

Lakewood Zoning Code – 2025

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ARTICLE 7: INSTITUTIONAL, MIXED USE, COMMERCIAL, AND LIGHT INDUSTRIAL BUILDING AND SITE DESIGN STANDARDS

17.7.1: General

17.7.1.1: Purpose and Intent

This Article establishes site and building design standards for development in the City of Lakewood (the “City”). The purpose of these design standards is to ensure that development implements the principles and goals articulated in the City’s Comprehensive Plan for quality and sustainable development that interacts and functions well with the surrounding community. The purpose of the design standards in this Article are to:

- A. Provide high quality design in new development and redevelopment that promotes a sense of community identity;
- B. Provide a well-designed site circulation system with a strongly defined pedestrian and vehicular network, good connections to adjacent land uses and efficient connections to transit stops;
- C. Provide an overall landscape treatment of exterior spaces which enhances the quality of the project, creates usable open space, establishes an urban tree canopy, and creates transitions between land uses; and
- D. Provide sustainable development through the adaptive reuse of existing buildings, the design of energy efficient buildings, the use of renewable and low-energy use materials and the installation of water-wise landscaping.

The manner in which a particular land use functions and interacts with adjacent and surrounding land uses is integral in creating a successful development. The design of a new development or redevelopment should embrace the intent of the zone district and the purpose of the design standards in this Article.

17.7.1.2: Applicability

This Article establishes building and site design standards for all buildings and sites with uses other than residential development in the City. The design standards shall be

applied to any addition or new construction except where explicitly superseded by an approved ODP or as identified in this Article.

17.7.1.3: Design and Development Criteria

In addition to the design standards established in this Article, the City has adopted design and development criteria to further articulate the intended design for specific areas of the City. Any new development or redevelopment of a site located in an area governed by design and development criteria shall adhere to such criteria.

17.7.2: Building Design Standards

17.7.2.1: Architecture

The following design standards are intended to provide for the architectural interest of buildings throughout the City:

- A. The first-floor façade of all buildings, including structured parking facilities, shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.
- B. Architectural features and treatments shall not be limited to a single façade. All visible sides of a building, whether viewed from public or private property, shall display a similar level of quality and architectural interest, with elements such as windows, awnings, a variety of exterior materials, reveals, and other similar features.
- C. All buildings shall be designed to have at least five (5) of the following (See [Figure 30](#)):
 - 1. Visual breaks in the façade such as horizontal articulation in the plane of the façade by at least two (2) feet;
 - 2. Change in height of the façade by at least two (2) feet;
 - 3. Change in materials, color, texture or pattern;
 - 4. Columns or pilasters with a minimum four (4) inch horizontal depth from the plane of the façade and spaced at a maximum interval of fifty (50) feet;
 - 5. Recessed entries;

6. Articulation of windows and doorway surrounds (lintels, sills, pilasters, and mullions) through a change in plane of at least two (2) inches on average; and/or
7. Canopies, awnings, or overhang at entries and/or windows.



Figure 30: Facade Design; 17.7.2.1

17.7.2.2: Materials and Colors

- A. A variety of materials and colors shall be used on each building to avoid uniform façades. Contrast on a building may be accomplished by providing the appearance of various depths to the façade, overhangs, shadow lines on a façade of a building, or a variety of materials and texture.
- B. Color shades shall be used to unify a building or development where there is more than one (1) tenant. Color combinations shall be complementary to the building and overall site development.

17.7.2.3: Exterior Building Elements

The following design standards are intended to minimize the impact of mechanical and service elements of buildings:

- A. Utility meters shall be screened from view from a public street to the greatest extent possible and shall be painted a color to blend with the building façade.
- B. All exterior rooftop mechanical equipment shall be setback a distance at least equal to their height above the roof or be screened from public right-of-way through the use of parapets or enclosures that are equal to, or greater than, the height of the equipment to be screened. The parapet or enclosure shall use one of the predominant materials or colors used on the primary façade of the building.
- C. On all structures exceeding thirty-five (35) feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.
- D. Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.

17.7.2.4: Additional Standards for Mixed Use Zone Districts

A. Building Transparency:

Any building located in an institutional, mixed-use, commercial, or light industrial zone district that is oriented towards a public or private street, and located within the front setback, shall be designed so that the ground-floor façade includes clear glass windows and/or doors to increase pedestrian interest.

These clear glass windows and/or doors shall occupy fifty (50) percent or more of that portion of the façade located between two (2) feet and ten (10) feet above grade (See [Figure 31](#)).

