacent thereto, in addition to other remedies or penalties 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.

ARTICLE 2: DEFINITIONS AND INTERPRETATION

(as Amended by 0-81-108, 0-81-110, 0-81-158, 0-82-6, 0-82-19, 0-82-108, and 0-82-170)

17-2-1. GENERAL INTERPRETATION: (1) For purposes of this Ordinance, the words and terms used, defined, interpreted or further described herein shall be construed as follows:

- (a) The present tense includes the future tense.
- (b) Words used in the singular number include the plural, and vice versa, unless the context clearly indicates the contrary.
- (c) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
- (d) The word "shall" is mandatory.
- (e) The masculine shall include the feminine.

(2) Where not defined herein, the words used in this Ordinance shall have the common and customary meaning.

17-2-2. DEFINITIONS: As used within this Ordinance, except where otherwise specifically defined, or unless the context otherwise requires, the following terms, phrases, words and their derivations shall have the following meanings:

(1) Abandoned Sign: A sign which no longer correctly directs any person, advertises a bona fide business, lessor, owner, product or activity conducted or products available on the premises where such sign is displayed. (as amended by 0-82-170)

(2) Accessory Building: A building, the use of which is supplementary and subordinate to that of the main building on the same lot. (As Amended by 0-83-159)

(3) Accessory Use: (See Article 12).

(4) Amusement Arcade: A place of business where an individual, association, partnership or corporation maintains more than ten amusement devices. (As Amended by 0-82-108)

(5) Amusement Center: A place of business where an individual, association, partnership or corporation maintains less than eleven amusement devices and excepting any number of billiard tables either as a sole business or in conjunction with some other business. (As Amended by 0-82-108)

(6) Amusement Device: Any device which, upon insertion of a coin, slug, token, plate or disc, or payment of a consideration, may be used by the public for use as a game, entertainment, amusement, a test of skill, either mental or physical, whether or not registering a score; but shall not include radios, devices that provide music only, television carrying commercial broadcasts only, bowling lanes, or fixed-stand coin-operated kiddie rides. (As Amended by 0-82-108)

(7) Animated Sign: Any sign or any part thereof, which changes physical position by any movement or rotation.

(8) Automobile: A motor vehicle designed for the transportation of either passengers or cargo and weighing less than six thousand five hundred (6,500) pounds empty weight.

(9) Awnings: A shelter supported entirely from the exterior wall of a building and of a type which can be retracted, folded or collapsed against the face of the supported building. (As Amended by 0-82-170)

(10) Bike/Pedestrian Path: A surface designed to accommodate both pedestrian and bicycle movements.

(11) Billboard: A third party sign advertising a business, product or service, religious, charitable or nonprofit organization not located upon or available upon the premises whereon the sign is located. Billboards do not include directional or informational signs erected by any governmental institution or agency.

(12) Buffer Area: An area of land located within a development of multiple household dwelling units; child care facilities; or church, office, commercial, or industrial land use(s), and adjacent to an abutting residential zone district. (As Amended by 0-83-159)

(13) Building: Any structure having a roof supported by columns or walls and used or intended for supporting or sheltering any use or occupancy.

(14) Building Code: The Uniform Building Code, as adopted by the City of Lakewood and as amended from time to time.

(15) Building Front: One exterior wall of a building facing a front lot line; or, in the event that the primary entrance is located on an exterior wall which is not facing the front lot line, the building front shall be the exterior wall containing the primary entrance to the building.

(16) Building - Height of: The height of a building shall be the vertical distance measured from the grade at the building to the highest point of the coping of a flat roof, the deck line of a mansard roof, the average height of the highest gable of a pitched or hipped roof, or the highest point of any other type of roof. The height of a building shall not include mechanical equipment, screening for mechanical equipment, spires, chimneys and antennae.

(17) Camper: A unit, containing cooking or sleeping facilities, which is designed to be loaded onto or affixed to the bed or chassis of a truck to provide temporary living quarters for recreational camping or travel use.

(18) Canopy: A permanent shade or weather-protection structure which is attached to or supported by a building or other structure, or which is supported by columns or posts.

(19) Carport: A canopy for a motor vehicle or travel or utility trailer which may be detached from or partially supported by a building.

(20) Channel: That portion of a watercourse with a perceptibly defined bed and banks which confines and continuously or periodically conducts a flow of water.

(21) Child Care Camp: A facility intended to accommodate temporary group living for children under sixteen (16) years of age that is substantially oriented toward outdoor activities in a natural environment.

(22) Child Care Facility: Any facility, by whatever name known, which is licensed by the State of Colorado and maintained for compensation, for the whole or any part of a day, for the care of five (5) or more children under the age of sixteen (16) years who are not related to the owner, operator or manager thereof. If a child care facility also meets the definition of household or group home as set forth in this Ordinance, it shall be regulated as a child care facility rather than a household or group home.

(23) Church: A building intended primarily for the practice and worship of a religious faith, including convents.

(24) City Hall: The primary office building operated by the City of Lakewood, and which houses principal administrative offices of the City. (As amended by 0-82-61).

(25) Colorado Child Care Act: Article 6, Title 26, Colorado Revised Statutes 1973, as amended.

(26) Commercial Trade or Service: An economic activity involving the provision of material goods and commodities or personal or professional skills for economic gain.

(27) Comprehensive Plan: Concept Lakewood, as adopted by the Planning Commission and approved by the City Council, including all adopted and approved amendments thereto.

(28) Correctional Institution: A building or group of buildings in which persons are confined for an indeterminate period of time while on trial for an offense, or while serving sentence for punishment of a crime, or as the result of a specific court order.

(29) Dance Hall: Any place of business, open to the public, the primary purpose or use of which is to furnish to its patrons facilities for dancing. The incidental sale of food or beverages to the patrons shall not change the nature of the business. The term shall include any discotheque or other establishment, regardless of title, which meets the definition of "dance hall" set forth herein.

(30) Days: Consecutive calendar days, unless otherwise specifically designated.

(31) Density: The number of dwelling units per acre of Lot-Total Area. (As Amended by 0-82-19)

(32) Department: Department of Community Development. (As Amended by 0-82-170)

(33) Development: Any man-made change to real estate or property, including buildings, or other structures, mining, dredging, filling, grading, paving, excavation, or drilling.

(34) Directional Sign: Any sign that directs the movement or placement of pedestrian or vehicular traffic on a lot with or without reference to, or inclusion of, the name of a product sold or service performed on the lot or in a building, structure or business enterprise occupying the same.

(35) Director: Director of the Department of Community Development or his designee.

(36) Display Surface: The area made available by the sign structure for the purpose of displaying the advertising message.

(37) Distance of Sign Projection: The distance from the exterior wall surface of the building, or from the farthest horizontal point on a mansard roof, to the display face of a wall sign. (As Amended by 0-82-170)

(38) Drainway: A natural or artificial land depression, with or without perceptible bed and banks, to which surface run-off gravitates to form a continuous or intermittent flow of water in a definite direction.

(39) Drive-In: A commercial activity where, prior to service, the patron customarily drives a motor vehicle onto the premises, parks the vehicle in a defined parking space, and turns off the engine. Thereafter, the patron customarily is served in the automobile by a carhop or other means which eliminate the need for the customer to exit the vehicle.

(40) Drive-Through: A commercial facility where the patron customarily drives a motor vehicle onto the premises and to a window or mechanical device through or by which the customer is served without exiting the vehicle. Prior to service, the engine of the motor vehicle customarily remains in operation.

(41) Duplex: A building designed for occupancy by two (2) households living in separate dwelling units.

(42) Dwelling Unit - One Household: A building designed for occupancy by not more than one (1) household.

(43) Dwelling Unit - Multiple Household: A building designed for occupancy by three (3) or more households living in separate dwelling units, but not including motels or hotels.

(44) Dwelling Unit: A building or any portion of a building designed for occupancy as complete, independent living quarters for one or more persons, having direct access from the outside of the building or through a common hall and having living, sleeping, kitchen and sanitary facilities for the exclusive use of the occupants.

(45) Election Sign: A sign providing information regarding elections, candidates, or issues concerning such elections. (As Amended by 0-82-170)

(46) Emergency Health Care Facility: An establishment having as its sole purpose the provision of emergency health care and emergency medical treatment for human ailments. No overnight accommodations for patients are available.

(47) Equipment - Heavy: Nonmotorized merchandise of six thousand (6,000) pounds or more empty weight, or motorized merchandise of more than six thousand (6,000) pounds empty weight, having motors of twenty (20) horsepower or more performance. (As Amended by 0-81-108)

(48) Equipment - Light: Nonmotorized merchandise of less than six thousand (6,000) pounds empty weight, or motorized merchandise of less than six thousand (6,000) pounds empty weight, having motors less than twenty (20) horsepower. (As Amended by 0-81-108)

(49) Erector: Any person engaged in the business of installing signs. (As Amended by 0-82-170)

(50) Exterior Wall Surface: The most exterior part of a wall, sun screen, or any screening or material covering a building. (As Amended by 0-82-170)

(51) Fabrication: The construction of a specific good through the assembly of premanufactured parts which require no processing modification.

(52) Facade: Any face (as on a street or court) of a building given special architectural treatment; a false, superficial or artificial appearance or effect.

(53) Family: Any number of individuals who are related by blood, marriage or legal adoption and not more than two (2) unrelated individuals, who are living together as a single housekeeping unit.

(54) Fill: A deposit of material of any kind by other than natural means.

(55) Flashing Signs: Any directly or indirectly illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color effects by any means whatsoever.

(56) Garage - Private: An accessory building or an accessory portion of a main building, designed for the shelter or storage of motor vehicles owned or operated by the occupants of the main building only.

(57) Grade:

(a) For the purpose of determining height or depth requirements, grade shall mean the average of the finished adjacent ground level at the center of all walls of a building. In case walls are parallel to or within five (5) feet of a sidewalk, alley or other public way, the above ground level shall be measured at the elevation of the sidewalk, alley or public way.

(b) For the purpose of determining the slope of facilities such as streets, walkways and bike/pedestrian paths, grade shall mean the degree of slope of the ground or finished surface, expressed in a percentage and equal to the total rise or fall in any vertical distance divided by the

horizontal distance. For a street, walkway or bike/pedestrian path, the grade shall be the degree of slope of the finished surface at the center line.

(58) Gross Floor Area:

(a) The gross area of all covered and enclosed space on all floor levels of a building including the following:

- (1) Halls, corridors, lobbies, mezzanines, display areas;
- (2) Stairways, elevator shafts, escalators, utility cores, air conditioning and heating area; and
- (3) Common facilities for use of all tenants, such as meeting rooms, nurseries, rest rooms, auditoriums, administrative offices, leasing offices, and first aid rooms.

(b) Gross floor area does not include:

- (1) Any relatively open exterior plazas which are eligible for inclusion in covered open space;
- (2) Fully or partially enclosed mall areas or atriums;
- (3) Fully or partially enclosed crosswalks, ramps, bridges, or other such buildings or structures intended for pedestrian use; and
- (4) Basement storage areas, loading areas, underground truck roads and service facilities.

(59) Gross Land Area:

(a) An area which includes the following:

- (1) Horizontal lot area in designated use within the property lines, including public and private streets; and,
- (2) One-half the area of any abutting alley or street right-of-way.

(b) Gross land area does not include:

- (1) Areas not beneficial to the designated use of land because of restrictions on development due to irregular shape, topography, location or character, as determined by the Planning Commission; and
- (2) Land area already used predominantly for other use purposes.

(60) Ground Sign: A sign structure supported by poles, uprights or braces extending from or anchored into the ground but not attached to any part of the building.

(61) Group Home: A single household dwelling unit in which persons numbering more than the number of persons permitted in the dwelling unit pursuant to the definition of household, live together as a single housekeeping unit. Any group home which meets the definition of any other use shall be regulated as the other use rather than as a group home.

(62) Group Home For Juveniles: A dwelling unit used as a detention or receiving facility for persons under the age of eighteen (18) who, under the terms of Title 19, C.R.S. 1973, as amended, are on probation or parole, are delinquent children, or are children needing oversight, or who are detained in the facility by reason of court order resulting from an offense committed or allegedly committed by the person. Such juveniles, together with appropriate staff, must reside together as a single housekeeping unit. If a group home for juveniles also meets the definition of household or group home as set forth in this Ordinance, it shall be regulated as a group home for juveniles rather than as a household or group home. In no event shall this definition be deemed to include a neglected or dependent child under the terms of Title 19, C.R.S. 1973, as amended, unless such child also meets the requirements of this subsection (59).

(63) Home Occupation: (See Article 13).

(64) Hospital: An establishment administered by licensed physicians, having as its primary purpose the provision of general health care, nursing, and medical treatment for human ailments, including diagnostic and surgical services. Overnight accommodations are available, but patients normally remain within the hospital for only a limited term. A hospital shall not include nor be considered a residential health care facility.

(65) Hotel: A building containing at least six (6) rooms designed and used as sleeping accommodations for usually transient occupancy, and access to the rooms is available through a lobby or supervised office.

(66) Household (Family): Means only the following:

(a) Any family., and

(b) Any number of unrelated individuals, or related and unrelated individuals, living together as a single housekeeping unit up to a maximum of one (1) person per habitable room which is being used for living purposes.

(c) For the purposes of this definition, a "habitable room which is being used for living purposes" is space in a structure for living, sleeping, eating or cooking. Not included in this definition are bathrooms, toilet compartments, porches, balconies, unfinished rooms, closets, halls, storage and utility spaces, and similar spaces.

(d) It is the intent of the City Council to limit the number of unrelated persons who may qualify as a household to the numbers set forth herein.

(67) Household Pet: Any species of animal commonly kept as a pet, as a custom in the community, within households, not of a type commonly raised as livestock on a farm, and the keeping of which is not prohibited by City ordinance.

(68) Ideological Sign: A sign which expresses a religious, political, social or other philosophical position. (As Amended by 0-82-170)

(69) Illuminated Sign: A sign lighted by or exposed to artificial lighting either by lights on or within the sign or directed towards the sign.

(70) Illumination, Direct: Lighting by means of an unshielded light source that is effectively visible as part of the sign, where light travels directly from the source to the viewer's eye. (As Amended by 0-82-170)

(71) Illumination, Indirect: Lighting of a surface by a light source that is directed at the reflecting surface in such a way as to illuminate the sign from the front, or a light source that is primarily designed to illuminate the entire building facade upon which a sign is displayed, but does not include lighting that is primarily used for purposes other than sign illumination, including without limitation, parking lot lights or lights inside a building that may silhouette a window sign but that are not primarily installed to serve as inside illumination. (As Amended by 0-82-170)

(72) Illumination, Internal: Lighting by means of a light source that is within a sign having a translucent background, silhouetting opaque letters or designs, or that is within letters or designs that are themselves made of translucent material. For the purpose of Article 10, backlighted signage shall be considered internally illuminated. (As Amended by 0-82-170)

(73) Individual Letter Sign: Letters or figures individually fashioned from metal or other materials and attached to the wall of a building or other surface; but not including a sign painted on a wall or other surface. (As Amended by 0-82-170)

(74) Inoperable Motor Vehicle: A motor vehicle not legally operable due to a lack of legal requirements, such as a current safety inspection sticker or license plates, or not capable of being operated due to mechanical deficiencies.

(75) Integrated Access System: A curb cut or access road connecting two (2) or more separate lots or buildings.

(76) Integrated Parking System: A common parking area or a series of interconnected parking areas which are utilized by two or more building units and where any owner, occupant, patron, customer, employee or other person utilizing any of the building units served has the right to park a motor vehicle within any of the parking areas. Such common right shall be evidenced by a reciprocal parking easement recorded with the Clerk and Recorder of Jefferson County or contained within a lease and shall run in perpetuity with the use of the land.

(77) Joint Identification Sign: A sign which serves as a common or collective identification for two or more business or industrial uses on the same lot. Such sign may contain a directory to said uses as an integral part thereof, or may serve as general identification only for such developments as shopping centers, industrial parks and the like. (As Amended by 0-82-170)

(78) Junk: Scrap metal, such as copper, iron, lead, tin, zinc and all other metals and their alloys; inoperable motor vehicles; and other manufactured goods that are so worn, deteriorated or obsolete as to make them unusable in their existing condition, including cloth, rope, rubber or rubber products, tinfoil, bottles, machinery, tools, appliances, fixtures, lumber, utensils, cartons and containers, pipe and pipe fittings, conduit and conduit fittings, and other similar goods.

(79) Junk Yard: An unenclosed but screened area where junk is bought, sold, exchanged, stored, baled, packed, disassembled or handled.

(80) Kennel: Any building, structure or open space used in whole or in part for the boarding of household pets for compensation and required to be licensed under Title 12, Article 57 of the C.R.S. 1973, as amended; and, any building, structure or open space devoted in its entirety or in part, to the raising or harboring of four (4) or more dogs, cats, or combination thereof, above the age of four (4) months.

(81) Laboratory: A building or a portion of a building devoted to the experimental study in science or the testing and analysis of chemicals, drugs, explosives, minerals, and similar materials.

(82) Laboratory - Medical, Dental or Optical: A building or a portion of a building devoted to the use of providing bacteriological, biological, medical, X-ray, pathological and similar analytical or diagnostic services to doctors or dentists, where no fabrication is conducted on the premises except for the custom fabrication of dentures and the custom fabrication and grinding of optic lenses.

(83) Landscaping: The improvement of a parcel of land with any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or lawns; natural features and nonliving ground covers such as rock, stone and bark; and structural features, such as fountains, reflecting pools, art works, screen walls, fences and benches.

(84) Legal Use: A "legal use" as used herein shall be deemed to mean a "use by right" i.e., any use of realty lawfully established in conformity with law and ordinance (or zoning resolution) in existence at the time of establishment of such use, and which is also presently lawful under applicable law and ordinance. "Legal use" shall include nonconforming uses lawfully established at the time of establishment, and lawfully maintained, and any accessory use or uses incidental to and commonly associated with such lawfully established uses. As used herein, the term "legal use" is sometimes used for the purpose of referring to the person, firm or corporation entitled to a "legal use."

(85) Lot: A parcel of land occupied or designed to be occupied by a main building and the accessory buildings or uses customarily incidental to such main buildings, including the open spaces required by this ordinance and such open spaces as are arranged and designed to be used in connection with such buildings. A lot may have more than one building as allowed in the 4-R, 5-R 6-R, OF, 1C through 5-C inclusive, IN and MU districts provided the following conditions are satisfied: 1) all buildings on the lot are in single ownership or unified control and 2) all buildings on the lot are in conformance with the site development standards, as set forth in Article 15 of the Zoning Ordinance, the general requirements of the Lakewood Zoning Ordinance, and the Subdivision Ordinance. A lot may or may not be the land shown as a lot on a duly recorded plat. (As Amended by Ordinance 0-85-28)

(86) Lot - Corner: A lot of which at least two (2) adjacent sides abut for their full length upon a public right-of-way (other than an alley).