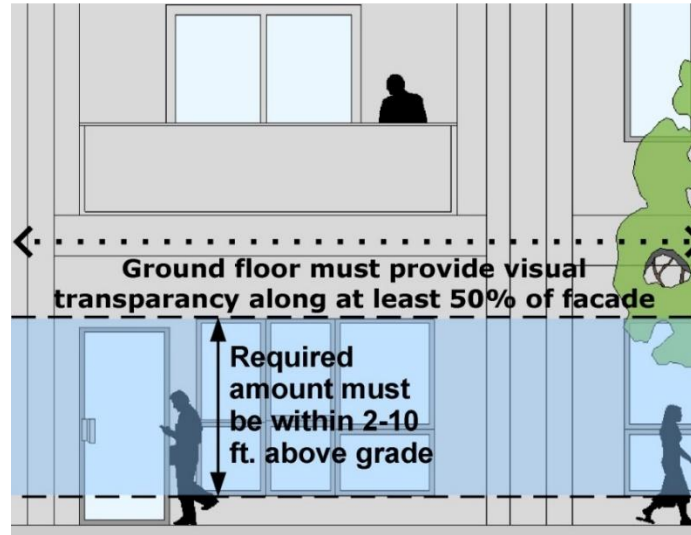


Figure 31: Ground Floor Transparency; 17.7.2.4:A

B. Building Transparency Alternatives:

1. Up to forty (40) percent of the Building Transparency requirement may be satisfied with windows on the ground floor located outside of the transparency zone.
2. Up to forty (40) percent of the Building Transparency requirement may be satisfied with display cases.
3. Up to twenty (20) percent of the Building Transparency requirement may be satisfied with permanent art displays.
4. In no instance shall more than forty (40) percent of the Building Transparency requirement be satisfied through a combination of windows outside the transparency zone, display cases, or permanent art displays.

C. Bird Safety: Bird-safe glass, specially designed to prevent bird collisions, is required for all glass surfaces on exterior building facades as follows:

1. Buildings taller than forty-five (45) feet in height and located on a property adjacent to a public park that is ten (10) acres in size or greater.

2. Primary residential structures with less than three (3) dwelling units are exempt from this provision.

C.D. Building Entrances:

1. Within the Suburban context, all institutional, mixed-use, commercial, or light industrial buildings and ground floor users shall have a primary entrance either facing an adjacent street, placed at an angle not more than forty-five (45) degrees from an adjacent street, or within one hundred (100) feet of the adjacent street on a perpendicular façade as measured from the back of sidewalk along the adjacent street.
2. Within the Urban context, except the M-C-U zone district, all institutional, mixed-use, commercial, or light industrial buildings and ground floor users shall have a primary entrance either facing an adjacent street, placed at an angle not more than forty-five (45) degrees from an adjacent street, or within fifty (50) feet of the adjacent street on a perpendicular façade as measured from the back of sidewalk along the adjacent street.
3. Within the Transit context and the M-C-U zone district, all institutional, mixed-use, commercial, or light industrial buildings and ground floor users shall provide a primary entrance facing an adjacent street or placed at an angle up to forty-five (45) degrees from an adjacent street.
4. Within all zoning district contexts, courtyards, plazas and similar entry features may be utilized to satisfy the building entrance requirement when these features are within fifty (50) feet of the back of sidewalk along the adjacent street and designed to connect the adjacent street edge to the main building entrance.

17.7.3: Screening of Utility Structures, Outdoor Storage and Service Areas

17.7.3.1: General Standards

The following standards are intended to reduce the visual impact of certain site elements:

- A. Utility boxes or equipment on private property shall not be located along a public street frontage.

- B. Landscape and structural elements shall be used to screen utility structures, service areas, loading docks, outdoor storage, recycling facilities, and trash containers.
- C. Screening shall be established on all sides of such elements except where an opening is required for access. If access is possible only on a side that is visible from a public street, a solid gate or door shall be required.
- D. Required screening shall result in an opaque barrier to a minimum height of six (6) feet and be provided in the form of new or existing plantings, walls, fences, topographic changes, buildings, horizontal separation, or a combination of these techniques.
- E. Where structural forms of screening are utilized, the materials shall match the primary building materials and colors or provide a comparable level of quality.
- F. Waste enclosures shall be covered with a roof, or they shall be self-contained. Waste enclosures shall be sized to fit recycling, trash and additional waste streams. Enclosures shall follow design standards outlined in *Lakewood's Zero Waste Design Guidelines*.

17.7.4: On-Site Circulation Standards

17.7.4.1: Sidewalk Design Standards

The on-site circulation system shall be designed to provide safe pedestrian paths throughout the site and shall integrate with adjacent properties and neighborhoods.

- A. Internal sidewalk connections shall be required:
 - 1. Between the front doors of primary buildings;
 - 2. From buildings to all on-site facilities, such as parking areas, bicycle facilities, and open space;
 - 3. To connect to any accessible transit stop that is adjacent to a site; and
 - 4. To provide direct access from all buildings on the site to existing or planned public sidewalks, adjacent multi-use trails, parks, and greenways.
- B. Internal sidewalks shall be barrier-free and unblocked at all times.

- C. Sidewalk crossings shall be clearly defined and marked through a change in paving materials, height, or use of distinctive color when a sidewalk crosses a parking lot or internal street or driveway.
- D. In order to create a safe pedestrian environment, multifamily residential buildings shall be placed and sited so that all required internal sidewalks are visible by at least one (1) dwelling unit from a living area window.
- E. Internal sidewalks parallel and adjacent to a street or drive aisle shall use a raised walk or be separated from the street or drive aisle by a raised curb, landscaping or other physical barrier. If a raised internal sidewalk is used, the ends of the raised portions must be equipped with curb ramps.
- F. Internal sidewalks must be hard surfaced, and a minimum of five (5) feet in width. When adjacent to perpendicular, head-in, or diagonal parking, a pedestrian walk must be increased in width to a minimum of seven (7) feet when parking is located on one side, and a minimum of nine (9) feet when parking is located on both sides.
- G. Where a sidewalk is provided between two (2) or more parallel buildings, the minimum distance between the buildings shall be twenty (20) feet from building wall to building wall. Where a sidewalk is located between a property line and a building that is parallel to a property line, the minimum distance from the property line to the building shall be ten (10) feet. The sidewalk shall have a minimum width of five (5) feet.

17.7.4.2: Internal Street Connectivity for Mixed-Use Zone Districts

In the Urban and Transit contexts, any development five (5) acres or greater in size shall provide for public and private street connections into and through the site at a maximum of every six hundred (600) feet to increase pedestrian and vehicular connectivity and all spacing standards shall be met (See [Figure 32](#)). New streets shall connect to the existing street network, unless one or more of the following factors applies:

- A. Grade changes within the site make it impossible to connect with adjacent streets; and/or
- B. The area surrounding the site already has patterns of through streets allowing circulation and the Director determines that additional street connections through the site would not significantly improve circulation or reduce congestion on surrounding streets.

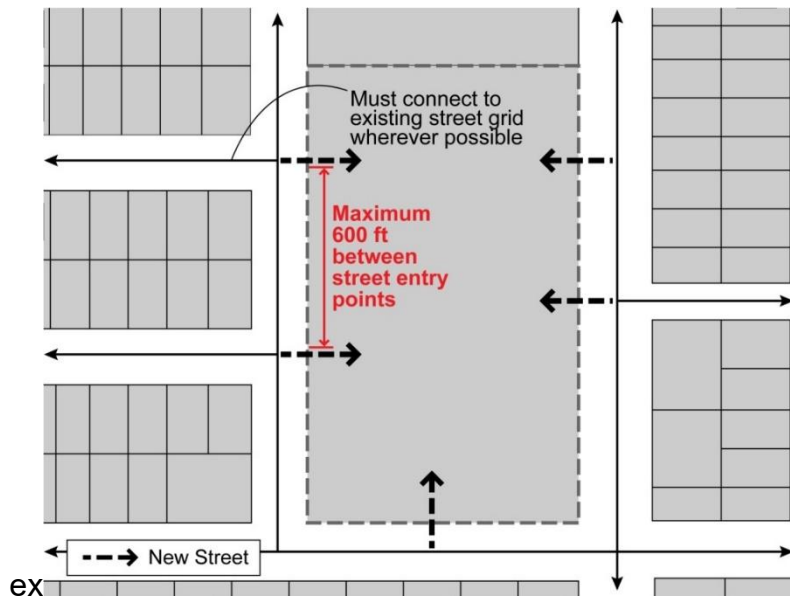


Figure 32: Street Connectivity; 17.7.4.2

17.7.5: Open Space and On-Site Amenities

17.7.5.1: General Standards

The following open space design standards are intended to enhance the overall site layout and ensure that open space is designed as an accessible amenity. The open space design shall comply with the following standards:

- A. All development or redevelopment requiring a site plan per Article 2 of this Zoning Code must meet the open space requirements set forth in Article 5.
- B. Open space areas should be visible from adjacent streets or pedestrian areas to the greatest extent possible.
- C. Stormwater detention areas should be integrated into the site design and used as an amenity to the greatest extent possible.