(87) Lot - Interior: A lot other than a corner lot.

(88) Lot-Minimum Area: The minimum square footage that a lot is required to have under the zoning in order to meet the requirements for issuance of a building permit. (As Amended by 0-81-108)

(89) Lot - Through: An interior lot abutting on more than one (1) street or a corner lot abutting on more than two (2) streets.

(90) Lot-Total Area: The square footage of a lot excluding street rights-of-way. (As Amended by 0-81-108)

(91) Lot - Width: The shortest distance between any two (2) lot lines of a lot which are intersected by the same front setback line, measured from either of such points of intersection.

(92) Lot Line - Front: The boundary line of a lot which immediately abuts a public right-of-way (other than an alley).

(93) Lot Line - Rear: The boundary line of a lot which is most nearly opposite the front lot line of the lot, other than a through lot.

(94) Lot Line - Side: Any boundary line of a lot, other than a front lot line or rear lot line.

(95) Lowest Floor: The lowest floor, including the basement, of a structure.

(96) Low-profile: See Monument. (As Amended by 0-82-170)

(97) Main Building: The building used to house the principal use of the land.

(98) Major Architectural Detail: Distinguishable design features of the facade of the building such as windows, doors, balconies, columns, or patterns or designs formed at the time of construction by the building material. (As Amended by 0-82-170)

(99) Mansard Roof: A roof with two slopes on each of the four sides, the lower steeper than the upper. (As Amended by 0-82-170)

(100) Mansard Roof Sign: A sign attached to the side of a Mansard Roof. (As Amended by 0-82-170)

(101) Marquee: A permanent roof structure attached to and uniformly supported by a wall of a building, having no connection or relationship with the roof of the building to which it is attached.

(102) Marquee Sign: Any sign attached to the marquee.

(103) Mechanical Equipment: Equipment or extensions thereof used to operate mechanical facilities within a building, including air vents and air heating/cooling/conditioning units.

(104) Mini-Warehouse: Enclosed warehouse units of less than five hundred (500) square feet per unit which are rented or leased to second parties for storage purposes, and which has no outside storage.

(105) Mobile Home: A factory-assembled structure or structure without a permanent foundation and greater than thirty-five (35) feet in length and designed to be transported on its own wheels arriving at the site as a complete dwelling unit, equipped with the necessary service connections, usually including major appliances and furniture and ready for occupancy. Removal of the wheels and placement on a foundation does not change its classification. The phrase "without a permanent foundation" indicates that the support system is constructed with the intent that the mobile home placed thereon will be moved from time to time at the convenience of the owner. The term "mobile home" does not include travel trailers, campers, camper buses, motor homes or modular homes. This definition includes half units that are transported to the site on their own wheels and then assembled as one (1) unit.

(106) Mobile Home Park: A lot, parcel, or tract of land which is designated and improved for the purpose of providing a location or accommodations for one (1) or more mobile homes and within which spaces are available to the general public for rent, lease, and the placement thereon of mobile homes for occupancy. Mobile home unit sales lots on which unoccupied mobile homes are located for inspection or sale shall not be considered mobile home parks.

(107) Monument Sign: Also known as low-profile. A ground sign which is integrated into the sign support, usually a pedestal, relatively low in height, and has an appearance of a continuous mass, similar to a structure. (As Amended by 0-82-170)

(108) Motel: A building containing at least six (6) rooms designed and used as sleeping accommodations for usually transient occupancy, with access to each room available through an individual entrance from the outside of the building.

(109) Motor Fuel Filling and Service Stations: A retail establishment at which vehicles are serviced; especially with fuel, oil, air and water; and where ancillary repair, maintenance or replacement of electrical or mechanical devices may be obtained. (As Amended by 0-81-108)

(110) Motor Vehicle: A self-propelled piece of mechanized equipment powered by a self-contained power unit.

(111) Nonconforming Building or Structure: (See Article 16).

(112) Nonconforming Sign: Any sign which:

(a) On the effective date of this Ordinance was lawfully maintained and had been lawfully erected in accordance with the provisions of any sign regulations in any prior zoning ordinance and the applicable Building Code, but which sign does not conform to the limitations established by this Ordinance; or

(b) On or after the effective date of this Ordinance was lawfully erected and maintained in accordance with the provisions of this Ordinance, and the applicable Building Code, but which sign, by reason of amendment after the effective date of this Ordinance, does not conform to limitations established by such subsequent amendment.

(113) Nonconforming Use: (See Article 16).

(114) Nonprofit: A use which is operated where no part of the income or profit of which is distributable to its members, directors, or officers, except that income or profit may be distributable to a member which is another nonprofit use. (Title 7, Articles 20-29, Colorado Revised Statutes 1973, as amended.)

(115) Off-Premises Sign: A sign advertising a business, product or service, or religious, charitable or nonprofit organization, not located upon or available on the premises whereon the sign is located. Off-premises sign does not include directional or informational signs erected by any governmental institution or agency.

(116) Official Development Plan: The stipulations and maps associated with a mixed use zone district that set forth the land use regulations for the property as approved by the City Council. (As Amended by 0-83-159)

(117) Open Space Area or Landscaped Area: (a) Open space areas or landscaped areas include:

(1) Walkways, pedestrian paths, open plazas and malls, concourses, passageways, terraces, natural drainage ways, playgrounds, improved rooftops and similar structures designed specifically for active and passive recreational use and which are not designed to be used by motor vehicles except for emergency and service purposes., and

(2) Areas used for design purposes, such as planted or landscaped areas, flowerbeds and planters.

(b) Open space areas or landscaped areas do not include:

(1) Unused or leftover portions of a property which are capable of being developed and which are specifically used for storage or reserved for future expansion, or outdoor areas which are developed for use as a storage area., and

(2) Motor vehicle uses such as parking lots, open-air showrooms, roads, or service areas, at, above or below ground level. Landscaping over underground parking, however, will be included.

(118) Parapet Wall: A low wall or protective railing above the roof line or along the edge of a roof, balcony or terrace.

(119) Parking Area: The total area encompassed by off-street parking spaces, which are available to customers, employees, residents, and visitors to the designated area, with or without time limits, as well as the total area encompassed within all access and egress routes designed for use by motor vehicles. Parking area includes emergency access lanes and loading area spaces. (As Amended by 0-81-108)

(120) Perimeter Landscape Area: That portion of the perimeter of a property which is adjacent to a public right-of-way (except an alley), the length of which portion is equal to the length of the adjacent portion of the public right-of-way and the width of which portion is equal to the distance between the flow line of the adjacent public right-of-way and the nearest structure, parking lot or mobile home located within the property.

(121) Permanent Sign: A sign constructed of durable material and affixed, lettered, attached to or placed upon a fixed, nonmoveable, nonportable supporting structure.

(122) Person: Natural person, joint venture, joint stock company, partnership, association, club, company corporation, business, trust, organization or the manager, lessee, agent, servant, officer or employee of any of them. (As Amended by 0-82-170)

(123) Planned Unit Development: (See Mixed Use District, Section 17-5-21).

(124) Porch, Patio or Deck: A structure open to the atmosphere on at least two (2) sides and projecting from the front, side or rear wall of a building. For the purposes of this Ordinance, only those porches, patios and decks which have a roof shall be subject to any required setbacks.

(125) Portable: Any sign which is not permanently affixed to a building, structure, or the ground, except signs painted on or magnetically attached to any licensed vehicles and temporary signs as allowed under Article 10. (As Amended by 0-82-170)

(126) Printing Establishment: A printing business especially for books, periodicals, or newspapers, of a large scale and extended hours of operation, or which normally requires pick-ups and deliveries by large trucks. (As Amended by 0-83-159)

(127) Printing Facility: A printing business which typically operates at retail, and which does not normally require pick-ups and deliveries by large trucks. (As Amended by 0-83-159)

(128) Processing: The manufacture of goods and pieces by means of subjecting raw materials or preprocessed material to a special treatment involving synthesis or artificial modification.

(129) Projecting Sign: A sign other than a wall sign which projects from and is supported by a wall. (As Amended by 0-82-170)

(130) Residence Inn: A hotel with rooms that have complete kitchen and bathroom facilities intended for semi-transient occupancy. (As Amended by 0-83-159)

(131) Residential Health Care Facility: A residential facility intended for the care of the infirm or aged where medical attention is provided as a continual benefit.

(132) Roof Line: The highest point on any building where an exterior wall encloses usable floor area.

(133) Roof Sign: A sign erected upon or above the parapet, or upon the roof and above the roof line, of the building or structure.

(134) School, Public, Parochial and Private: Any public, parochial or private school for any grades between kindergarten and twelfth that is either accredited by the Colorado Department of Education or recognized by and in good standing with the Colorado Department of Education for purposes of compulsory education requirements.

(135) Screen: A solid visual barrier.

(136) Secondary Uses: (See Article 11).

(137) Setback Line - Front: A line parallel with a front lot line of a lot, tangent to that part of the building or structure (other than an open fire escape, stairway, or chimney) which is closest to the front lot line, and intersecting two (2) other lot lines of the lot; or the line concentrically Parallel to the right-of-way line of the street on a cul-de-sac (bulb).

(138) Setback Line - Rear: A line parallel with a rear lot line of a lot, tangent to that part of the building or structure (other than an open fire escape, stairway or chimney) which is closest to the rear lot line, and intersecting two (2) other lot lines of the lot.

(139) Setback Line - Side: A line parallel with a side lot line of a lot, tangent to that part of the building or structure (other than an open fire escape, stairway or chimney) which is closest to such side lot line, and intersecting two (2) other lot lines of the lot.

(140) Short Term Advertising Signs: Signs which advertise the sale of products or services on a short term basis. (As Amended by 0-82-170)

(141) Sight Triangle: The corner area within a corner lot that is adjacent to both right-of-way frontages. The dimensions of the sight triangle are measured from the intersecting point of the property lines which adjoin the right-of-way line a distance of fifty-five (55) feet along each of the Property lines and the resulting distance along a line which connects the end point of these measurements.

(142) Sign: Any stationary object or device or part thereof situated outdoors or indoors, but subject to public view, which is used to advertise or identify an object, person, institution, organization, business, product, service, or event by means including words, letters, figures, designs, symbols, fixtures, colors, motion, illumination or projected images.

(143) Signable Area: The signable area shall mean that area of a building facade up to the roof line which is free of windows and doors or major architectural detail and may be enclosed by an imaginary rectangle. (As Amended by 0-82-170)

(144) Sign Permit: A building permit issued for the erection, construction, enlargement, alteration, moving, improvement, removal, conversion, or demolition of any sign, issued pursuant to the Building Code.

(145) Sign Setback: Ten feet from the property line when adjacent to a street in all but residential zoning districts. The setback is measured from the leading edge of the sign or, if larger, the backing on which a ground sign is placed. (As Amended by 0-82-170)

(146) Sign Structure: Sign structure shall include, but not be limited to, the supports, uprights, braces, backing, and framework designed to contain a sign message. Sign structure is not meant to include the message conveyed by the sign. (As Amended by 0-81-108)

(147) Sign With Backing: Any sign that is displayed upon, against or through any material or color surface or backing that forms an integral part of such display and differentiates the total display from the background against which it is placed.

(148) Sign Without Backing: Any word, letter, emblem, insignia, figure or similar character or group thereof that is neither backed by, incorporated in, or otherwise made a part of, any larger display area.

(149) Storage Structure: A structure not to exceed one hundred twenty (120) square feet of floor area located on a residential lot and designed to be used solely for the storage and use of personal equipment and possessions of the occupants of the residence.

(150) Store Unit: An enclosed floor space designed for occupancy by not more than one business or commercial establishment with an entrance not common to any other business or commercial establishment.

(151) Street: A thoroughfare for vehicular traffic.

(152) Street - Arterial, Collector, Local: Classification for these basic streets shall be as set forth in the Comprehensive Plan.

(153) Street Frontage: The distance along any boundary line of a lot, which is also the boundary line of a public street, road or highway right-of-way.

(154) Structure: Anything built or constructed and located on or in the ground or attached to something on or in the ground.

(155) Structural Alteration: Any change in the supporting member of a building such as bearing walls, columns, beams or girders, floor joists or roofjoists.

(156) Substantial Alteration: An increase in the gross floor area of a building or structure, or an increase in the size of a parking area or loading area, by an amount of twenty (20) percent or more from the size as it existed on the effective date of this Ordinance.

(157) Suspended Sign: A sign suspended from the ceiling of an arcade or marquee. (As Amended by 0-82-170)

(158) Tavern: Any establishment selling by the drink, fermented malt beverages, or malt, vinous or spiritous liquors, but not including dance halls.

(159) Temporary Sign: Includes, but is not limited to, any exterior sign, banner, pennant, valance or advertising display which is:

(a) Constructed of cardboard, paper, cloth, canvas, fabric, plywood, lightweight plastic or other lightweight material, with or without frame; and

(b) Designed for short-term use, or to be moved about from place to place, or not permanently affixed to a fixed, nonmoveable, nonportable, supporting structure. "Temporary Signs" shall include signs placed in the open bed of a vehicle, or printed, affixed, lettered, placed upon or attached to a vehicle; but, however,

(c) Temporary signs shall not include signs printed, painted upon or attached to motor vehicles used primarily for the delivery of products, passengers, or services, or for business purposes other than as a sign. (As Amended by 0-82-170)

(160) Third Party Sign: A sign relating to products or services not on the same marquee. (As Amended by 0-82-170)

(161) Time and/or Temperature Devices: Signs consisting of devices which provide time or temperature information.

(162) Travel Trailer: A portable structure, mounted on wheels and designed to be towed by a motor vehicle and which is of a length equal to or less than thirty-five (35) feet and containing cooking or sleeping facilities to provide temporary living quarters for recreational camping or travel use. Such structures may be constructed with rigid sides or may have collapsible side walls of fabric, plastic or other pliable material.

(163) Travel Trailer Campground: Land or property utilized for or intended for use of renting temporary occupancy space to transient users of travel trailers, mounted camper units, motor homes, and tents.

(164) Veterinary Hospital: A place where animals of all types are given medical or surgical treatment, and where use as a kennel is limited to short-time boarding and only incidental to such hospital use and need not be enclosed within the main building.

(165) Veterinary Clinic - Small Animal: A place where small animals such as dogs, cats, birds and the like are given medical or surgical treatment, and where use as a kennel is limited to short-time boarding and only incidental to such hospital use, and where all uses are enclosed within a sound-proof building and no objectionable odor is emitted.

(166) Walkway: An all-weather surface designed to accommodate pedestrian movements.

(167) Wall Sign: A sign attached to, painted on, or erected against a building, structure or fence.

(168) Watercourse: A river, creek, gulch, stream, or similar conduit, or a tributary of such a conduit, with or without perceptible bed or banks, in which flows of water occur on a regular or continuous basis.

(169) Wind-powered Electric Generators: A mill or other machine that runs on the energy generated by a wheel of adjustable blades or slats rotated by the wind for the purpose of converting mechanical energy into electrical energy.

(170) Window Area: The area of all windows on the first floor of a building which faces or are visible from one public right-of-way. (As Amended by 0-82-170)

(171) Window Sign: A sign which is applied or attached to or located within one (1) foot of the interior of a window, which sign can be seen through the window from the exterior of the structure. (As Amended by 0-82-170)

(172) Wind Sign: Any sign set in motion by wind or breeze, such as banners, flags, pennants or other objects or material. Flags of nations, states or municipalities shall not be classified as wind signs. (As Amended by 0-82-170)

(173) Yard: An open space which is located on the same lot as a building and which is unoccupied and unobstructed over a height of thirty (30) inches.

(174) Yard - Front: That portion of yard lying between the front lot line and the front setback line of such lot. A corner lot shall have at least two (2) front yards.

(175) Yard - Rear: That portion of a yard lying between the rear lot line and the rear setback line of the lot.

(176) Yard - Side: That portion of a yard lying between a side lot line and the nearest parallel side setback line of the lot.

(177) Zero Lot Line Dwelling: A dwelling unit constructed such that one or more walls are located immediately adjacent to one or more lot lines, either side or rear.

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:

CN	Conservation District
1-R	Large Lot Residential District
2-R	Small Lot Residential District
3-R	Duplex Residential District
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
MU	Mixed Use Development 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 thirty (30) 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 to 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.

ARTICLE 4: ADMINISTRATION, VARIANCES AND APPEALS

17-4-1. BUILDING PERMITS: (1) In addition to the requirements of the Building Code, no building permit shall be issued unless:

(a) Issuance of the permit is authorized by the Director; and

(b) The plans for the proposed construction, enlargement, alteration, repair, improvement or conversion, and the use of the building or structure conforms to all requirements of this Zoning Ordinance.

(2) The application for each building permit, in addition to any other required information, shall give a description of the lot or land involved, the location and intended use of the proposed building or buildings, the number of housekeeping units the building is designed to accommodate, if any, and such other information as may be required by this Ordinance. All applications for permits and copies of permits issued shall be kept for ready public reference by the Department of Community Development.

(3) For all new buildings, before footing inspections and approval thereof, the owner, lessee, builder or contractor shall locate the property boundaries by placing at the property corner of the building site stakes or other monuments to establish said boundaries.

17-4-2. DEPARTMENT OF COMMUNITY DEVELOPMENT: (1) It shall be the duty of the Director of the Department of Community Development to enforce the provisions of this Ordinance and the regulations contained herein.

(2) The Director of the Department of Community Development may delegate to any employee of the Department of Community Development any of the responsibilities assigned to the Director by this Ordinance. The delegation by the Director shall be in writing with the specific responsibilities delegated also designated in writing. The designee shall be subject to the same restrictions and standards as are applicable to the Director.

(3) The Director of the Department of Community Development and such persons as he may designate in writing shall be considered peace officers within the meaning of the Lakewood Municipal Code Section 1.04.010(10) solely for the purposes of enforcing the provisions of this Ordinance.

(4) No oversight or dereliction or error on the part of the Director or any employee of the Department of Community Development or on the part of any other official or employee of the City of Lakewood shall legalize, authorize, or excuse the violation of any of the provisions of this Ordinance.