17.7.5.2: Additional Requirement for Mixed-Use and Commercial Zone Districts

In order to provide enhanced pedestrian amenities on larger sites, plaza space shall be required when a residential dwelling with three (3) or more units, commercial, or mixed-use development or redevelopment involves a gross site area greater than two (2) acres. In such cases, the site(s) shall comply with the following standards:

- A. The plaza space shall consist of the following minimum percentage of the overall open space requirement as identified in Article 5:

Table 11: Plaza Space Requirement	
Zone District or Context	Minimum Percentage of Overall Open Space Requirement
Suburban	35%
Urban	45%
Transit	55%

Table 11: Plaza Space Requirement; 17.7.5.2:A

- B. When a plaza is required as a percentage of the overall required open space, the plaza space shall incorporate one (1) linear foot of seating for every thirty (30) square feet of plaza area and/or public space.

The seating requirement may be met by providing benches, chairs, and/or seat-walls. Benches and seat-walls accessible from both sides of the plaza space and thirty-three (33) inches or greater in depth may count toward the seating requirement.

- C. Plaza spaces shall include at least two (2) of the following elements:
 - 1. Shade structures such as pergolas, canopies, awnings, arcades, or other similar elements;

2. In addition to trees required to satisfy the open space requirement, trees shall be provided at a rate of one (1) tree per eight hundred (800) square feet of plaza or public space area;
3. Water features or public art;
4. Activity areas, including but not limited to, outdoor cafes, retail spaces, and/or programmed spaces that accommodate entertainment, meetings, educational activities, and play areas; and/or
5. Pedestrian-scale information kiosk.

17.7.6: Standards for Motor Vehicle Design Elements

17.7.6.1: General Standards

This Section establishes design standards for the construction of drive-through facilities, car wash facilities, fueling stations and parking structures.

17.7.6.2: Drive-Through Facility

- A. Uses with drive-through facilities shall be located only on properties with frontage on an arterial or collector street.
- B. Speakers shall not be oriented towards an adjacent residential zone district unless an intervening building exists. Where an intervening building does not exist, the following shall also apply to minimize the speaker noise impact on an adjacent residential property:
 1. If the speaker is located within fifteen (15) feet of the property line, a solid wall with a minimum height of six (6) feet shall be installed on the property line.
 2. If the speaker is located fifteen (15) feet or more from the property line, a solid fence with a minimum height of six (6) feet shall be installed on the property line.
- C. In a mixed-use district, a drive-through facility shall be subject to the following:
 1. In the Suburban context, a drive-through lane may be located in the area between a building and a public street. The drive-through lane shall be screened from the public street by landscaping or a low decorative wall to a minimum height of forty-two (42) inches and a maximum height of forty-eight

(48) inches. If a low screen wall is installed, the construction material shall match the first-floor exterior color and materials used on the primary building or provide a comparable level of quality (See [Figure 33](#)).