17-4-3. BOARD OF ADJUSTMENT VARIANCES: (1) In passing upon appeals, the Board of Adjustment may vary the application of the regulations set forth in this Zoning Ordinance only if the Board finds that:

(a) By reason of exceptional narrowness, shallowness or shape of a specific piece of property on the date this section takes effect or by reason of exceptional topographic conditions or other extraordinary and

exceptional situation or condition of the piece of property, the strict application of the regulation would result in peculiar and undue practical difficulties for, or peculiar and unnecessary hardship on, the owner of the property;

(b) The variance, if granted, will observe the spirit of this Ordinance, secure the public safety and welfare, and achieve substantial justice;

(c) The variance, if granted, will not adversely affect the adjacent property or the neighborhood;

(d) The variance, if granted, will not substantially or permanently impair the appropriate use or development of adjacent property;

(e) The variance, if granted, is the minimum variance that will afford relief with the least modification possible of this Ordinance; and,

(f) The variance, if granted, does not deviate more than forty (40) percent from any one of the various numerical limitations contained within the regulation, regardless of any other variance that may have been granted. The Board of Adjustment may not grant variances of lot area more than twenty (20) percent of the minimum lot area, and may not grant variances of lot width more than twenty (20) percent of the minimum lot width, independent of variances granted for other numerical limitations. The intent of this provision is to provide for variances with certain percentage limitations, and further to clarify that any variance is considered to be independent of any other variance and is not to be considered cumulative. (As Amended by 0-83-183, As Amended by 0-85-28)

In cases where the resulting lot width and size is consistent with adjacent properties on the same frontage, the board may grant a variance in lot width up to twenty-five (25) percent.

(2) In deciding variance applications, the Board may consider whether the alleged difficulty or hardship was self-imposed.

(3) The Board of Adjustment may not grant any variance relating to the use of property unless it finds, in addition to the findings previously set forth in this section, that:

(a) The property cannot be used for any purpose permitted within the zone district applicable to the property;

(b) The applicant applied for a rezoning of the property but was denied by the City Council;

(c) The proposed use is the use for the property most compatible with the standards and policies set forth in the Comprehensive Plan;

(d) The proposed use will not be detrimental to nor incompatible with other uses in the neighborhood; and,

(e) The proposed use is the least traffic intensive use possible which will permit some reasonable use of the property.

(4) The Board of Adjustment shall conduct a public hearing on each variance application, with prior notice thereof pursuant to its rules and regulations.

17-4-4. MINOR VARIANCES: (1) Upon application, the Director may grant a variance from the application to a particular property of setback, lot area, and lot width requirements of this Ordinance only if:

(a) The variance, if granted, does not deviate more than twenty (20) percent from the requirement, independent of variances granted for other requirements; provided, however, the Director may not grant variances of lot area more than ten (10) percent of the minimum lot area, and may not grant variances of lot width more than ten (10) percent of the minimum lot width, independent of variances granted for other requirements. The intent of this provision is to provide for variances with certain percentage limitations, and further to clarify that any variance is considered to be independent of any other variance and is not to be considered cumulative. The Director shall have no authority to grant a variance for the purpose of qualifying any property for rezoning consideration. (As Amended by 0-83-183)

(b) The Director finds that the proposed variance meets each of the standards set forth in 17-4-3(1)(a) through (e). (As Amended by 0-81-108)

(2) In deciding variance applications, the Director may consider whether the alleged difficulty or hardship was self-imposed.

(3) Written notice shall be provided at the applicant's expense, on forms provided by the Department of Community Development, to all owners of property adjacent to the applicant's property, that a variance application is Pending, describing the variance requested, indicating where written or oral objections to the variance may be presented, and stating that no hearing on the variance application will be held unless objections to the variance and a request for a hearing are filed, in writing, with a specified person in the Department of Community Development, within a time set forth in the notice, but not earlier than ten (10) days after mailing of the notice. On the same day that written notice is provided to owners of adjacent property, notice that the variance application is pending shall also be posted by the applicant on the applicant's property for at least ten (10) days and shall state where additional information on the variance may be obtained. The posted notice shall be in such form and contain such additional information as the Director may require.

17-4-5. EXPIRATION OF VARIANCE: Any variance granted by the Board or Director shall automatically expire within one hundred eighty (180) days of the date it was granted, or within such other time as the Board or Director may prescribe, unless a building permit for the variance is obtained within such period of time. Extensions of time may be granted for good cause shown, but only if an application for the extension is made prior to the expiration of the variance.

17-4-6. APPEALS TO THE BOARD OF ADJUSTMENT: The Board of Adjustment may hear and decide appeals from any order, requirement, decision, or determination by the Director or any employee of the Department of Community Development in the enforcement of this Ordinance.

17-4-7. ADDITIONAL POWERS OF THE BOARD OF ADJUSTMENT: (1) Upon application, the Board of Adjustment may reduce the total number of off-street parking spaces required pursuant to 17-9-1(3) if the Board finds that the parking demand engendered by different uses included in any integrated parking and access system occurs at such different times of day that successive, rather than simultaneous, demands for use will be placed on the parking spaces within the system. The total number of spaces required, although reduced, shall remain sufficient to reasonably serve the demand created by all uses included in the system.

(2) Upon application, the Board of Adjustment may reduce the number of off-street parking spaces required for any particular use if the Board finds that, because of the unique and peculiar nature of a proposed use of property, the total number of parking spaces required by this Ordinance for the use is unnecessary or would create practical difficulties or unnecessary hardship. The number of spaces required for such use, although reduced, shall remain sufficient to reasonably serve the demand created by the use.

(3) Upon application, the Board of Adjustment may reduce the structural parking requirements of 17-9-2(3)(b) for multi-family structures upon evidence that the parking required by Article 17-9-2(3)(a) and the open space required by Article 17-5-12(5) for such multi-family structures is provided on the site. (As Amended by 0-82-71)

(4) The Board shall have such other powers as are granted to it by this and any other ordinance of the City of Lakewood.

17-4-8. MINIMUM WIDTH OR AREA OF LOT: Upon proof that a lot is shown on a subdivision plat of record in the Office of the County Clerk and Recorder of Jefferson County on or before April 30, 1969, with a smaller area or less width than the minimum area or width requirements of this Ordinance, a building permit for the construction, conversion, or structural alteration of a building or buildings on such lot may be issued so long as all other requirements of this Ordinance are met.

17-4-9. JUDICIAL REVIEW: Any person applying to the courts for a review of any final and reviewable decision made under this Zoning Ordinance by the City Council, Planning Commission or Board of Adjustment, shall pay the cost of preparing any necessary transcript and any necessary record of proceedings.

ARTICLE 5: DISTRICT REGULATIONS

17-5-1. LOTS: Except as may be otherwise specifically provided herein:

(1) No lot shall be reduced or diminished, nor shall any structure be so enlarged or moved, as to reduce below the minimum, the required yard, lot area, width of lot, open spaces, setbacks or other requirements of the zone district where located, except where the Board of Adjustment grants a variance and the use of the remaining land within its zone district would not create a hazardous situation or be unreasonable.

(2) Every main building hereafter constructed in the CN, 1R, 2R, 3R zone districts shall be located on a lot and in no case shall there be more than one (1) main building on one (1) lot. In the 4-R, 5-R, 6-R, OF, 1C through 5C inclusive, IN and MU districts there may be more than one main building per lot provided the following conditions are satisfied: 1) all buildings on the lot are in single ownership or unified control, such as a condominium association for residential uses, or a partnership for commercial, office or other similar uses; 2) all buildings on the lot are in conformance with the site development standards as set forth in Article 15 of the Zoning Ordinance, the general requirements of the Lakewood Zoning Ordinance, and the Subdivision Ordinance. (As Amended by 0-81-108, As Amended by 0-85-28)

(3) The front of a yard on a lot shall be as indicated on the plat, regardless of the location or facing of any building or structure thereon, and shall be that portion adjacent to a public street which corresponds to the fronts of the majority of the lots in the block. A corner lot shall have at least two (2) front yards.

(4) Street Frontage - Cul-de-Sac Lot: A cul-de-sac lot will have at least thirty (30) feet of street frontage. (As Amended by 0-82-19)

17-5-2. UNNAMED USES: Uses not specifically named within a zone district are not allowed except as follows:

(1) Upon application therefor, the Director of the Department of Community Development may determine whether a proposed use which is not specifically named within any zone district created by this Ordinance, and is not an accessory or secondary use, is similar to and compatible with uses otherwise allowed within a specific zone district and may, upon making a determination of similar and compatible uses, allow the proposed use within that district.

(2) In making the determination of similarity and compatibility, the Director shall consider, among other relevant matters, traffic generation, density of population and hours of operation of the proposed use in comparison to specifically named uses within the zone district, and the location of use criteria set forth in the Comprehensive Plan.

(3) Any appeal from a decision of the Director shall be made to the Board of Adjustment pursuant to 17-4-6. In considering the appeal, the Board of Adjustment shall apply the same standards applicable to the decision of the Director.

17-5-3. ADDITIONAL USE REGULATIONS: (1) In addition to other applicable regulations, uses in every zone district shall comply with the applicable regulations set forth in this Zoning Ordinance for setbacks, fences, walls, and obstructions, off-street parking of motor vehicles, display of signs, secondary uses, accessory uses, and flood hazards.

(2) Regulation of Illumination on Private Property. In the interest of compatibility of surrounding land uses, illumination of any kind on private Property shall be directed and controlled in such a manner so that there shall be no direct rays of light which extend beyond the boundaries of the property from where it originates. It is not the intent of this section 17-5-7 to regulate illumination of public recreation facilities. (Amended by 0-81-108)

17-5-4. ADDITIONAL USES PERMITTED IN ALL ZONE DISTRICTS: (1) The following uses are permitted in every zone district:

- (a) Public transportation structures and facilities;
- (b) Irrigation ditches;
- (c) Electric transmission lines;
- (d) Telephone exchanges, electric substations designed to provide switching, voltage transformation, or voltage control required for the transmission of electricity at less than 115 kilovolts; and gas regulator stations; provided that no repair or storage facilities are maintained;
- (e) Railroad rights-of-way, but not including railroad freight yards, passenger stations, or storage; and
- (f) Public parks.
- (g) Outdoor civil defense public warning siren system, and the apparatus to which it is attached, installed by the City of Lakewood or authorized contractor of the City of Lakewood. This system is not subject to the height restrictions of the individual zone districts in which it may be located. (As Amended by 0-85-78)

(2) The following uses are permitted in every zone district upon approval of a site plan pursuant to Article 15 of this Ordinance:

- (a) Electric substations designed to provide switching, voltage transformation, or voltage control required for the transmission of electricity at 115 or more kilovolts;
- (b) Public recreational facilities, which may include, as a Secondary Use, amusement centers; (As Amended by 0-82-156)
- (c) Private nonprofit recreational facilities open to use by the public, which may include, as a Secondary Use, amusement centers; (As Amended by 0-82-156)
- (d) Emergency health care facilities, other than ambulance service facilities;
- (e) Public fire and police stations;
- (f) Emergency, noncommercial, helipad;
- (g) Public water supply wells, public water treatment and storage facilities, but not including waste water. (As Amended by 0-85-78)
- (h) Churches; and
- (i) Public, parochial, and private schools.

(j) City Hall, or any subsequent use of a building originally constructed for and used as a City Hall, subject to the restrictions and regulations of the Office (OF) District. (As Amended by 0-82-37)

(3) In any zone district, a mobile home or other structure may be used temporarily for office purposes during construction or remodeling activities connected with a use permitted on a lot, provided that:

(a) The mobile home or other structure is removed from the site when the construction or remodeling is completed;

(b) The mobile home or other structure is adequately secured against damage and overturning by winds; and

(c) The mobile home or other structure meets the requirements of the Building Code regarding construction, foundation, blocking and utilities, and such compliance is evidenced by issuance of a temporary certificate of occupancy for a period of one (1) year, with one renewal permitted but not to exceed a total period of two (2) years.

(4) The following uses are permitted in every zone district uses are permitted in every zone district subject to the approval of a Special Use Permit pursuant to Article 6 of this Ordinance:

(a) Government office building or any subsequent use of a building originally constructed for or used as a government office building, subject to the restrictions and regulations of the Office (OF) Zone District. (As Amended by (0-85-81)).

17-5-5. OCCUPANCY OF TRAVEL TRAILER, MOTOR HOME, OR CAMPER UNIT: A travel trailer, motor home, or camper unit not located within a travel trailer campground, may be occupied for a period of time not to exceed two (2) weeks from the date that the travel trailer, motor home, or camper unit first arrives within the City. During such time an adequate water supply and adequate toilet facilities shall be available at all times to the occupants of the trailer. In no case shall occupancy of such travel trailer, motor home, or camper unit extend beyond the two week limitation set forth herein.

17-5-6. STORAGE OF TRAVEL TRAILER, MOTOR HOME OR CAMPER UNIT: Not more than one travel trailer, motor home or camper unit per dwelling unit shall be stored on private premises in any residential zone district.

17-5-7. (CN) CONSERVATION: (1) No building or land within the CN District shall be used and no building or structure shall be hereafter constructed or altered except for one or more of the following uses:

- (a) Agricultural uses.
- (b) Cemeteries and crematoriums.
- (c) Single household dwellings.
- (d) Child care camps.

(e) Public and private stables, including riding academies, and the keeping of only the following animals: horses, cattle, sheep, goats, Poultry, pigeons, rabbits, and chinchillas.

(1) All horses, cattle, sheep, and goats shall be kept in a fenced area. The minimum square footage of open lot area, not including the dwelling unit but including the garage, shall be nine thousand (9,000) square feet for the first such animal, and six thousand (6,000) square feet for each additional such animal.

(2) The use of temporary buildings or trailers for the stabling of horses in excess of one (1) fifteen (15) day period during each calendar year is prohibited.

(3) No building, riding ring, or corral, shall be located in any manner so that any part thereof shall be less than one hundred (100) feet from the front lot line or less than fifteen (15) feet from the side or rear lot line.

(4) Private poultry houses and pigeon coops, with no more than four hundred (400) square feet of gross floor area; and private rabbit and chinchilla hutches with no more than one hundred (100) square feet of gross floor area are permitted. All such houses, coops and hutches must be set back fifteen (15) feet from the side and rear property lines and one hundred (100) feet from the front lot line.

- (f) Home occupations;
- (g) Private garage.
- (h) Veterinary hospitals.

(i) Wind-powered electric generators not to exceed sixty (60) feet in height measured from ground level to the top of the blade diameter. (As Amended by 0-81-108)

(2) The following uses are permitted as Special Uses subject to approval of a Special Use Permit as provided for within Article 6 of this Ordinance:

- (a) Group home for juveniles.

(b) Mineral resource extraction of sand, gravel, rock, earth, and other similar materials. (As Amended by 0-85-80)

(c) Golf driving ranges.

(d) Private golf course, country club, or other private club operated for benefit of members only and not for gain.

(e) Campground for travel trailers, mounted camper units, motor homes, and tents. This permits only campground areas for tourists, campers, hunters, fishermen, mountain climbers and other such individuals involved in similar temporary transient activity. It shall not be construed to permit mobile homes.

(f) Greenhouses and nurseries, including landscaping materials, both wholesale and retail.

(g) Roadside stands for operation during not more than six (6) months in each year for the sale of farm products produced or made on the premises, provided such stands are set back at least thirty (30) feet from the front lot line.

(h) Airports, commercial radio and television studios, commercial radio and television towers. (As Amended by 0-81-108)

(i) Racetracks.

(j) Sanitary landfills.

(3) No dwelling unit shall exceed a height of thirty-five (35) feet. All buildings other than dwelling units shall not exceed a height of fifty (50) feet. Radio antennae and towers shall not be subject to any height restriction.

(4) The following lot area and width requirements shall apply:

(a) For any dwelling unit hereafter constructed or altered for any use as contained within subsection 17-5-7(1), there shall be a minimum lot area of one (1) acre. For any other building hereafter constructed or altered for any use as contained within subsection 17-5-7(1), there shall be no minimum lot size;

(b) For any use as contained within subsection 17-5-7(2), there shall be a minimum lot area of three (3) acres;

(c) The minimum width of a lot for any use shall be one hundred forty (140) feet;

(d) Buildings, including accessory structures, shall not cover more than ten (10) percent of the area of any parcel of land in this zone. Campgrounds shall not cover more than twenty (20) percent of the area of any parcel on which approval for such use has been given, provided that not less than twenty thousand (20,000) square feet be provided for each camp site.

(5) Manure storage areas shall be so screened as to not be in view of other adjacent private property, from adjacent public thoroughfares, or from areas of public access. Manure shall not be allowed to accumulate so as to cause a hazard to the health, welfare, or safety of humans or animals. The outside storage of manure in piles shall not be permitted within one hundred (100) feet of the front lot line and shall conform to the side and rear setback requirements for a dwelling.

17-5-8. (1-R) LARGE LOT RESIDENTIAL DISTRICT: (1) No building or land within the 1-R District shall be used, and no building shall be hereafter constructed or altered, except for one or more of the following uses:

(a) One-household dwelling.

(b) Private garage not exceeding eight hundred (800) square feet of gross floor area. (As amended by 0-83-159)

(c) Private stables and barns not exceeding eight hundred (800) square feet of gross floor area, and the keeping of only the following animals: horses, cattle, sheep, goats, poultry, pigeons, rabbits and chinchillas. (As amended by 0-83-159)

(1) All horses, cattle, sheep, and goats shall be kept in a fenced area. The minimum square footage of open lot area, not including the dwelling unit but including the garage, shall be nine thousand (9,000) square feet for the first such animal and six thousand (6,000) square feet for each additional such animal, but in no event to exceed a total of four (4) such animals per acre, except that offspring of animals on the property may be kept until weaned.

(2) Manure shall not be allowed to accumulate so as to cause a hazard to the health, welfare or safety of humans and animals. The outside storage of manure in piles shall not be permitted within one hundred (100) feet of the front lot line, within fifteen (15) feet of the side lot line, or within twenty (20) feet of the rear lot line. Manure storage areas shall be so screened as to not be in view from adjacent private property, from adjacent public thoroughfare, or from areas of public access.

(3) No building, riding ring, or corral, shall be located in any manner so that any part thereof shall be less than one hundred (100) feet from the front lot line or less than fifteen (15) feet from the side or rear lot line.

(4) The use of temporary buildings or trailers for the stabling of horses in excess of one (1) fifteen (15) day period in each calendar year is prohibited.

(5) Private poultry houses and pigeon coops, with no more than four hundred (400) square feet of gross floor area; and private rabbit and chinchilla hutches with no more than one hundred (100) square feet of gross floor area are permitted. All such houses, coops, and hutches must be set back fifteen (15) feet from the side and rear property lines and one hundred (100) feet from the front lot line.

(d) Home occupations.

(2) The following uses are permitted as Special Uses subject to approval of a Special Use Permit as provided for within Article 6 of this Ordinance:

(a) Group homes; and

(b) Limited office and personal services, including only professional, business, medical, dental, optical offices, hair care salons, tailor shops, shoe repair shops, and art and photographic studios, located on those arterial streets which are so designated in the Comprehensive plan and which conform to engineering standards for arterial streets as set forth in Engineering Regulations, Construction Specifications, and Design Standards. (As amended by 0-84-51)

(c) Wind-powered electric generators. (As Amended by 0-81-108)

(3) No building shall exceed thirty-five (35) feet in height.

(4) For every dwelling or other main building constructed or altered, there shall be provided a minimum lot area of not less than twelve thousand five hundred (12,500) square feet. The minimum width of such lot area shall be one hundred (100) feet for each dwelling or other main building.

17-5-9. (2-R) SMALL LOT RESIDENTIAL DISTRICT: (1) No building or land within the 2-R District shall be used, and no building shall be hereafter constructed or altered, except for one or more of the following uses:

(a) Single household dwellings.

(b) Single household, detached dwelling with one (1) side zero lot line, located on a lot which is subdivided after the effective date of this Ordinance.

(c) Private garage not exceeding eight hundred (800) square feet of gross floor area. (As amended by 0-83-159)

(d) Home occupations.

(2) The following use is permitted as a Special Use subject to approval of a Special Use Permit as provided for within Article 6 of this Ordinance:

(a) Group homes.

(b) Wind-powered electric generators. (As Amended by 0-81-108)

(3) No building shall exceed thirty-five (35) feet in height.

(4) The following lot area and width requirements shall apply:

(a) For any single household dwelling constructed or altered, there shall be provided a minimum lot area of not less than six thousand (6,000) square feet, except that, for a zero lot line, detached, single household dwelling unit, the minimum lot area shall be not less than five thousand five hundred (5,500) square feet. For the purposes of this section, one side setback may be reduced to zero, as provided for in 17-5-9(1)(b). The minimum lot area of any other main building constructed or altered, shall be not less than six thousand (6,000) square feet.

(b) The minimum width for any lot shall be as follows:

(1) For any single household dwelling without a zero lot line, sixty (60) feet.

(2) For any single household dwelling with one side zero lot line, fifty (50) feet.

17-5-10. (3-R DUPLEX) RESIDENTIAL DISTRICT: (1) No building or land within the 3-R District shall be used, and no building shall be hereafter constructed or altered, except for one or more of the following uses:

(a) Duplex.

(b) Duplex with one (1) side zero lot line, located at the common wall, located on a lot which is subdivided after the effective date of this Ordinance.

(c) Private garage not exceeding eight hundred (800) square feet of gross floor area. (As amended by 0-83-159)

(d) Home occupations.

(2) The following use is permitted as a Special Use subject to approval of a Special Use Permit as provided for within Article 6 of this Ordinance:

(a) Group homes.

(3) No building shall exceed thirty-five (35) feet in height.

(4) The following lot area and width requirements shall apply:

(a) For any duplex, the minimum lot area shall not be less than twelve thousand (12,000) square feet. For any duplex with one side zero lot line, located at the common wall between the dwelling units, the minimum lot area per dwelling unit shall not be less than six thousand (6,000) square feet. The minimum lot area of any other main building constructed or altered shall not be less than twelve thousand (12,000) square feet. (As Amended by 0-81-108)

(b) For any duplex, each dwelling unit shall have a minimum lot width of forty-five (45) feet, and the duplex shall have a total lot width of at least ninety (90) feet. (As Amended by 0-81-108)

17-5-11. (4-R) MEDIUM DENSITY RESIDENTIAL DISTRICT: (1) No building or land within the 4-R District shall be used, and no building shall be hereafter constructed or altered, except for one or more of the following uses:

(a) Duplexes. (As Amended by 0-83-159)

(b) Multiple household dwelling units with densities not to exceed fifteen (15) dwelling units per acre. (As Amended by 0-83-159)

(c) Private garage and parking facilities for uses permitted herein.

(d) Child care facilities.

(e) Single household attached or detached dwelling with not less than one (1) and not more than two (2) zero lot lines located only on the side or rear, and located on a lot which is subdivided after the effective date of this Ordinance, and which complies with Article 15 of this Ordinance;

(f) Residential health care facilities.

(2) The following uses are permitted as Special Uses subject to approval of a Special Use Permit as provided within Article 6 of this Ordinance.

(a) Group homes; and

(b) Group homes for juveniles.

(3) No building shall exceed fifty (50) feet in height.

(4) For every main building hereafter constructed or altered, the following regulations shall apply:

(a) The minimum lot area for a single household zero lot line dwelling shall be four thousand five hundred (4,500) square feet. For any duplex with one side zero lot line, located at the common wall between the dwelling units, the minimum lot area per dwelling unit shall not be less than four thousand five hundred (4,500) square feet. The minimum lot area for a duplex dwelling shall be nine thousand (9,000) square feet. For main buildings containing three (3) or more dwelling units, a minimum lot area of two thousand nine hundred (2,900) square feet for each dwelling unit is required, except that no such lot or combination of lots for multiple household, attached wall townhouse dwelling units shall be less than twelve thousand five hundred (12,500) square feet. For any such multiple household, attached wall townhouse dwelling unit, the two thousand nine hundred (2,900) square feet for each dwelling unit may be divided in any proportion between the townhouse lot and the common area. For any building other than a dwelling unit, the minimum lot area shall be twelve thousand five hundred (12,500) square feet. (As Amended by 0-81-108)

(b) The minimum lot width for a zero lot line unit shall be fifty (50) feet. For any duplex, each dwelling unit shall have a minimum lot width of thirty-seven and one-half (37.5) feet, and the duplex shall have a total lot width of at least seventy-five (75) feet. For multiple household, attached wall townhouse dwelling units, there shall be a minimum townhouse lot width of eighteen (18) feet., however, the main building lot width shall not be less than one hundred (100) feet. (As Amended by 0-81-108)

(5) For every main building hereafter constructed, an Open Space area shall be provided and maintained in an amount of at least fifty (50) percent of the total lot area, or the amount required by Article 15 of this Ordinance, whichever is greater.

(6) Any multiple household dwelling, child care facility, residential health care facility or group home structure hereafter constructed or substantially altered within this zone district shall comply with the site plan regulations set forth in Article 15 of this Ordinance. (As Amended by 0-81-108)

17-5-12. (5-R) HIGH DENSITY RESIDENTIAL DISTRICT: (1) No building or land within the 5-R District shall be used and no buildings shall be hereafter constructed or altered, except for one or more of the following uses:

(a) Multiple household dwellings with densities of greater than fifteen (15) dwelling units per acre.

(b) Private garage or parking facilities for uses as permitted herein.

(c) Child care facilities.

(d) Residential health care facility.

(e) Single household attached dwelling with not less than one (1) and not more than two (2) zero lot lines located only on the side or rear, and located on a lot which is subdivided after the effective date of this Ordinance, and which complies with Article 15 of this Ordinance.

(2) The following use is permitted as a Special Use subject to approval of a Special Use Permit as provided for within Article 6 of this Ordinance:

(a) Group homes.

(3) No building shall exceed eighty-five (85) feet in height.

(4) For every main building hereafter constructed or altered:

(a) There shall be a minimum lot area of one (1) acre;

(b) There shall be a minimum lot width of one hundred fifty (150) feet.

(5) No main building or combination of buildings shall be hereafter constructed resulting in a density of fifteen and one tenth (15.1) to twenty-five (25) dwelling units per acre unless there is provided and maintained an Open Space area of at least fifty (50) percent of the total lot area or the amount required by Article 15, whichever is greater. No main building or combination of buildings shall be hereafter constructed resulting in a density of twenty-five (25) or more dwelling units per acre unless there is provided and maintained an Open Space area of at least forty (40) percent of the total lot area or the amount required by Article 15, whichever is greater.

(6) Any building or structure hereafter constructed or substantially altered within this zone district shall comply with the site plan regulations set forth in Article 15 of this Ordinance.

17-5-13. (6-R) MOBILE HOME RESIDENTIAL DISTRICT: (1) No building, structure, mobile home or land within the 6-R District shall be used and no building, structure, or mobile home shall be hereafter constructed or altered except for one or more of the following uses:

(a) Mobile homes.

(b) Structures which contain a mobile home and provide additional living area.

(c) Single household dwelling for park manager.

(d) Common facilities such as laundry rooms, toilet rooms, shower and bath houses, and indoor or outdoor recreation facilities.

(e) Accessory structures, including carports or other off-street parking, storage structures, patios, patio covers, and other appurtenances.

(f) Office facilities for management of park.

(2) No building shall exceed thirty-five (35) feet in height.

(3) There shall be a minimum parcel size of five (5) acres. For a singlewide trailer, there shall be a minimum lot size of two thousand four hundred (2,400) square feet and a minimum width of thirty-five (35) feet. For a double-wide trailer, there shall be a minimum lot size of three thousand six hundred (3,600) square feet of lot area and a minimum width of forty (40) feet.

(4) For any new mobile home park or any substantial expansion of a mobile home park, at least eight (8) percent of the gross land area within the mobile home park shall be devoted to recreational facilities which shall be generally provided in a central location. The area or areas designated for recreation use shall be separate from the mobile home spaces. This space shall be in addition to the buffering areas required by Article 15 of this Ordinance. For the purposes of this section and the site plan requirements of Article 15, "substantial alteration" means an expansion of at least twenty (20) percent of the gross land area of the park as it existed on the effective date of this Ordinance.

(5) All uses shall conform to the following regulations:

(a) Any park hereafter constructed or substantially altered within this zone district shall comply with the site plan regulations set forth in Article 15 of this Ordinance;

(b) For safety purposes, all utility service lines, including all telephone lines and television signal cables, within the mobile home district shall be installed underground; and

(c) A mobile home park shall be allowed only where the same abuts on or has access to streets and highways no less than sixty (60) feet wide. At least two (2) entrances shall be provided to the park.

17-5-14. (OF) OFFICE DISTRICT: (1) No building or land within the OF District shall be used and no building shall be hereafter constructed or altered, except for one or more of the following uses:

(a) General Office Uses, including:

(1) Business and professional offices, other than professional health facilities as permitted in paragraph (b) of this subsection (1).

(2) Banks, savings and loans, other financial offices and institutions, including pedestrian and bicycle facilities, but not including motor vehicle drive-through facilities.

(3) Newspaper offices.

(4) Printing facilities.

(5) Art, photographic, dance, music, radio studios and television studios. (As Amended by 0-81-108)

(b) Professional Health Facilities, including:

(1) Medical, dental and optical clinics and laboratories.

(2) Mortuaries, including facilities for cremation.

(3) Veterinary clinics for small animals.

(4) Hospitals and sanitariums.

(5) Residential health care facilities.

(6) Pharmacies.

(7) Hair salons. (As amended by 0-83-159)

(c) Public Use Facilities, including only the following:

(1) Public library, public and private nonprofit museum, and public and private nonprofit art gallery.

(2) Post office including drive-in and drive-through facilities and related storage of operable motor vehicles.

(3) Public health clinics, public social and employment agencies, and municipal buildings.

(4) Private nonprofit athletic associations, private athletic clubs, including outdoor accessory facilities, tennis courts, swimming pools, gymnasiums and health spas.

(5) Colleges, universities, private vocational, trade or professional schools, and schools for the developmentally disabled.

(6) Child care facilities.

(d) Parking for automobiles of the clients, patients, patrons or customers of the occupants of adjacent commercial zone districts. (As Amended by 0-81-108)

(2) The following use is permitted as Special Use subject to approval of a Special Use Permit as provided for within Article 6 of this Ordinance: correctional institution and wind-powered electric generator. (As Amended by 0-81-108)

(3) No building or structure shall exceed sixty (60) feet in height. Office uses allowed in other zone districts shall conform to the height regulations in those districts.

(4) For every building hereafter constructed, an Open Space area shall be provided and maintained in an amount of at least twenty (20) percent of the total lot area, or in the amount required by Article 15 of this Ordinance, whichever is greater.

(5) Any building or structure hereafter constructed or substantially altered within this zone district shall comply with the site plan regulations set forth in Article 15 of this Ordinance.

17-5-15. (1-C) CONVENIENCE COMMERCIAL DISTRICT: (1) No building or land within the 1-C District shall be used, and no building shall be hereafter constructed or altered, except for one or more of the following uses:

(a) Any use, other than a Special Use, permitted in the OF (Office) District.

(b) Store for retail trade not specifically provided for within other zone districts.

(c) Restaurant, fast food restaurant, specialty food service, and other outlets for sale of prepared foods.

(d) Package liquor stores, fermented malt beverage stores or outlets, and taverns.

(e) Drive-through car wash.

(f) Motor fuel filling and service stations, including those associated with food stores. (As Amended by 0-81-108)

(g) Studio for custom work or for making articles to be sold at retail on the premises, provided all work areas and storage facilities are enclosed as part of the main building.

(h) Cold storage lockers, but not including slaughtering on the premises.

(i) Motels.

(j) Home service and appliance repair outlets.

(k) Rental services, but not including rental of equipment with motors of more than twenty (20) horsepower.

(l) Display, service and sales of motorcycles, snowmobiles, mopeds and bicycles.

(m) Garment work, hair care facilities, and watch and jewelry repair shops.

(n) Grocery store.

(o) Printing establishment.

(p) Except where specifically permitted, uses listed in the preceding paragraphs may not be designed or operated as drive-through facilities. Any such use may be designed and operated as drive-in facilities where appropriate.

(2) No building or structure shall exceed thirty-five (35) feet in height.

(3) For every building or structure hereafter constructed or altered, there shall be a MAXIMUM store unit size of five thousand (5,000) square feet of gross floor area.

(4) For every main building hereafter constructed, an Open Space area shall be provided and maintained in an amount equal to at least fifteen (15) percent of the total lot area or in the amount required by Article 15 of this Ordinance, whichever is greater.

(5) For every building hereafter constructed or substantially altered, the building or structure shall comply with the site plan regulations set forth in Article 15 this Ordinance.

17-5-16. (2-C) NEIGHBORHOOD COMMERCIAL DISTRICT: (1) No building or land within the 2-C District shall be used, and no building shall be hereafter constructed or altered, except for any of the following uses: Any use permitted in the 1-C (Convenience Commercial) District.

(2) No building or structure shall exceed forty-five (45) feet in height.

(3) For any building or structure hereafter constructed or altered there shall be a MAXIMUM store unit size of twenty thousand (20,000) square feet of gross floor area;

(4) For any main building hereafter constructed:

(a) An Open Space area shall be provided and maintained in an amount equal to at least fifteen (15) percent of the total lot area or in the amount required by Article 15 of this Ordinance, whichever is greater.

(b) The building or structure shall be designed to permit an integrated parking and access system. Written stipulations shall be submitted relative to the provisions of integrated parking and access as a part of the site plan as required within Article 15 of this Ordinance.

(5) For any building hereafter constructed or substantially altered, the building or structure shall comply with the site plan regulations set forth in Article 15 of this Ordinance.

17-5-17. (3-C) COMMUNITY COMMERCIAL DISTRICT: (1) No building or land within the 3-C District shall be used, and no building shall be hereafter constructed or altered, except for one of the following uses: (As Amended by 0-81-108)

(a) Any use permitted in the 2-C (Neighborhood Commercial) District.

(b) Theaters, ice or roller skating rinks, bowling centers, pool or billiard parlors.

(c) Postal sub-stations, and related storage of operable motor vehicles.

(d) Dance halls.

(e) Indoor firing ranges.

(f) Indoor archery ranges.

(g) Lawn and garden centers, landscape material centers, home improvement centers, but no outdoor storage of inventory.

(h) Amusement centers, if otherwise in conformance with the City of Lakewood Municipal Code. (As Amended by 0-82-108)

(i) Ambulance service facilities.

(j) Any of the above uses may be designed and operated as drive-in or drive-through facilities where appropriate.

(2) No building or structure shall exceed sixty (60) feet in height.

(3) For any building or structure hereafter constructed or altered there shall be a MAXIMUM store unit size of sixty thousand (60,000) square feet of gross floor area, except that any use listed in paragraph (1)(b) above shall have a maximum store unit size of one hundred thousand (100,000) square feet of gross floor area.

(4) For any main building hereafter constructed:

(a) An Open Space area shall be provided and maintained in an amount equal to at least fifteen (15) percent of the total lot area or in the amount required by Article 15 of this Ordinance, whichever is greater; and

(b) The building or structure shall be designed to permit an integrated parking and access system. Written stipulations shall be submitted relative to the provision of integrated parking and access as a part of the site plan as required within Article 15 of this Ordinance.

(5) For any building or structure hereafter constructed or substantially altered, the building or structure shall comply with the site plan regulations set forth in Article 15 of this Ordinance.

17-5-18. (4-C) REGIONAL COMMERCIAL DISTRICT: (1) No building or land within the 4-C District shall be used, and no building shall be hereafter constructed or altered, except for one of the following uses:

(a) Any use permitted in the 3-C (Neighborhood Commercial) District.

(b) Hotels.

(c) Assembly, convention, or exposition halls, but not including the showing of animals, other than household pets.

(d) Amusement arcades, if otherwise in conformance with the City of Lakewood Municipal Code. (As Amended by 0-82-108).

(2) No building or structure shall exceed sixty (60) feet in height.

(3) For any main building hereafter constructed.

(a) An Open Space area shall be provided and maintained in an amount equal to at least fifteen (15) percent of the total lot area or in the amount required by Article 15 of this Ordinance, whichever is greater;

(b) The building or structure shall be designed to permit an integrated parking and access system. Written stipulations shall be submitted relative to the provision of integrated parking and access as a part of the site plan as required within Article 15 of this Ordinance.

(4) For any building or structure hereafter constructed or substantially altered, the building or structure shall comply with the site plan regulations set forth in Article 15 of this Ordinance.

17-5-19. (5-C) LARGE LOT COMMERCIAL DISTRICT: (1) No building or land within the 5-C District shall be used, and no building shall be hereafter constructed or altered, except for one of the following uses.