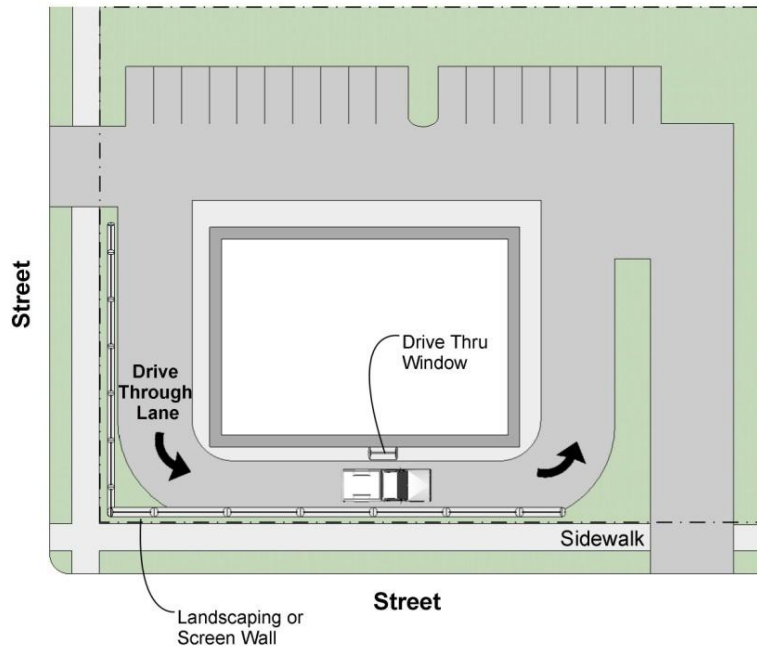


Figure 33: Suburban Context - Landscaping or Screen Wall and Drive-Through Location; 17.7.6.2:C.1

2. In the Urban context, a drive-through lane shall not be located in the area between a building and a public street, and the drive-through windows shall not face a public street (See [Figure 34](#)).

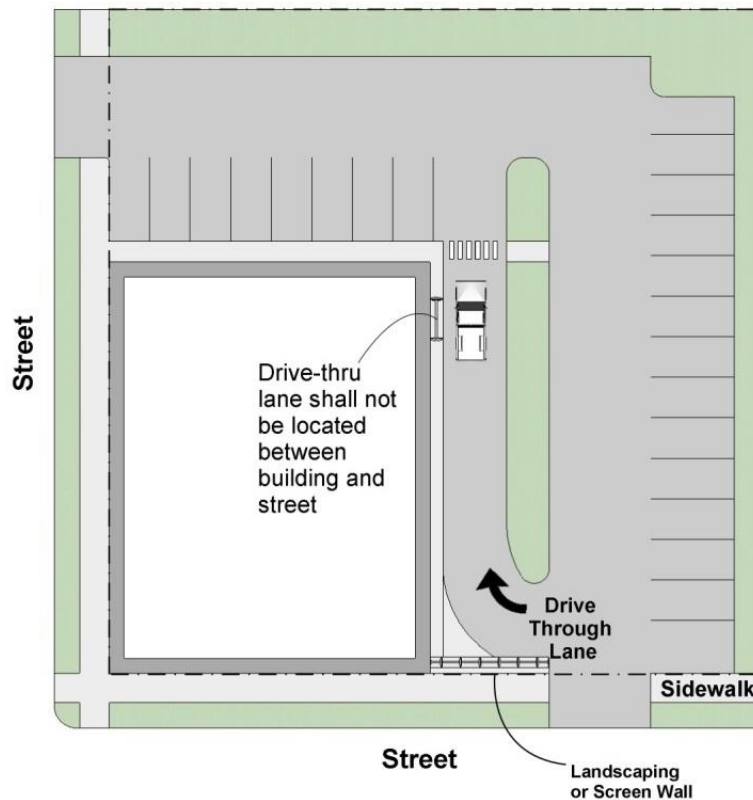
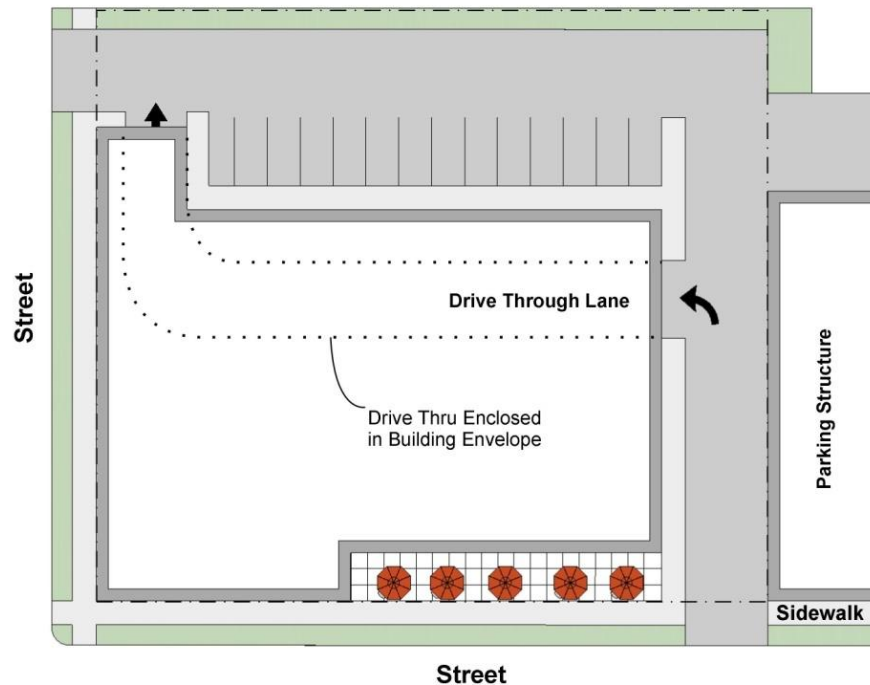