- (a) Lumber yard.
 - (b) Auction houses, except for the auctioning of live animals.
 - (c) Drive-in movie theaters.
 - (d) Sale at retail of any commodity warehoused on the premises and not intended for distribution as a wholesale product.
 - (e) Display, service, sales and storage of mobile homes, travel trailers, motor homes, trailers, campers, boats and motor vehicles, but not including auto wrecking yards, junkyards, or storage of metals or inoperable motor vehicles.
 - (f) Rental agencies for automobiles, campers, trailers, motor homes, light and heavy equipment, and related service facilities.
 - (g) Lawn and garden centers, landscape material centers, and home improvement centers, with outside storage of inventory.
 - (h) Mini-warehouses.
 - (i) Parking on premises of motor vehicles to serve permitted uses.
 - (j) Racetracks, miniature golf or putting ranges, golf driving ranges, skateboard parks, amusement parks, go-cart tracks and trampoline centers.
 - (k) Kennels.
 - (l) Flea markets.
 - (m) Contractor shops and building trades supplies storage if totally enclosed within a building or structure. (As Amended by 0-82-19)
- (2) No building shall exceed sixty (60) feet in height.
- (3) For every building or structure hereafter constructed or altered there shall be a minimum lot area of one-half (0.5) acre.
- (4) For any main building hereafter constructed:
- (a) An open space area shall be provided and maintained in an amount equal to at least fifteen (15) percent of the total lot area or in the amount required by Article 15 of this Ordinance, whichever is greater; and,
 - (b) Outdoor storage of any materials not intended for display shall be screened from view from adjacent streets and adjoining property to a height of six (6) feet.

(5) For any building or structure hereafter constructed or substantially altered, the building or structure shall comply with the site plan regulations set forth in Article 15 of this Ordinance.

17-5-20. (IN) INDUSTRIAL DISTRICT: (1) No building or land within the IN District shall be used, and no building shall be hereafter constructed or substantially altered, except for one of the following uses:

(a) Manufacturing, processing, fabrication, assembly, packaging, warehousing, storage, wholesaling, retailing, repair, rental, or servicing of any commodity, but only if totally enclosed within a building or structure.

(b) Junkyards, automobile wrecking and processing yards, salvage yards, and the outdoor storage of any commodity, including operable or inoperable machinery or motor vehicles, but only if screened from public view to a height of at least six (6) feet.

(c) Cement and asphalt batch plants.

(d) Communication centers, including radio and television studios, transmitting centers, towers, and accessory equipment, telephone exchanges.

(e) Printing establishments.

(f) Auction houses for animals.

(g) Railroad facilities, including shops, freight yards, passenger stations and storage.

(h) Public wastewater facilities.

(i) Laboratories.

(j) Parking of vehicles on premises to serve permitted uses.

(k) Motor vehicle service and repair facilities.

(1) Motor fuel filling stations.

(2) No building shall exceed a height of sixty (60) feet, excluding towers.

(3) For any building or structure hereafter constructed or altered there shall be a minimum lot size of one-half (0.5) acre.

(4) For any building or structure hereafter constructed or substantially altered, an Open Space area shall be provided and maintained in an amount equal to at least fifteen (15) percent of the total lot area or in the amount required by Article 15 of this Ordinance, whichever is greater.

17-5-21. (MU) MIXED OR SINGLE USE DISTRICT: (1) The Mixed or Single Use District permits the planning and development of substantial parcels of land which are suitable in location and character for the uses proposed as unified and integrated developments in accordance with detailed development plans. The Mixed or Single Use District is intended to provide a means of accomplishing the following objectives:

(a) To provide for development concepts not otherwise permitted within standard zone districts.

(b) To provide flexibility, unity and diversity in land planning and development, resulting in convenient and harmonious groupings of uses, structures and common facilities; varied type design and layout of housing and other buildings; and appropriate relationships of open spaces to intended uses and structures.

(c) To provide for the public health, safety, integrity and general welfare, and otherwise achieve the purposes as provided for within the Planned Unit Development Act of 1972, Title 24, Article 67, Colorado Revised Statutes 1973, as amended.

(2) Uses within a Mixed or Single Use development may be multiple in nature and may include uses not otherwise permitted within the same zone district. The location and relationship of these uses shall be as established in and conform to the policies and standards contained within the Comprehensive Plan and other appropriate adopted and approved plans, including but not limited to locational criteria within that Comprehensive Plan. Planned Developments of single uses approved under Ordinance 0-70-104, as amended, are deemed to be conforming uses. (As Amended by 0-81-108)

(3) Applications for Mixed or Single Use District zoning which include billboards shall be limited to geographic areas which are either within the following existing zone districts or have uses which are compatible with uses permitted in only the following zone districts: 1-C, 2-C, 3-C, 4-C, 5-C, and IN. Applications and proposed stipulations for an MU District to permit construction of a billboard shall comply with the following standards in addition to any standards generally applicable to an MU District: (As Repealed and Reenacted by 0-82-170)

a) A billboard shall be limited to one (1) display surface not to exceed one hundred (100) square feet in area.

b) Billboards shall be limited to one (1) display surface or sign face per direction per lot, not to exceed a maximum of two (2) display surfaces per lot, provided that such multiple display surface must be attached back-to-back.

c) There shall be not less than ten (10) feet of minimum setback between the lot line and the leading edge of the sign.

(7) The application for a Mixed or Single Use District shall include and be approved or disapproved as follows:

(a) The application for a zoning amendment to establish a Mixed or Single Use District shall comply with all procedures for rezoning set forth in Article 17 of this Ordinance;

(b) In addition to the following rezoning procedures, the developer shall submit with the rezoning application an official development plan (ODP) containing written stipulations or graphic representations addressing the following plan elements. In phased mixed use developments, the Director of Community Development may allow one or more of the following plan elements to be submitted on or with the site plan for that phase in conformance with Section 17-5-21(10) below.

(1) Type and location of all intended uses.

(2) Expected gross land areas of all intended uses including Open Space.

(3) Gross floor area or residential unit size and number for all buildings or structures, including a statement pertaining to the appropriateness of the density and intensity of the suggested uses relative to policies and standards contained within the Comprehensive Plan.

(4) Statement of the height limitations applicable pursuant to the requirements of subsection (4) above.

(5) Statement of type and format of signage and fencing if different than provided for within Article 10 and Article 8 of this Ordinance.

(6) Transportation, access and circulation patterns including vehicle, bicycle, pedestrian and transit circulation patterns.

(7) Schedule of order of development and delineation of sub-areas if construction is to be in stages.

(8) Improvement and continuing maintenance and management of any private streets or ways or common open space not offered and accepted for dedication for general public use.

(9) The name of the Official Development Plan which is to be different from any other previously recorded in Jefferson County.

(10) Certification blocks for Planning Commission, City Council, County Clerk and Recorder, and land owner(s) signatures. (As Amended by 0-83-159)

(11) A survey and legal description of the property.

(12) Building elevation, describing the general design and architecture of the buildings.

(13) Lighting detail.

(c) Review and final approval or disapproval of the rezoning and Official Development Plan shall be in accordance with procedures set forth in Article 17 of this Ordinance and shall be completed within two hundred seventy (270) days after the filing of a complete application.

(d) Final approval of an Official Development Plan shall not become effective until all required changes and amendments have been shown on the final Official Development Plan which is on file with the Department of Community Development, and the Official Development Plan is recorded in the Office of the Clerk and Recorder of Jefferson County.

(e) All construction shall be in accordance with the approved and recorded official development plan and amendments or modifications thereto as provided in subsection (9) below. (As Amended by 0-83-158)

(8) No application for a Mixed or Single Use Development shall be approved unless:

(a) The proposed development conforms with policies and standards contained within this Ordinance, within the Planned Unit Development Act of 1972, as amended and within the Comprehensive Plan;

(b) All requirements of this Article, Article 15 and Article 17 are met; and

(c) All landowners whose property is included within the Mixed or Single Use Development have given their written consent to the Mixed or Single Use Development.

(9) Provisions of the Official Development Plan, authorized to be enforced by the City of Lakewood, may be modified, removed or released subject to the following provisions:

(a) If such modification, removal, or release involves an increase of the gross floor area by an amount of ten percent (10%) or more of the original measurement of the gross floor area or residential density as set forth on the official development plan, or if it involves a specific change in use or uses within the Mixed or Single Use Development, which would not be allowed within the applicable standard zoning district, the applicant shall be required to submit a new application for rezoning the parcel as Provided for within Article 17 of this Ordinance.

(b) If such modification, removal, or release involves only a change in the site plan, the applicant shall be required to submit a new site plan indicating such changes in conformance with Article 15 of this ordinance for review and action by the Director of the Department of Community Development.

(c) Modifications not covered in subsection (a) above may be granted by the Director of the Department of Community Development if it is determined that the modification meets the following criteria:

(1) Is consistent with the efficient development and preservation of the entire Mixed or Single Use Development;

(2) Does not affect in a substantially adverse manner the enjoyment of land abutting or across the street from the Mixed or Single Use Development;

(3) Does not affect in a substantially adverse manner the public interest; and

(4) Is not granted solely to confer special benefit upon any person.

(d) The Director of the Department of Community Development may, at his discretion, refer a modification to the Planning Commission for consideration. An appeal to an administrative decision may be made first to the Planning Commission, and second, to the City Council if denied by Planning Commission. A public hearing before Planning Commission or City Council shall be held with prior notice thereof published, mailed, and posted as provided in 17-17-4(1), except the City Clerk shall perform the functions of the Secretary of Planning Commission when the hearing is before City Council. Denial of a modification does not preclude the filing of a new rezoning application. (As Amended by 0-83-158)

(e) Regardless of the type of modification applied for, all modifications to an approved Official Development Plan for the Mixed or Single Use District shall be reviewed by the City Engineer in accordance with the applicable provisions of Chapter 14.13 of the Lakewood Municipal Code to determine if the modification necessitates the dedication and/or construction of public improvements by the applicant. (As amended by 0-84-107).

(10) Phasing of Mixed or Single Use Developments. (As Amended by 0-81-108) (As Amended by 0-85-79)

(a) Based upon both development and planning considerations, it may be desirable to develop property in several phases. Accordingly, the applicant for rezoning may elect to apply for development in any number of phases, setting forth the sequence of the phases and the information, plans, regulations, and stipulations to be submitted with each phase in the application; provided, however, that the proposed uses, use patterns and the proposed intensity and density of such uses and use patterns will be the factors determined at the time of approval of the first phase, along with the factors listed in Article 17-5-21 of this Ordinance which the Planning Commission determines to be necessary to the consideration of the rezoning application. The intensity and density of use may be set within upper and lower limits thereof as set by the Planning Commission.

(b) The Planning Commission shall consider the request of the applicant for rezoning to the Mixed or Single Use Zone District simultaneously with the consideration of the first phase proposal, as set forth in the application. If the proposed uses, use patterns and the intensity and density of such uses and use patterns are approved by the Planning Commission, or if the proposed uses, use patterns, and the intensity and density of such uses are approved by the Planning Commission with amendments, and if the Planning Commission shall determine that the application for rezoning is in accordance with the standards and policies set forth in Section 31-23-303, C.R.S. 1973, as amended, the Comprehensive Development Plan of the City of Lakewood, and other articulated policies of the Planning Commission, the land may be rezoned to the Mixed or Single Use Zone District.

(c) The sequences of phases and the nature and character of the information, plans, regulations, and stipulations to be submitted with each phase shall be determined by the developer and the Department of Community Development prior to the submission of the application; provided, however, that the nature and character of the information, plans, regulations, and stipulations to be submitted in each phase shall be stated in the stipulations of the first phase.

(d) After initial rezoning to the Mixed or Single Use Zone District, and in the consideration of the subsequent phases, the Planning Commission shall consider only those factors listed in Article 17-5-21 of this Chapter which relate to division of land and the way in which the land will be made ready for building development and which they have not been determined during consideration of the first phase; provided, however, that all the provisions of the Official Development Plan authorized to be enforced by the City of Lakewood may be modified, removed or released, in accordance with this Ordinance. (As Amended by 0-81-108) (As Amended by 0-85-79).

ARTICLE 6: SPECIAL USE PERMITS

17-6-1. APPLICABILITY: The requirements of this Article 6 shall apply to all uses listed as special uses within Article 5 of this Ordinance.

17-6-2. APPLICATION FORM AND REVIEW PROCEDURE: (1) Special Use Permit applications may be initiated only by the fee owners of the property or his designated agent. Each applicant shall meet with residents and persons owning property in the vicinity of the site prior to filing a formal application in accordance with the Neighborhood Referral Program which is hereby established. The meeting shall take place pursuant to the Neighborhood Referral Program administrative guidelines which shall be adopted by resolution.

The administrative guidelines require that all property owners within 300 feet of the boundaries of the subject property be notified of the meeting. In addition, registered neighborhood organizations within 300 feet and adjacent to the 300 foot boundary shall be notified. The notification process is the joint responsibility of the City of Lakewood, Department of Community Development and the developer.

(2) Application shall be submitted on forms provided by the Department of Community Development and shall contain the following:

- (a) Name and address of the applicant;
- (b) A survey and a legal description of the property;
- (c) The names and addresses of all persons, firms or corporations who, or which hold fee title to the property for which the Special Use application is made, as shown by the records of the Clerk and Recorder of Jefferson County as of the date of the application, and a copy of the warranty deed to the property;
- (d) The location of the property with reference to street and address if such are present;
- (e) Present zoning of the property;
- (f) Proposed Special Use; and,
- (g) Written stipulations stating that all development standards applicable to the specific use have been and will continue to be met.

(3) The application shall be signed by the applicant or his duly authorized representative and shall be accompanied by the necessary fee as shown within the fee schedule adopted by Planning Commission resolution to cover necessary costs related to the application. There shall be no refund of and fee which accompanies an application. An application shall not be considered accepted until all required information is submitted.

(4) The Department of Community Development shall study the application and shall, within twenty-five (25) days after acceptance of a complete application, make a written report to the Planning Commission of its findings. In addition to the application review by the Department of Community Development, the City Engineer shall review the special use permit application within the

same twenty-five (25) day period in accordance with the applicable provisions of Chapter 14.13 of the Lakewood Municipal Code to determine if the application necessitates the dedication and/or construction of public improvements by the applicant. (As amended by 0-84-108)

(5) Action of the Planning Commission on the application shall be as follows:

(a) The Secretary to the Planning Commission shall schedule a public hearing on the application on the agenda of a meeting of the Commission and shall give notice thereof in the same manner and to the same persons as provided in 17-17-4, except that no publication of the notice shall be required.

(b) Upon consideration of the application, the Planning Commission shall hear any evidence or statement presented by the applicant or his representative, by the Director, or by any person in attendance at the hearing. The Planning Commission may, in its sole discretion, hear and consider any other statement or evidence, written or oral.

(c) Within sixteen (16) days after hearing such evidence, the Planning Commission shall deliver a copy of said findings and decision to the applicant, and to any other person who shall submit a written request for a copy. The decision of the Planning Commission may impose conditions upon the Special Use Permit in addition to those set forth in paragraph 17-6-4 of this Article 6, which, if not complied with, shall be grounds for revocation of the Special Use Permit. (As Amended by 0-81-108)

(d) The Planning Commission shall exercise its judgment in the review of the application and shall consider the standards set forth in this article, the suitability of the property for the proposed special use, the impact of the proposed special use on nearby uses, and the circulation and access to the proposed special use. (As amended by 0-84-51)

(e) The decision of the Planning Commission shall be final, and any appeal of the decision shall be to the courts.

17-6-3. REVOCATION OF SPECIAL USE PERMIT: (1) All stipulations submitted as part of the Special Use Permit and all conditions imposed by the Planning Commission shall be maintained in perpetuity with the special use. If at any time the stipulations are not enforced or are found to have been altered in scope, application or design, the special use shall be in violation of the Special Use Permit. (As Amended by 0-81-108)

(2) If and when any special use is determined to be in violation of the Special Use Permit, the Director shall notify the permit holder in writing of said violation and of the thirty (30) day period in which to rectify the violation. The notice shall state a time and place after the thirty (30) day period at which a revocation hearing will be held if the violation is not timely rectified.

(3) Within thirty (30) days after notification of violation of a Special Use Permit, the permit holder shall rectify the violation. Upon completion of any required changes, the permit holder shall notify the Director that said changes have been made.

(4) Failure of the permit holder to rectify said violations within thirty (30) days shall be cause for cancellation and revocation of the Special Use Permit by the Director. A hearing shall be conducted by the Director prior to any revocation. Notice of the hearing shall be provided as required by subsection (2) above. Any decision by the Director to revoke a Special Use Permit may be appealed to the Board of Adjustment, pursuant to 17-4-6. After hearing, with prior notice to the permit holder, the Board shall sustain the decision of the Director if it finds a violation of the permit has occurred. The revocation of the Special Use Permit shall require the permit holder to vacate the premises of or stop the use authorized by the Special Use Permit. After revocation, the permit holder may reapply for a Special Use Permit pursuant to the procedures outlined in 17-6-2 of this Ordinance.

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: No building or structure shall exceed any given height limit as required by the Federal Aviation Administration.

(2) Correctional Institution: Any use shall be so designed and located to assure maximum security to adjoining properties and to the neighborhood in general.

(3) Golf Driving Range:

(a) All parking areas required to service customers shall be located on site. Three quarters (0.75) parking spaces shall be required for each driving tee.

(b) Any use adjacent to a residential district shall be restricted in operations to between the hours of eight o'clock (8:00) a.m. and ten o'clock (10:00) p.m. local time daily. Uses not adjacent to a residential district shall not be so restricted.

(c) Adequate fencing must be installed and maintained to prevent pedestrian traffic from entering the driving range field. The boundaries of the driving range field shall be placed no closer than twenty-five (25) feet to the lot line. Appropriate design measures shall be implemented to prevent golf balls from endangering adjoining property and property residents.

(4) Greenhouse/Nursery, Landscape Material: All parking areas required to serve customers, employees and delivery vehicles shall be located on site. Loading zones shall be designated for both delivery service and for merchandise pickup. All loading zones shall be located on site.

(5) Group Home:

(a) No group home shall be located within seven hundred fifty (750) feet of any other group home.

(b) Every group home shall comply with the building, fire and safety codes of the City of Lakewood.

(c) The group home must comply with the height, setback, area coverage, lot size, and external signage, and other requirements applicable to the particular zone district in which the home is to be located.

(d) No architectural designs substantially inconsistent with the character of the surrounding neighborhood shall be permitted.

(e) No administrative activities of any private or public organization or agency shall be conducted on the premises of the group home.

(f) No treatment activities or rendering of service shall be conducted in a manner substantially inconsistent with the activities otherwise allowed in the zone district in which the group home is to be located.

(g) The group home shall be located in reasonable proximity to insure availability to the residents of such services and facilities as convenience stores, commercial services, transportation, and public recreation facilities.

(h) The group home shall comply with any applicable license requirements of the State.

(6) Group Home For Juveniles:

(a) Every group home for juveniles shall be so designed and located to assure maximum security to adjoining properties and to the neighborhood in general.

(b) Every group home for juveniles shall comply with the building, fire and safety codes of the City of Lakewood.

(c) Every group home for juveniles must comply with the height, setback, area coverage, lot size, external signage, and other requirements applicable to the particular zone district in which the home is to be located.

(d) No architectural designs substantially inconsistent with the character of the surrounding neighborhood shall be permitted.

(e) No administrative activities of any private or public organization or agency shall be conducted on the premises of the group home for juveniles.

(f) No treatment activities or rendering of services shall be conducted in a manner substantially inconsistent with the activities otherwise allowed in the zone district in which the group home is to be located.

(7) Limited Office And Personal Services:

7(a) The following lots are excluded from this special use category:

1) Lots which are separated from the arterial street by a frontage or service road.

2) Lots which front on another street and back up to the arterial street.

3) Lots containing less land area than the minimum set forth in the applicable zoning district. A variance shall not be granted to allow a substandard lot to qualify for a special use permit. (As Amended by 0-84-51)

(b) The gross floor area of the residential structure must not exceed that existing at the time of adoption of this Ordinance and the location of lot lines must be as they existed at the time of the adoption of this Ordinance. The residential character of the building must not change.

(c) No hazardous or flammable material may be stored outdoors. There shall be no outdoor storage of inventory or supplies.

(d) Any use of the structure must be in compliance with the Building Code.

(e) Any use of the property must comply with the site plan requirements of Article 15 of this Ordinance.

(f) Parking requirements for allowed uses shall be those set forth for comparable uses in Article 9.

(8) Mineral Resource Extraction:

(a) The term "mineral" as used in this section means an inanimate constituent of the earth in a solid, liquid, or gaseous state which, when extracted from the earth, is useable in its natural form or is capable of conversion into a useable form as a metal, a metallic compound, or chemical, an energy source, or a raw material for manufacturing or construction material, but does not include surface or subsurface water.

(b) The term "extraction operations" or "operations" includes the development or extraction of a mineral from its natural occurrence on affected land, including but not limited to, open mining and surface operations, and the disposal of refuse from underground and in situ mining, as well as stockpiling of extracted minerals, concentration, milling, evaporating and other on-site processing activities, but not including the grading or removal or transportation of earth normally associated with construction activities, when the primary purpose of the activities is construction rather than mineral extraction.

(c) Notwithstanding the requirements of Section 17-6-2 of this Ordinance, Special Use Permit applications for mineral extraction may be initiated by the fee owner of the property, his designated agent, and/or the owner or lessee of mineral interests.

(d) Impact analyses shall be submitted by the applicant to Planning Commission regarding potential impacts of the operations on erosion, drainage patterns, geological formations and stability, transportation systems, air and water quality, and plant and animal communities in the area, and Planning Commission shall consider the analyses and impacts when reviewing an application for a special use permit.

(e) A reclamation plan shall be submitted by the applicant to Planning Commission for review. The reclamation plan shall demonstrate restoration of the surface to original conditions as far as possible, or at the discretion of Planning Commission to an appropriate land use as indicated by the comprehensive plan, and shall be consistent with the plan submitted to the Mined Land Reclamation Board.

(f) All vehicles connected with mineral extraction operations shall operate in conformance with Article 10 of the Lakewood Municipal Code.

(g) Hours of operation shall be restricted to between the hours of six o'clock (6:00) a.m. and eight o'clock (8:00) p.m. local time Monday through Saturday.

(h) All extraction operations shall comply with the requirements of Chapter 9.52 of the Lakewood Municipal Code pertaining to noise, as well as Chapter 5.16 of the Lakewood Municipal Code pertaining to the use of explosives.

(i) All extraction operations, including areas used for equipment storage and/or the stockpiling of extracted minerals, shall conform to the following setback requirements:

(1) A minimum one thousand (1000) foot setback shall be provided from the property line of any adjacent property, if the adjacent property is zoned for residential uses.

(2) A minimum two hundred (200) foot setback shall be provided from the property line of any adjacent property that is zoned for other than residential uses, or from any street right-of-way, or property that is designated as public park/open space property.

(3) A minimum two hundred (200) foot setback shall be provided from any structures located on the same parcel of property as the extraction operations; except that upon written agreement with the owner of the structure the setback may be reduced to a minimum of fifty (50) feet.

(j) All operations shall be separated from adjacent land uses by appropriate fencing, buffering and safety measures. Buffering shall include provisions for screening temporarily disturbed areas and stockpiles. A phasing plan and approximate time schedule for conducting and completing operations shall be submitted with an application for Special Use Permit. Phasing plans shall indicate the maximum area of disturbance during any phase. No permit for any phase shall be issued for a period of longer than five (5) years from the date of approval of the special use permit, except that upon written request prior to the termination of the five (5) year period, Planning Commission may review the operations and grant extensions of up to five (5) years each to complete the operations.

(k) All operations shall conform to the extraction and reclamation requirements of the State of Colorado Mined Land Reclamation Board.

(l) The proposed operations shall not be otherwise detrimental to the public health, welfare or safety of the present or future inhabitants of the City.

(m) In evaluating a permit application, Planning Commission shall consider the suitability of the property for the proposed operations, the impact of the proposed operations upon and compatibility with nearby uses, both existing and proposed, and upon traffic circulation in the area of and access to the proposed operations.

(n) If a Special Use Permit is granted, Planning Commission shall have the authority to impose such reasonable conditions and safeguards upon the permit as are necessary to insure compliance with the standards set forth in this subsection (8). The Special Use Permit and any conditions attached thereto remains in effect until the final phase of reclamation is complete. (As Amended by 0-85-80)

(9) Private Golf Course; Country Club:

(a) Two tenths (0.2) parking spaces shall be required for every member. All parking areas required to service members, guests, employees or other patrons shall be provided on site and shall be designed in accordance with Article 15 of this Ordinance.

(b) Any use adjacent to a residential district shall restrict its outdoor operations to between the hours of five o'clock (5:00) a.m. and ten o'clock (10:00) p.m. local time daily. Uses not adjacent to a residential district shall not be so restricted.

(c) Adequate measures shall be taken to prevent golf balls from endangering adjoining property and property residents.

(10) Racetrack:

(a) The Special Use Permit shall be valid only for a specified time period set forth in the permit.

(b) All structures and operating equipment shall be set back at least one hundred (100) feet from all property lines.

(11) Roadside Stand:

(a) All vehicular access points shall be on the front lot line. Service or delivery trucks shall not stop within ten (10) feet of the traveled thoroughfare while doing business with the use.

(b) Hours of operation shall be restricted to between the hours of six o'clock (6:00) a.m. and ten o'clock (10:00) p.m. local time daily.

(12) Sanitary Landfill: No sanitary landfill shall create a water diversion hazard which would endanger adjacent areas, nor shall the landfill create any undesirable odors or any unsightly areas to adjacent properties and buildings.

(13) Travel Trailer Campgrounds:

(a) All campgrounds shall comply with the Colorado Department of Health Standards and Regulations for Campgrounds and Recreation Areas, as amended from time to time.

(b) Interior roads and drives shall be screened such that vehicle headlights shall not cast direct light beyond the boundaries of the property.

(14) Wind-powered Electric Generators:

(a) No wind-powered electric generator shall exceed sixty (60) feet in height measured from ground level to the top of the blade diameter.

(b) No wind-powered electric generator or portion thereof may extend or encroach into the building setback areas or onto any adjacent property.

(c) Prior to the issuance of the Special Use Permit, the applicant shall provide written approval of the complete installation by a Registered Professional Engineer. Such review shall include structural, electrical, safety, and noise components.

(d) A site plan showing the proposed location of the wind-powered electric generator(s) shall be submitted for approval by the Planning Commission as part of the Special Use Permit application.

(e) All electrical wiring shall be underground. (As Amended by 0-81-108)

(15) Government office building (As Amended by 0-85-81)

(a) Any use of the property must comply with Article 15 of this Ordinance.

(b) Any use of the property must comply with the restrictions and regulations of the Office (OF) zone district with an allowable building height of sixty (6) feet; provided, however, that the Planning Commission shall have the discretion to limit building heights to less than sixty (60) feet based upon prevailing building heights in the area, proposed building setbacks, or other environmental factors.

(c) Parking requirements for allowed uses shall be those set forth for comparable uses in Article 9 of this Ordinance.

(d) Any use of the building must be in compliance with the Building Code. (As Amended by 0-85-81)

ARTICLE 7: SETBACK REQUIREMENTS

17-7-1. GENERAL PROVISIONS: (1) Unless specifically excluded, any building or structure including any accessory building or structure located within a zone district set forth below, shall conform to the setback requirements applicable to that zone district. Street classifications set forth in this Article are as designated in the Comprehensive Plan.

(2) Setbacks shall be measured from the applicable front, rear, or side lot line to the applicable front, rear or side setback line.

17-7-2. CN DISTRICT: The following setbacks shall apply within the CN District:

(1) The minimum depth of front yard for dwellings and other main buildings shall be thirty (30) feet. Private garages shall have the same front yard as the dwelling or other main building on the lot. Accessory buildings housing horses, cattle, sheep, goats, rabbits, chinchillas, poultry, and pigeons, shall be set back at least one hundred (100) feet from the front lot line. All other accessory buildings not otherwise listed herein shall be set back at least seventy-five (75) feet from the front lot line.

(2) The minimum depth of any side or rear yard shall be fifteen (15) feet; however, accessory structures not regulated in Section 17-5-7 may have a minimum depth of any side or rear yard of ten (10) feet. (As Amended by 0-82-19)

17-7-3. 1-R DISTRICT: The following setbacks shall apply within the 1-R District:

(1) The minimum depth of front yard for dwellings and other main buildings shall be twenty (20) feet when the front yard is adjacent to a local street. The minimum depth of front yard for dwellings and other main buildings shall be thirty (30) feet when the front yard is adjacent to a collector street. The minimum depth of front yard for dwellings and other main buildings shall be forty (40) feet when the front yard is adjacent to a major arterial street. Private garages shall have the same front yard as the dwelling or other main buildings on the lot. Accessory buildings housing horses, cattle, sheep, goats, rabbits, chinchillas, poultry, and pigeons shall be set back at least one hundred (100) feet from the front lot line. All other accessory buildings not otherwise listed herein shall be set back at least seventy-five (75) feet from the front lot line.

(2) The minimum depth of any side or rear yard shall be fifteen (15) feet; however, accessory structures not regulated in Section 17-5-8 may have a minimum depth of any side or rear yard of five (5) feet. (As Amended by 0-82-19)

17-7-4. 2-R DISTRICT: The following setbacks shall apply within the 2-R District:

(1) The minimum depth of front yard for dwellings and other main buildings shall be twenty (20) feet when the front yard is adjacent to a local street. The minimum depth of front yard for dwellings and other main buildings

shall be thirty (30) feet when the front yard is adjacent to a collector street. The minimum depth of front yard for dwellings and other main buildings shall be forty (40) feet when the front yard is adjacent to a major arterial street. Private garages shall have the same front yard as the dwelling or other main buildings on the lot. All other accessory buildings not otherwise listed herein shall be set back at least seventy-five (75) feet from the front lot line.

(2) The minimum depth of any side yard shall be five (5) feet. In the case of a single-household dwelling with one side zero lot line, at least three (3) feet shall be added to the side yard setback on the side opposite to the zero lot line.

(3) The minimum depth of any rear yard shall be twenty (20) feet; however, accessory structures may have a minimum depth of any rear yard and of five (5) feet. (As Amended by 0-82-19)

17-7-5. 3-R DISTRICT: The following setbacks shall apply within the 3-R District:

(1) The minimum depth of front yard for dwellings and other main buildings shall be twenty (20) feet when the front yard is adjacent to a local street. The minimum depth of front yard for dwellings and other main buildings shall be thirty (30) feet when the front yard is adjacent to a collector street. The minimum depth of front yard shall be forty (40) feet when the front yard is adjacent to a major arterial.

(2) The minimum depth of any side yard shall be five (5) feet. In the case of a single-household dwelling with one side zero lot line, at least three (3) feet shall be added to the side yard setback on the side opposite the zero lot line.

(3) The minimum depth of any rear yard shall be twenty (20) feet; however, accessory structures may have a minimum depth of any rear yard of five (5) feet. (As Amended by 0-82-19)

17-7-6. 4-R DISTRICT AND 5-R DISTRICT: The following setbacks shall apply within the 4-R District and 5-R District for multiple household dwelling units; however, for single and duplex household dwelling units refer to 3-R DISTRICT. (As Amended by 0-82-19)

(1) The minimum depth of front yard for dwellings and other main buildings shall be thirty (30) feet when the front yard is adjacent to a local street. The minimum depth of front yard for dwellings and other main buildings shall be forty (40) feet when the front yard is adjacent to a collector street. The minimum depth of front yard shall be fifty (50) feet when the front yard is adjacent to a major arterial.

(2) The minimum depth of any side yard shall be twenty (20) feet; however, accessory structures may have a minimum depth of any side yard of ten (10) feet. (As Amended by 0-82-19)

(3) The minimum depth of any rear yard shall be thirty (30) feet; however, accessory structures may have a minimum depth of any rear yard of fifteen (15) feet. (As amended by 0-82-19)

17-7-7. 6-R DISTRICT: The following setbacks shall apply to each mobile home park.

(1) The minimum depth of the front yard shall be thirty (30) feet when the front yard is adjacent to a local street. The minimum depth of the front yard shall be forty (4) feet when the front yard is adjacent to a collector street. The minimum depth of the front yard shall be fifty (50) feet when the front yard is adjacent to a major arterial.

(2) The minimum depth of any side yard or rear yard shall be thirty (30) feet; however, accessory structures may have a minimum depth of any side or rear yard of fifteen (15) feet. (As Amended by 0-82-19)

17-7-8. ALL OFFICE, COMMERCIAL AND INDUSTRIAL DISTRICTS: The following setbacks shall apply to all office, commercial and industrial districts:

(1) The minimum depth of front yard for any building shall be thirty (30) feet.

(2) The minimum depth of any side or rear yard shall be zero (0) feet or at least five (5) feet except when adjacent to a residential zone district; in which case the side or rear setback shall be at least (10) feet. (As Amended by 0-83-159)

(3) Motor fuel pumps shall not be located less than eighteen (18) feet from the front lot line.

(4) The setback for any yard containing a loading dock shall be increased to sixty-five (65) feet.

17-7-9. ZERO LOT LINE SETBACKS AND STRUCTURE SEPARATIONS: Zero lot line structures permitted in the 3-R, 4-R, 5-R, and MU districts may be constructed so that the wall of the structure is placed on a particular lot line. However, in such cases, provision must be made for both encroachment of any overhang and maintenance access for such structure from the owner of the adjacent lot. However, if a building is constructed of masonry or fireproof materials, separation between individual buildings is restricted only to those requirements of the materials themselves as specified in the Building Code.

17-7-10. EXCEPTION FROM REQUIRED FRONT YARD SETBACKS IN ALL ZONE DISTRICTS. Porches as defined in Section 17-2-2, may project eight (8) feet into the required front yard setback. (As Amended by 0-82-19)

ARTICLE 8: FENCES, WALLS AND OBSTRUCTIONS TO VIEW

17-8-1. VISION CLEARANCE AT CORNER AND RAILROAD CROSSINGS: (1) Except as specifically permitted in this Ordinance, no fence, wall, hedge, or other structure or obstruction above a height of forty-two (42) inches as measured from the flow line or in the absence of curbs and gutters, as measured from the property line, shall be constructed, placed or maintained within fifty-five (55) feet of the intersection of the right-of-way lines of two (2) streets or railroads or at a street intersection.

(2) The Director of Public Works shall adopt, and may from time to time amend, standards by which persons may be exempted by him from the limitations of this section. Any such exemption shall be in writing. No exemption shall permit a fence, wall, hedge or other structure or obstruction to be constructed, placed or maintained in such a manner as to endanger or potentially endanger the public health or safety.

17-8-2. PERMITTED FENCES AND WALLS: (1) For the purpose of this Article, the following definitions apply:

(a) "Open" means a fence or wall with more than fifty (50) percent open space in its vertical surface.

(b) "Solid" means a fence or wall with fifty (50) percent or less open space in its vertical surface.

(2) Except as provided in subsection (3), the following fences and walls shall be permitted within the following zone districts:

<u>Zone District</u>	<u>Types Permitted</u>	<u>Max. Height</u>	<u>Location</u>
CN	Open, solid, Barbed wire, Electrified (if adequate warning signs are provided)	84"	When CN district is adjacent to any other zone district, the fence along the common boundary line of the districts shall be that allowed in the other zone district.
All residential districts	Open, solid	72"	Side and rear yards
	Open	42"	Front yard
	Open, solid	72"	Front yards of a lot not adjacent to the main entrance (second and third front yards).
Office and all Commer. districts	Open, solid	72"	Side and rear yards
	Open	72"	Front yard

<u>Zone District</u>	<u>Types Permitted</u>	<u>Max. Height</u>	<u>Location</u>
IN	Solid	84"	Side and rear yards
	Open	84"	Front yard
	Barbed wire	max	Side and rear yards
		height of 84" but may not be located below 72"	

(3) Publicly owned utility installations are permitted eighty-four (84) inches maximum height fences located in the front, side and rear yards in any district, with barbed wire permitted only above seventy-two (72) inch height. Any fence used to enclose a tennis court shall be of open construction and not more than ten (10) feet in height; however, the fence shall be located only in the rear or side yard area and shall be placed no closer than fifteen (15) feet to the lot line.

17-8-3. MEASUREMENTS: (1) All fences and wall heights, except those described in 17-8-1, shall be measured from the lowest finished grade at the location of the fence. Heights of fences described in 17-8-1 shall be measured from finished curb level.

(2) A combination fence and retaining wall may be erected to a height of seventy-two (72) inches above the highest finished grade or ninety-six (96) inches above the lowest finished grade, at the location of the fence, except that the fence portion may not exceed seventy-two (72) inches above the highest finished grade.

17-8-4. SWIMMING POOLS: Every person owning land in the City of Lakewood on which there is situated a swimming pool, either above ground, semi-sunk, or full depth recess, being eighteen (18) inches or more in depth at any point, shall erect and maintain thereon an adequate fence sufficient to make such swimming pool inaccessible to small children. Such fence, including gates therein, must be not less than forty-two (42) inches above the underlying ground; all gates must be self-latching with latches placed forty-two (42) inches in height. Space between the pool edge and the interior of the fence shall be a minimum of five (5) feet.