Figure 34: Urban Context - Landscaping or Screen Wall and Drive - Through Location; 17.7.6.2:C.2

3. In the Transit context, a drive-through lane shall be designed so that it is enclosed within the envelope of the building, the drive-through windows are not visible from adjacent public streets and the drive-through lane shall not be located in the area between a building and a public street (See [Figure 35](#)).



**Figure 35: Transit Context - Drive-Through Enclosed in Building Envelope;
17.7.6.2:C.3**

17.7.6.3: Motor Vehicle Service Facility

A. Car Wash Facility:

1. Openings to wash bays or wash tunnels shall not face an adjacent residential zone district (See [Figure 36](#)).
2. Openings to wash bays or wash tunnels shall not face a public right-of-way or shall be adequately screened through landscaping from a public right-of-way.
3. Landscaping or a low screen wall at a minimum height of forty-two (42) inches and a maximum height of forty-eight (48) inches shall be provided on the property adjacent to all public streets in front of the wash bay or tunnel, except at access drive locations.
4. Vacuuming equipment associated with the car wash shall not be placed adjacent to or face a residential zone district, unless an intervening building exists between the vacuum equipment and residential zone district.



Figure 36: Car Wash Bay Location; 17.7.6.3:A

5. A car wash facility associated with a motor vehicle fueling station shall be constructed of materials that match the first-floor exterior material used on the primary building.
6. In the Transit context, a car wash shall not be an allowed use.

B. Fueling Station:

1. In mixed-use zone districts, a fueling station shall be subject to the following:
 - a. In the Suburban context, the canopy shall meet the primary structure Build-to-Zone standards identified in Table 5. The retail building or convenience kiosk associated with the fueling station may be located behind the pump canopy (See [Figure 37](#)).

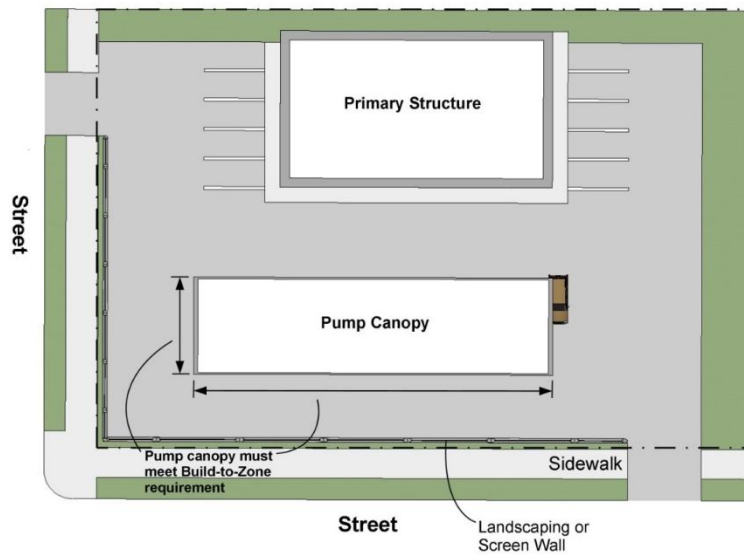


Figure 37: Fueling Stations in Suburban Context; 17.7.6.3:B.1.a

- b. In the Urban context, the retail building or convenience kiosk associated with the fueling station shall meet the primary structure Build-to-Zone standards identified in Table 5, except that the building or kiosk shall only be required to meet fifty percent (50%) of the Build-to-Zone requirement. The pump canopy may be located behind or to the side of the building or kiosk (See [Figure 38](#)).