17-8-5. NOISE CONTROL WALLS AND FENCES (BARRIER): Solid fences and walls may be erected to a height in excess of the limits specified in 17-8-2 when so positioned as to separate a property from a major collector or arterial street as designated in the Comprehensive Plan. An engineering analysis must be provided to demonstrate that the design and location of the barrier actually results in reduced sound pressure levels.

ARTICLE 9: PARKING REQUIREMENTS

17-9-1. GENERAL PROVISIONS: (1) No land shall be used or occupied, no structures shall be designed, constructed or altered and no use shall be operated unless the off-street parking space herein required is provided in at least the amount and maintained in the manner set forth within the parking space requirements of this article.

(2) All required off-street parking spaces shall be provided within the lot lines established for the uses to be developed or redeveloped. All other parking proposals shall be reviewed by the Board of Adjustment for approval. (As Amended by 0-82-19)

(3) Provision of parking spaces within an integrated parking and access system is encouraged. In such case, however, the total number of spaces provided shall be the sum total of the individual requirements; provided, however, that the parking requirement will be based on the land use(s). (As Amended by 0-81-108)

(4) All parking areas and all parking spaces within those areas located in districts other than Conservation (CN), One Residential (1-R), and Two Residential (2-R) shall be designed and designated in conformance with the Site Plan requirements of Article 15.

(5) Parking ratios in combined multi-family/office/commercial buildings or developments shall be prorated based upon the square footage devoted to the respective type of use. (As Amended by 0-81-108)

17-9-2. PARKING SPACE REQUIREMENTS: The minimum off-street parking spaces required for permitted and special uses shall be as follows:

(1) Conservation (CN) District:

(a) Two (2) off-street spaces, gravel or paved, covered or open, for each dwelling unit.

(b) For every use other than a dwelling unit, one (1) space shall be provided off-street for every three (3) simultaneous users of or visitors to the property, including spectators for horse shows or similar events.

(2) Residential 1-R, 2-R, 3-R District: Two off-street spaces, graveled or paved, covered or open, for each dwelling unit.

(3) Residential 4-R and 5-R Districts:

(a) One and One-half (1.5) spaces for each dwelling unit; except that upon utilization of a multi-family structure for the housing of low/moderate income elderly persons (as defined by HUD Minimum Property Standards 1973, as amended), parking requirements shall be three-quarters (0.75) of one space for each dwelling unit. (As Amended by 0-82-71)

(b) Within the following ranges of dwelling unit densities, the percentage of total parking spaces required to be in a structure and located below or above, but not on, ground level, shall be as follows:

Dwelling Units Per Acre%Structural Parking Required

Less than 25 dwelling units
 25 and above dwelling units

0 (zero)
 33.3 (one third)

(c) Of the total required number of spaces, one-half (0.5) space per dwelling unit shall be provided for joint use in a common parking area.

(d) For child care facilities, there shall be provided three (3) off-street parking spaces for every one thousand (1,000) square feet, or any fraction thereof, of gross floor area plus one (1) off-street parking space for every vehicle operated by the child care facility. (As Amended by 0-81-108 and 0-83-159)

(e) The Board of Adjustment may waive the requirements for structural parking pursuant to its authority as set forth in Article 17-4-7(3). (As Amended by 0-82-71)

(4) Residential 6-R District: At least two and one-half (2.5) on site, off-street or drive-in parking spaces shall be provided for each mobile home unit within the park. Of these required spaces, one-half (0.5) space shall be provided for joint use in a common parking area.

(5) OF (Office) District and Office Uses in Other Districts:

(a) General Office Uses, and Correctional Institution: Three and one-half (3.5) spaces for every one thousand (1,000) square feet or any fraction thereof of gross floor area.

(b) Professional Health Facilities: Four and one-half (4.5) spaces for every one thousand (1,000) square feet or any fraction thereof of gross floor area.

(c) Public Uses: Five and one-half (5.5) spaces for every one thousand (1,000) square feet or any fraction thereof of gross floor area.

(d) For child care facilities there shall be provided three (3) off-street parking spaces for every one thousand (1,000) square feet or any fraction thereof of gross floor area plus one (1) off-street parking space for every vehicle operated by the child care facility. (As Amended by 0-81-108, As Amended by 0-85-28)

(6) 1-C (Convenience Commercial) District: Four (4) spaces for every one thousand (1,000) square feet or any fraction thereof of gross floor area.

(7) 2-C (Neighborhood Commercial) District, 3-C (Community Commercial) District, and 4-C (Regional Commercial) District: Five (5) spaces for every one thousand (1,000) square feet or any fraction thereof of gross floor area.

(8) 5-C (Large Lot Commercial) District, IN (Industrial) District: Two and one-half (2.5) spaces for every one thousand (1,000) square feet or any fraction thereof of gross floor area.

(9) Handicapped Parking Space Requirements: The following parking requirements shall apply to all public, office, commercial, and industrial uses in all districts:

(a) One (1) handicapped parking space shall be provided in a lot containing one (1) to (50) spaces.

(b) Two (2) handicapped parking spaces shall be provided in a lot containing fifty-one (51) to one hundred (100) spaces.

(c) Any lot containing one hundred one (101) and over shall provide three (3) handicapped parking spaces plus one (1) handicapped parking space per each additional one hundred (100) spaces over the first one hundred (100) spaces.

(10) Parking for Restaurants, Churches, Auditoriums, Theatres and Convention Halls: One (1) space for every three (3) seats, seating equivalents for benches to be determined in conformance with the Building Code.

(11) Parking for motels, hotels, boarding houses, fraternity or sorority houses or dormitories: One and one-half (1.5) spaces for every guest room in addition to the number of parking stalls required for dining and entertainment uses. (As Amended by 0-81-108)

17-9-3. OFF-STREET LOADING SPACE REQUIREMENTS: For each manufacturing or industrial use, there shall be provided a separate off-street truck loading space on the lot as follows:

(1) The loading space shall be not less than thirty-five (35) feet in length, twelve (12) feet in width and fifteen (15) feet in height.

(2) For structures containing zero (0) to twenty-five thousand (25,000) square feet of gross floor area, there shall be provided one (1) loading space.

(3) For structures containing more than twenty-five thousand (25,000) square feet of gross floor area, the number of loading spaces specified in the following table shall apply:

<u>SQ. FT. OF GROSS FLOOR AREA</u>	<u>MIN. REQUIRED NO. OF SPACES</u>
25,001 up to and including 40,000 sq. ft.	2
40,001 up to and including 100,000 sq. ft.	3
100,001 up to and including 160,000 sq. ft.	4
160,001 up to and including 240,000 sq. ft.	5
240,001 up to and including 320,000 sq. ft.	6
320,001 up to and including 400,000 sq. ft.	7
For each additional 90,000 sq. ft. over 400,000 sq. ft.	1 additional space

ARTICLE 10: SIGNS
(As Repealed and Reenacted by 0-82-170)

17-10-1. REGULATORY INTENT. (1) General Statement. The purpose of this article is to protect the health, safety and welfare of the residents of the City by regulating the design, construction and installation of signs. The Council recognizes that signs are an important means of visual communication for the public convenience and that businesses, services and other activities have the right to identify themselves by using signs that are accessory and incidental to the use on the premises where the signs are located. In select areas off-premise signage is allowed, subject to regulations which reduce potential negative traffic and aesthetic impacts. It is the goal of this article to provide a reasonable balance between the right of an individual to identify a business or activity location and the right of the public to be protected from the visual discord that results from the unrestricted proliferation of signs. In keeping with this goal, regulations contained in this article are a result of consideration of the compatibility of signs with adjacent land uses and the total visual environment of a particular area and the entire community.

(2) Regulatory Purpose. This article regulates signage for the following specific reasons:

(a) To protect the public from hazardous conditions which result from structurally unsafe signage;

(b) To ensure that signage does not obscure or distract the vision of motorists, such as signs which compete or conflict with necessary traffic signs and warning signals and which may cause a severe traffic hazard;

(c) To protect the public from profuse signage which distracts rather than facilitates identification of businesses and other land uses;

(d) To provide appropriate identification in pedestrian-oriented areas as well as in vehicular-oriented areas where traffic is heavy, travel speeds are greater and required setbacks are greater;

(e) To generally ensure that signage is appropriate to a particular use and location so that the cumulative effect is an attractive City environment, thereby reinforcing community values.

(3) Free Speech. The Council recognizes the right of residents of the City to fully exercise their right to free speech by the use of signs which contain non-commercial messages. Such signs are subject to size, height and location restrictions, are allowed in all zoning districts, and are not subject to permit.

(4) Permit Exemption. The Council has chosen not to require a permit for signs which have been judged to have minimal impact on the public, do not create traffic, safety or other hazards, are temporary in nature, and which constitute a unique medium. Examples of such signs are on-premise "for rent" signs and "garage sale" signs.

(5) Variance. The Council recognizes special instances may occur where strict application of this Article may deprive a person of the reasonable use of a sign and that such a person should have a procedure to obtain variances from the requirements of this article for good cause. Topographic problems and past development patterns, which may require the use of an off-premise sign for identification purposes, are examples of possible situations where a variance may be appropriate.

(6) Illustrations. Graphics and illustrations are set out in this article to be illustrative, to be used as guidelines for provisions pertaining thereto, and are not to be interpreted as the only method of compliance with the applicable provision.

17-10-2. SCOPE AND APPLICATION. (1) Regulatory Scope. This Article shall govern and control the display, construction, erection, alteration, remodeling, enlarging, moving or maintenance of all signs permitted within all zone districts established by this Zoning Ordinance and any amendments thereto. The definitions applicable to this article are included in Article 2 of Title 17 (Zoning Ordinance).

(2) Administration. This Article shall be administered by the Director of Community Development who shall have the powers and duties set forth and those necessarily implied to administer and enforce this code. The Director may issue appropriate procedures and forms.

(3) Appeals. Appeal from an administrative decision or the enforcement of the standards contained in the ordinance is available by application to the Board of Adjustment. Applications for variances from the requirements of this Article shall be subject to the criteria stated in 17-10-11. (As Amended by 0-84-131)

(4) Stipulations. Upon application to and issuance by the Department of a permit, a sign may be erected, altered and maintained only for a use permitted in the district in which the sign is located. Signs shall be located on the same lot as the permitted use, except as allowed in 17-5-21 and as permitted by variance. Excluding home occupation signs, no signs of a commercial nature shall be erected or maintained for or by a single household residential use.

(5) Regulatory Conflicts. Nothing contained herein shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to signs. Signs located in areas governed by several ordinances and/or applicable regulations shall comply with all such ordinances and regulations. If there is a conflict between these regulations and any other ordinance or regulations, the more stringent shall apply.

17-10-3. PERMITS. (1) Need for Permit. No person, firm, or corporation shall erect, construct or enlarge any sign in the City or cause the same without first obtaining a permit for each sign. Signage shall conform to the Building Code of the City of Lakewood. Any person, firm, or corporation erecting, constructing or enlarging any signs in the City shall attach thereto a name plate providing the name and address of the person, firm or corporation causing the same to be done.

(a) Unless the owner of the sign is stated on the name plate attached to the sign, or ownership is indicated in an application for a sign permit, the owner or lessee or other person entitled to possession of any lot is presumed to be the owner of the sign or sign structure located thereon and responsible for erecting, construction, enlargement, alteration, repair, movement, improvement, conversion or demolition.

(b) When a sign permit has been issued by the Department, it shall be unlawful to change, modify, alter or otherwise deviate from the terms or conditions of said permit without prior approval of the Department. A written record of such approval shall be entered upon the original application and maintained in the files of the Department.

(2) Application for Permit.

(a) Application for a sign permit shall be made by the owner or his authorized agent or lessee of the property on which the sign is to be located or by a sign contractor licensed by the City of Lakewood. Such applications shall be made in writing on forms furnished by the Department and shall be signed by the applicant. The Department shall, within ten (10) working days from the day of the application, either approve or deny the application or refer the application back to the applicant if insufficient information has been furnished.

(b) If the Department finds that work under any sign permit issued is not in accordance with the information supplied in the permit application and/or is in violation of this or any other pertinent ordinances, or should it be found that there has been any misrepresentation in connection with the application for the permit (including non-sufficient fund checks) the applicant and the owner of the sign shall be notified of such findings and that the violation must be corrected within five (5) working days of notice. If such correction is not made, the permit shall be revoked and written notice thereof shall be served upon the sign owner or erector personally or by certified mail.

(c) The owner or lessee of the property on which the sign is located shall have the right to appeal the decision of the Department to the Board of Adjustment. If actual work either on or off site is not commenced under any building permit issued within one hundred eighty days (180) from the date of such permit, the permit shall automatically become null and void. Delays which are not the result of willful acts or neglect of the sign owner or his authorized agent may be excused and the Director may grant an extension of time in which to start or resume operations. All requests or extensions and approval thereof shall be in writing. When any permit has been revoked under the terms of this section, permit fees shall not be refunded.

(3) Permit Information. The application for the permit shall include the following plans and other information as required:

(a) The name, address, and telephone number of the property owner or his authorized agent; the person entitled to possession of the sign; and the sign contractor or erector.

(b) Location by street address of the proposed structure.

(c) Complete information as required on application forms provided by the Department, including the site plan, elevation drawing of the proposed sign, the scale, caption of the proposed sign and such other data pertinent to the application.

(d) Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports and footings, and materials to be used.

(e) Completed application for an electrical permit for all electrical signs.

(4) Permit Fees. A permit fee shall be paid to the City for each permit issued. The fee shall be in accordance with the fee schedule established by the City Council.

(5) Identification of and Marking of Electrical Signs. Each electrical sign hereafter erected or remodeled shall bear thereon a clearly legible identification plate not exceeding fifteen (15) square inches in area, stating the name of the person, firm or corporation responsible for its construction and erection, with the installation date, permit number and amount of input amperes at full load input.

(6) Licensing and Insurance Requirements.

(a) Any person, firm, or corporation, engaged in the business of installing, erecting, moving or maintaining signs which are eight (8) feet or more in height or twenty-five (25) square feet or more in area in the City of Lakewood, shall be duly licensed by the City. A person not engaged in the sign erecting business may be allowed to install, erect, move or maintain his own sign upon demonstration to the Department that he possesses sufficient knowledge and skill and is appropriately insured for public protection.

(b) Before any permit is issued for a sign which may require any work on or over public property, the erector shall furnish to the City a Certificate of Insurance from a firm with corporate surety, authorized to do business in the State of Colorado, for public liability and property damage in the amounts established by the Department of not less than the following and covering the liability of the sign erector with respect to all work performed by him or his agents or employees:

For death or injury to any one person	
and including property damage.	\$150,000
Total liability in any one accident	\$400,000

(c) The erector shall be required to sign an indemnity agreement, on a form furnished by the City, which releases and discharges the City, its employees, agents and assigns from any liability and from any and all claims, demands, damages, actions, courses of action, or suits of any kind or nature whatsoever as related to the construction and maintenance of the sign.

17-10-4. SIGNS NOT SUBJECT TO PERMIT. (1) Noncommercial Signs. The following sign displays for non-commercial purposes may be erected and maintained in all zone districts without a permit. Such signs shall be in addition to all other signs permitted in these zone districts providing such signs conform to the requirements of the designated zone districts as specified in 17-10-7 and 17-10-8 of this ordinance, unless otherwise stated in this section.

(a) Bulletin Boards. Bulletin boards for public, charitable or religious institutions, which are not over twelve (12) square feet in area and which are located on the premises of said institutions.

(b) Election Signs. Election signs shall be removed within fifteen (15) calendar days following the election to which the sign relates. Such signs are limited to wall, window and ground signs, and shall not be a banner of paper or cloth. There shall be no more than one (1) election sign per each lot.

(c) Flags. Flags of nations or an organization of nations, states and cities.

(d) Holiday Decorations. Signs in the nature of decorations, clearly incidental and commonly associated with any national, local or religious holiday. Such signs may be of any type, number, area, height, location, illumination, or animation so long as they do not advertise or identify a product or a business and are located so as not to conflict with traffic regulatory devices.

(e) Ideological Signs.

(f) Inside Signs. Signs within buildings that are not visible from the roadway or are more than twelve (12) inches from the window.

(g) Limited Impact Signs. Short term signage such as "For Rent" and "Garage Sale" signs. Maximum sign area in residential areas is four (4) square feet. Signs must be removed within three days of the date of the sale or event specified on the sign.

(h) Memorial Signs. Memorial signs or tablets, giving the name of the building and date of erection, when cut into any masonry surface or attached or inlaid so as to be part of the building. The area of the sign shall not exceed twelve (12) square feet.

(i) Private Parking or Traffic Direction Signs. Signs giving parking or traffic directions or restrictions provided that such signs are limited to: wall and ground signs, not more than two (2) signs per curb cut on the lot and not more than six (6) square feet per face in area, and not more than four (4) feet in height above grade. Not more than one (1) directional sign may be displayed at each curb cut. Such signs may be illuminated from a concealed light source which does not flash, blink or fluctuate. These signs cannot include any advertisement message or symbol nor be animated.

(j) Public Signs. Signs required or specifically authorized for a public purpose by any law, statute or ordinance.

(k) Scoreboards. Scoreboards located adjacent to athletic fields.

(l) Symbols. Symbols or crests of national, state, religious, fraternal and civic organizations. The area of such symbols may not exceed 32 square feet.

(m) Vehicle Consumer Information Signs. Signs on cars, trucks, or other vehicles displayed in commercial lots which give information as to price, emissions or mileage as required by state or federal law of such vehicles. These signs are limited to 25% of the windshield or individual glass panelled area.

(n) Works of Art. Works of art which in no way identify a business or product. These are exempt from all sign standards except setback requirements.

(2) Commercial Signs. The following commercial signs are permitted in all zone districts. Such signs shall be in addition to all other signs permitted in these zone districts and shall conform to setbacks and other physical characteristic requirements of the designated zone district:

(a) Development Signs. A sign not more than thirty-two (32) square feet in total sign area, which names the contractors or sponsors engaged in design and construction on the property where the sign is located.

(b) Real Estate Signs. Signs which advertise the sale, rental or lease of the premises upon which said signs are located. Such signs shall not extend outside the property line. The size of the signs shall be limited to eight (8) square feet in residential zones and thirty-two (32) square feet in all other zones. The number of signs shall be limited to one per street frontage.

17-10-5. SIGNS SUBJECT TO TEMPORARY PERMIT. The following signs may be displayed in the designated zone districts under the conditions described, upon granting a temporary permit.

(a) Street Banners. Street Banners across public thoroughfares announcing events sponsored by the City, the R-1 School District, Jefferson County, or charitable organizations may be authorized by temporary permit by the Director. Such Street Banners shall be installed, removed and maintained by the sponsor.

(b) New Development Directional Signs. One (1) temporary directional sign may be placed at a location agreed upon by the developer and the Director of Community Development for a period of one (1) to two (2) years from the issuance of the temporary permit. The sign shall be no larger than thirty-two (32) square feet and conform to the height and setback restrictions applicable in that zone district.

Additional directional signs are allowed at key locations as agreed upon by the Director of Community Development. The maximum allowable area of these signs is four (4) square feet per sign and must conform to district height and setback regulations.

17-10-6. SIGNS PROHIBITED IN ALL ZONE DISTRICTS. The following signs are prohibited in all zone districts, are not subject to variances, and are declared a nuisance by the Department:

- a. Animated signs.
- b. Banners, except as authorized in 17-10-5, pennants, valances, lighter-than-air objects, and wind signs.
- c. Flashing or blinking signs, except for scoreboards and time and temperature devices.
- d. Portable signs.
- e. Roof signs.
- f. Search lights.
- g. Signs painted on fences.
- h. Signs which are located on or project over the public right-of-way.
- i. Strings of light bulbs used in connection with commercial premises for commercial purposes, other than traditional holiday decorations.
- j. Wheeled advertising devices, except for permanent signs on licensed, operable vehicles which are used primarily for service or delivery purposes. (As Amended by 0-84-44)

17-10-7. SIGNS PERMITTED IN RESIDENTIAL ZONING DISTRICTS: CN, 1R THROUGH 6R, INCLUSIVE.

(1) Permitted Sign Types.

(a) Wall signs and monument or low-profile ground signs are permitted in all residential zones.

(b) Ground signs, projecting signs, signs on marquees, canopies, awnings or windows are permitted only for multi-family developments of five or more units.

(c) Ground signs must be set back a minimum of ten (10) feet from the property line, except that private parking, traffic directional and real estate signs must be located on or within the property line and not project over the public right-of-way. The setback shall be measured from the leading edge of the sign.

(d) Window signs subject to permit cannot be displayed above the first floor.

(2) Physical Characteristic Standards.

(a) Maximum sign area:

- (1) Home occupation signs - one and one-half (1½) square feet
- (2) Project development or identification signs - fifty (50) square feet per sign, limited to one sign per major entrance.
- (3) Signage for special uses - Wall signs identifying a special use of the property - twenty-five (25) square feet. No wall signs shall be allowed for group homes for juveniles. (As Amended by 0-84-131)

(b) Maximum height:

wall signs - twenty (20) feet
ground signs - eight (8) feet

(3) Signage for public agencies

In addition to signage otherwise allowed under this ordinance, public agencies, which include but are not limited to municipal buildings, postal facilities and fire stations, may be allowed additional on-premises directional or service signage in a location and of such size as is deemed appropriate by the Director of Community Development. The decision of the Director concerning additional signage shall be final. (As Amended by 0-84-131)

17-10-8. SIGNS PERMITTED IN THE MIXED USE, OFFICE, COMMERCIAL AND INDUSTRIAL DISTRICTS: MU, OF, 1-C THROUGH 5-C INCLUSIVE, AND IN.

(1) Permitted Maximum Sign Area.

(a) For a lot having one use, the maximum sign area shall be fifty (50) square feet or as calculated from the table herein:

<u>Street Frontage</u>	<u>Sign Area/Feet of Street Frontage</u>
For the first 100 feet	1.5 square feet/1 foot
For the remaining street frontage	1 square foot/1 foot

No sign shall exceed one hundred (100) square feet in area except as provided in subsection four (4) hereof, nor shall the total sign area of any use exceed five hundred (500) square feet. A maximum of one (1) ground sign per street frontage, except as provided in 17-10-4, and two (2) wall signs are allowed. In the event that a single use lot has no identifiable street frontage, the building frontage shall be used to determine the amount of signage allowed.

(b) For a Lot Having Two or More Permitted Land Uses. For each permitted use the maximum sign area shall be fifty (50) square feet or as calculated from the table herein:

<u>Building Front</u>	<u>Sign Area/Feet of Building Front</u>
For the first 100 feet	2 square feet/1 foot
For the remaining building frontage	1 square foot/1 foot

No sign shall exceed one hundred (100) square feet in area except as provided in subsection 4 hereof. One (1) wall sign is allowed, except for a corner unit where two (2) wall signs will be permitted. If a corner unit utilizes two wall signs, the factor for allowable signage to building frontage is 3.5 square feet of signage to one (1) foot of building frontage. No individual ground signs are permitted, except as provided in 17-10-4.

(c) Center and Joint Identification Signs. Commercial, office, or industrial uses located in a commercial center, office or industrial park may collectively identify this relationship by signs which serve to identify the center.

A center or joint identification sign is limited to one hundred (100) square feet per sign. Each center is allowed one ground sign per major street frontage. A center sign precludes the use of a joint identification sign on that same frontage.

(2) Signage for Mixed Use Districts. Signage in Mixed Use Districts must conform to an overall signage plan for the district. This plan must be approved by the Director prior to the issuance of a sign permit and will be subject to the following performance standards and those contained in 17-10-9.

(a) Each sign must serve identification or directional purposes within the district.

(b) Signs must be of similar graphic quality.

(c) The design must be in keeping with the overall character of the Mixed Use District.

Signage must conform to the general sign area, height, and other physical characteristic limitations as set forth in this article and as specified for each zone district which most closely reflects the individual proposed uses in the district.

(3) Permitted Sign Types and Standards.

(a) Marquee, canopy, awning, projecting, wall, window and ground signs are permitted.

(b) Ground signs shall not exceed a maximum of twenty-five (25) feet in height. The distance between ground signs on adjacent lots shall not be less than the height of the taller sign. All ground signs must be set back a minimum of ten (10) feet from the property line when adjacent to a street, excluding private parking, directional and real estate signs, which must be located on or within the property lines. The setback shall be measured from the leading edge of the sign. (As Amended by 0-85-27).

Property located within the Villa Italia Activity Center is subject to design review by the Villa Italia Design Review Committee. Within the activity center, ground signs shall be a monument style and a maximum height of 15 feet unless otherwise recommended by the Committee. Reasons for allowing a different sign style and height include, but are not limited to, sign distance problems caused by circumstances beyond the property owners's control, provided, however, in no event shall such sign exceed 25 feet in height. (As Amended by 0-85-27)

(c) If there is more than one business in a building or if a group of buildings are associated by ownership, no individual ground signs are permitted.

(d) Wall signs shall not extend above the roof line or parapet wall. In no instance may the sign or sign support extend above the roof line.

(4) Signage Additionally Allowed.

(a) Secondary Signs. Each business or use may have one (1) sign identifying the name of the business, the products sold or manufactured or services offered. Said sign shall not be counted toward the maximum sign area or number. The sign is limited to ten (10) square feet in sign area. (As Amended by 0-84-131)

(b) Single-Use, Large Lot Signage Allowance. If any one street frontage exceeds three hundred fifty (350) feet, an additional wall signage area of one hundred (100) square feet shall be allowed, provided it is distributed so that no one wall sign exceeds two hundred (200) square feet in area.

(c) The area of directional signs can be increased to twelve square feet and the height increased to five (5) feet and not debited against the total signage allowed in this section if the signs are: 1) of a monument style; 2) located in a landscaped area; and 3) constructed of materials similar to the main building on the site. These signs may include an advertisement symbol as long as it does not conflict with the directional message.

(c) (d) Signage for Public Agencies. In addition to signage otherwise allowed under this Ordinance, public agencies, which include but are not limited to municipal buildings, postal facilities and fire stations, may be allowed additional on-premises directional or service signage in a location and of such size as is deemed appropriate by the Director of Community Development. The decision of the Director concerning additional signage shall be final. (As amended by 0-84-131)

17-10-9. SIGN STANDARDS APPLICABLE TO ALL DISTRICTS. (1) Sign Area. The area of a sign shall be measured in conformance with the regulations as herein set forth. The structure or bracing of a sign shall be omitted from measurement, unless such structure or bracing is made part of the message or face of the sign.

(a) Sign with Backing. The area of signs enclosed by a box or outline shall be measured by determining the area of each rectangle which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign; including all frames, backing, face plates, non-structural trim or other component parts not otherwise used for support.

(b) Signs Without Backing. The area of signs consisting of individual letters or symbols shall be measured by determining the sum of the area of the smallest single continuous rectangle enclosing the extreme limits of each message, including all frames, face plates, non-structural trim or other component parts not otherwise used for support.

(c) Signable Area. Signable wall area is a continuous portion of a building facade unbroken by doors or windows or major architectural features. It is calculated by selecting a continuous surface, then drawing an imaginary rectangle within specified height limitations and computing the square foot area of this rectangle. Persons displaying signs attached to a building may determine the signable area to be used by choosing any such area on the building facade for the display of signs. Signs shall not cover more than 40% of this area. If, because of the design of the building, a signable area cannot be identified, the Department and the applicant will determine a suitable area for signage.

(d) Irregular Outline. The area of an irregularly shaped sign or a sign with letters or symbols directly affixed to or painted on the wall of the building shall be the entire area within a single-continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblem or figure.

(2) Number of Signs. Each continuously enclosed area of a sign face, either by outline or by an imaginary line, shall be considered one sign. The total surface area of multiple unit signs include vertical and horizontal spacing between signs.

(3) Design Standards.

(a) The Department of Community Development shall work with the developer or building owner to ensure that sign designs conform to the architectural style of the main building or buildings upon the site. Where possible, the style and character of signs on adjacent properties shall be considered.

(b) Wall signs shall have dimensions which are proportional to the building facade on which they are placed. Wall signs in a shopping center or complex shall be similar in at least four of the following seven design components: 1) materials, 2) shape; 3) color; 4) letter style; 5) method of illumination; 6) method of structural support or attachment; or 7) technical details of sign construction.

(c) Landscaping. Whenever practicable, each ground sign shall be located in a landscaped area at least twice the size of the area of the sign, as determined by the Director of Community Development. This area can be counted as part of the landscaped area required by Article 15 of the Zoning Ordinance.

(4) Sign Standards By Type of Sign.

(a) Ground Sign. Placement of ground sign shall conform with the requirements stated in 17-8-1 (vision clearance).

(b) Marquee, Canopy or Awning Signs. All signs shall be parallel to the face of the marquee, canopy or awning upon which such signs are displayed. Said signs shall not project above or below the face of the marquee and shall only identify the business by name or address.

(c) Projecting Signs. The maximum height shall be twenty (20) feet. Such signs shall be located on the signable area of the facade of the building, as described 17-10-9, and must not obscure major architectural details or extend above the roof line. Such signs shall have a clearance of ten (10) feet from grade level to the bottom of the sign. Maximum projection shall be thirty (30) inches from the building to which it is attached.

(d) Wall Signs. Wall signs shall be placed only in "signable areas" of a building facade. The area of the wall sign must not exceed 40% of the identified signable area. Wall signs may not project more than eighteen (18) inches from the supporting wall. Wall signs may not extend above the roof line or parapet wall.

(e) Window Signs. Signs displayed twelve (12) inches or less from the interior of windows shall be debited against the square foot area and number of signs allowed a permitted use. Window signs are not permitted in windows above the first floor.

(5) Permitted Illumination. Signs in Commercial and Industrial Zones may be illuminated, but all direct illumination shall not exceed twenty-five (25) watts per bulb. Signs shall not be illuminated in residential zones except signs permitted for medical services and public services such as police and fire, which are provided on a twenty-four hour basis, and signs for other traffic safety purposes. Wall signs which are placed higher than twenty-five (25) feet on a building wall shall not be illuminated between the hours of 9 p.m. and 6 a.m.

(6) Height Determination. When a ground sign is placed within twenty-five (25) feet of the property line, the height of the sign shall be measured from the grade at the property line, at a point closest to the sign location. When a ground sign is placed twenty-five (25) feet or more from the property line, the height of the sign shall be measured from an average grade based on four points equidistant on the circumference of a circle with a twenty-five (25) foot radius from the base of the sign.

17-10-10. MAINTENANCE. Every sign shall be maintained in good condition at all times, as determined by the Director of Community Development. Copy may be changed on a conforming sign to express political or ideological sentiments. Signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or of rust-resistant metals. The Director shall inspect and shall have the authority to order the painting, repair, alteration, or removal of a sign which is not in conformance with this ordinance or is inadequately maintained, dilapidated, or obsolescent.

17-10-11. NONCONFORMING SIGNS.

(1) Termination of Nonconforming Signs. A non-conforming sign must be brought into conformance or terminate and cease to exist if any one of the following conditions occur:

(a) Whenever the sign is damaged more than 50% of its total replacement value, destroyed from any cause whatsoever, or becomes obsolete or substandard under any applicable ordinance of the municipality to the extent that the sign becomes a hazard or a danger.

(b) The business to which the sign pertains expands the building gross floor area or parking or loading area 20% or more.

(c) Whenever there is a request made for a permit to alter the structural support of the sign.

(d) Whenever there is a request for a building permit to make improvements to the facade of the building on which the nonconforming sign is located excluding normal repair or maintenance efforts.

(2) Nonconforming Signs in Newly Annexed Areas. Any owner or operator of a legal nonconforming sign in a newly annexed area shall be subject to the requirements of this section.

(3) Appeals. Any person wishing to seek a variance to construct a sign which does not conform to this Article may appeal to the Board of Adjustment. (As amended by 0-84-131).

The owner or lessee of a sign or the owner of the property on which a sign is located who has been notified by the Department that such sign is nonconforming may appeal the decision to the Director within twenty (20) days of the receipt of such notice. The appeal shall contain the appellant's name and address, the decision being appealed, and a brief explanation why the appellant should not be required to comply with the document appealed. The Director may meet informally with the appellant to exchange necessary information and shall issue a decision in writing to the appellant at his address stated in the appeal.

If the decision of the Director is not satisfactory to the Appellant, he may appeal to the Board of Adjustment. Written appeals from the decision of the Director must be received by the Secretary to the Board of Adjustment within thirty (30) days of the date of denial.

The Board of Adjustment shall conduct any public hearing within thirty (30) days on every appeal made in writing by the applicant of a decision made by the Director pursuant to this ordinance.

In passing upon appeals under Article 10, the Board of Adjustment shall consider the following criteria:

(a) The strict application of the regulation would result in peculiar and undue practical difficulties for, or peculiar and unnecessary hardship on, the owner of the property;

(b) The variance, if granted, will observe the spirit of this ordinance, secure the public safety and welfare, and achieve substantial justice;

(c) The variance, if granted, will not adversely affect the adjacent property or the neighborhood;

(d) The variance, if granted, is the minimum variance that will afford relief with the least modification possible of this ordinance; and

(e) The variance, if granted, does not deviate more than forty (40) percent from any one of the various numerical limitations contained within the regulation, regardless of any other variance that may have been granted. The intent of this provision is to provide for variances with certain percentage limitations, and further to clarify that any variance is considered to be independent of any other variance and is not to be considered cumulative.

In deciding variance applications, the Board may consider whether the alleged difficulty or hardship was self-imposed.

Any decisions of the Board of Adjustment shall be set forth in writing giving reasons for affirming, modifying, or reversing the administrative decision of the Director. Any decision of the Board of Adjustment shall be final and any appeal therefrom shall be to the courts. (As amended by 0-84-44)

(4) Amortization. All nonconforming signs shall be removed or brought into conformance within fifteen (15) years from the effective date of this ordinance, except that no nonconforming sign shall be required to be removed or brought into conformance pursuant to this section if such action would jeopardize the receipt by the State of its full share of federal highway funds. Signs which were legally nonconforming prior to enactment of this ordinance shall be removed subject to the previous amortization time period of January 9, 1984, or may be brought into conformance with the present sign code adopted in 1983. (As amended by 0-84-131)

17-10-12. PROHIBITED, HAZARDOUS AND ABANDONED SIGNS - ENFORCEMENT PROCEDURES.

(1) Notification of Unlawful Signs. No prohibited, abandoned, or hazardous sign shall be allowed within the City. No prohibited, abandoned, or hazardous sign shall be continued by variance.

(a) Prohibited Signs. Notice shall be given by certified mail or personal service to the owner or lessee of any prohibited sign or to the owner of the property on which it is located. The notice shall state that such prohibited sign shall be altered to conform with this Ordinance or be removed within five (5) days after the notice has been received. The 5-day time period will be stayed during any administrative appeal. (As amended by 0-84-131)

(b) Hazardous Signs. Hazardous signs are those which by reason of inadequate maintenance, dilapidation, or obsolescence create an imminent hazard to public health, safety, or welfare, as declared by the Department. Said signs are declared a nuisance and shall not be allowed within the City. The notice shall require hazardous sign removal within five (5) days. (As amended by 0-84-131)

(c) Abandoned Signs. Signs abandoned for a period of thirty (30) days shall be declared a nuisance by the Department. The notice shall require the abandoned sign removed within thirty (30) days.

(2) Appeals. The owner or lessee of a sign or the owner of the property on which sign is located who has been notified by the Department that said sign is prohibited, abandoned, or hazardous may appeal that decision to the Director within five (5) days of the receipt of such notice for prohibited and hazardous signs and within twenty (20) days for abandoned signs. The appeal shall contain the appellant's name and address, the decision being appealed, and a brief explanation why the appellant should not be required to comply with the decision being appealed. The Director may meet informally with the appellant to exchange necessary information and shall issue a decision in writing to the appellant at his address stated in the appeal. (As amended by 0-84-131)

(3) Failure to Comply with Notices. If the owner or lessee of a prohibited, abandoned or hazardous sign or the owner of the property on which such sign is located fails to comply with notice given pursuant to this section within the time specified, the Director is authorized to cause the action required by ordinance and notice. All costs incurred by the City plus an administrative cost of fifteen percent (15%) of the direct costs shall be charged against the real property and its owners.

(4) Other Remedies. Any unpaid charge plus all costs and penalties shall constitute a debt due the City. The City Attorney shall, at the direction of the City Administrator, institute civil suit in the name of the City to recover such charges, cost and penalties. The City may prevent by injunction and require removal of any sign erected without a permit. These remedies shall be cumulative with all other remedies. No charge or conviction of violation of this Ordinance, or action, or remedy exercised hereunder, shall be exclusive, and none shall preclude the bringing of any charges of violation, or the exercise of any other remedy hereunder.

17-10-13. SEVERABILITY. The provisions of this code are severable. If any part of this code is declared unconstitutional by a final judgement of a court of competent jurisdiction, that decision shall not affect any portion of the code which remains, but the remainder shall be in full force and effect as if the portion declared unconstitutional had never been part of the code.