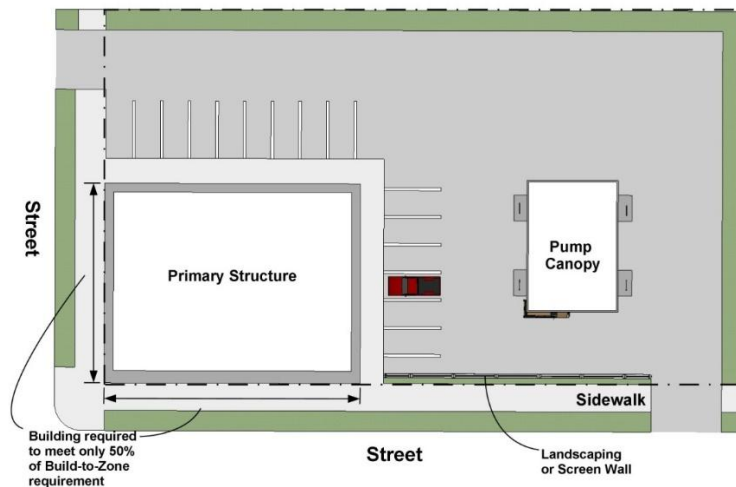


Figure 38: Fueling Stations in Urban Context; 17.7.6.3:B.1.b

- c. In the Transit context, the retail building or convenience kiosk associated with the fueling station shall meet the primary structure Build-to-Zone standards identified in Table 5. The canopy shall only be located behind the building or kiosk (See [Figure 39](#)).

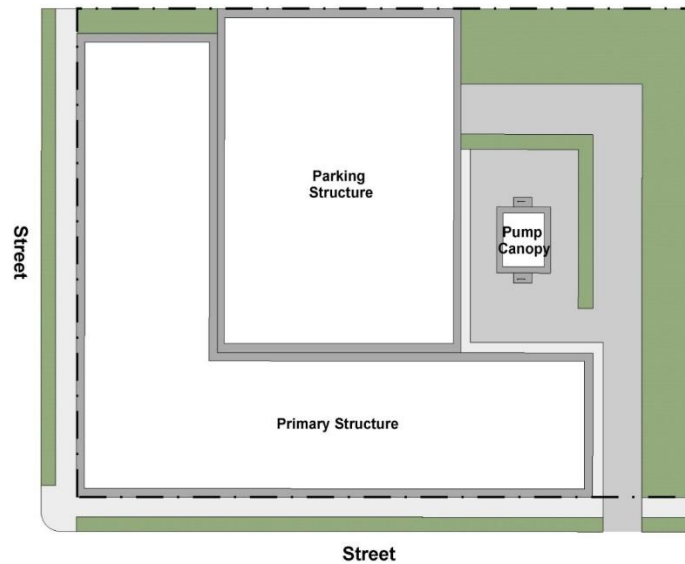


Figure 39: Fueling Stations in Transit Context; 17.7.6.3:B.1.c

2. The canopy shall match the architectural style of the convenience store or service kiosk associated with the facility in terms of color, facing materials, and roof pitch.
3. A canopy shall not exceed twenty (20) feet in height for a parapet roof. A pitched roof element may extend above the height limit.
4. Landscaping or a low screen wall at a minimum height of forty-two (42) inches and a maximum height of forty-eight (48) inches shall be provided on the property adjacent to all public streets in front of the canopy, except at access drive locations.
5. Service bay doors shall not face an adjacent residential zone district unless there is a building between the service bay doors and the residential zone district. Within the Urban and Transit contexts, service bay doors shall not face public streets.

17.7.6.4: Parking within a Building or Structure

- A. Façade openings that face a public street or open space shall be vertically and horizontally aligned and all floors fronting onto those façades shall be level, not inclined.
- B. The first-floor façade of a parking structure located adjacent to a public street shall be designed to encourage and complement pedestrian-scale interest and activity through the inclusion of at least three (3) architectural elements such as arcades, windows, awnings, overhangs, screens, grills, louvers or other similar non-opaque features.
- C. Parking structures shall be designed so that motorized vehicles parked on all levels of the structure are screened to a minimum height of forty-two (42) inches.
- D. Within the Urban context, the ground floor façade of a structured parking facility that abuts a public sidewalk, street, or open space and that is not occupied by entrances, exits, or waiting areas shall be designed and constructed with a minimum unfinished floor to ceiling height of fourteen (14) feet in order to allow occupancy by uses other than parking that are allowed in the underlying zone district
- E. Within the Transit context, structured parking facilities located adjacent to a public street shall contain non-residential uses on the first floor fronting the street or be wrapped with development of equal or greater height than the parking structure. At least fifty (50) percent of a street-level facing a public sidewalk, street, or open space area shall contain non-residential uses to a minimum depth of forty (40) feet.

17.7.7: Landscape Design Standards

17.7.7.1: General Standards

The following standards shall apply to all institutional, mixed-use, commercial, and light industrial zone district building additions or new construction:

- A. Any portion of a site not utilized for buildings, structures, parking, driveways, service areas or storage areas shall be considered a landscape area.
- B. Plantings shall be arranged to promote energy and water conservation to the greatest extent possible. Where practicable:
 - 1. Deciduous trees which are sun tolerant shall be placed on the south and west sides of buildings to provide shade and allow passive heating; and

2. Evergreens and other plant materials which are shade tolerant shall be concentrated on the north side of buildings to dissipate the effect of winds.
- C. Drought tolerant landscaping design shall be incorporated into the overall landscape theme. Drought tolerant landscape design includes, but is not limited to, utilizing native and/or low-water plant species, employing water-conserving irrigation techniques and systems, and reducing the percentage of turf coverage.
- D. Evergreen trees shall not be used in the tree lawn or within eight (8) feet of a public walk.
- E. Nonfunctional turf, artificial turf, and/or invasive plant species shall not be planted on nonresidential properties unless exempt pursuant to C.R.S. § 37-99-101 et seq. The Director may approve an exception to allow artificial turf to be installed on an athletic field of play if the Director determines the use is appropriate, the use does not add pollutants that could cause environmental impairment, and alternatives are not reasonable.
- F. No invasive species shall be planted or placed on any non-residential property.

17.7.7.2: Street Tree Placement

The following standards shall apply to all institutional, mixed-use, commercial, and light industrial zone district building additions or new construction.

- A. One (1) deciduous street tree shall be provided for every thirty-five (35) linear feet of street frontage. Street trees shall be evenly spaced along the street frontage.
 1. Where a detached sidewalk exists, the tree shall be placed between the edge of asphalt or curb and sidewalk.
 2. Where the sidewalk is attached to the street and not required to meet current sidewalk standards, canopy shade trees shall be established in an area ranging from four (4) feet to eight (8) feet behind the sidewalk.
 3. Wherever the sidewalk is attached to the street and is nine (9) feet or more in width, canopy shade trees shall be established in planting cutout areas that are a minimum of twenty-five (25) square feet of planting area.

- B. The Director shall provide a recommended list of trees which shall be acceptable to satisfy the requirements for landscape plans, including approved canopy shade trees that may be used as street trees.
- C. Trees shall be located to avoid significant interference with overhead or underground utilities, including lateral connections. A tree canopy may project over a right-of-way or easement.
- D. The presence of overhead or underground utility lines does not exempt a project from the requirements of this Section. The following alternatives may be considered if utility lines conflict with the placement of required street trees and the Director determines it is not feasible to relocate or underground said utility lines.
 - 1. Required street trees may be substituted for ornamental trees where overhead lines and fixtures prevent normal tree growth and maturity; and/or
 - 2. Where adequate spaces is available, required street trees may be planted elsewhere on site subject to Director approval.

When the street tree requirements cannot be satisfied through the above options, the Director may require the applicant to pay a tree replacement fee.

- E. Plant materials shall be located to avoid interference with vehicular and pedestrian movement. Plant materials shall not project over sidewalks, paths, or trails below a height of eight (8) feet at maturity.

17.7.7.3: Institutional, Mixed-Use, Commercial, and Light Industrial Landscape Standards

In addition to the general landscape standards, this Section establishes the standards for landscaping for institutional, mixed-use, commercial, and light industrial development. All landscape areas shall meet the following minimum requirements:

- A. One (1) tree and three (3) shrubs shall be provided for every five hundred and fifty (550) square feet of landscape area. Tree lawn areas, parking lot landscape areas and landscape buffer areas are counted separately and independently from this requirement.
- B. In situations where it is not possible to plant a tree, trees may be replaced at a ratio of ten (10) shrubs or twenty (20) ornamental grasses to one tree. Tree substitution is at the discretion of the Director.

- C. Landscape areas shall have a minimum of fifty (50) percent living ground or drought-tolerant landscaping approved by the Director and shall grow to the required landscape coverage within five (5) years of installation.
- D. Artificial turf, used as a landscape material, is prohibited in any institutional, mixed-use, commercial, or light industrial zone district (See [17.7.7.4: Landscape Materials](#) for additional requirements).
- E. Whenever an mixed-use, commercial, or light industrial zone district directly abuts a property in a R-L zone district with a residential dwelling, one of the following transition options shall be installed in lieu of these landscaping requirements (See [Figure 40](#)):
 - 1. Option A: A landscaped area with a width of thirty (30) feet shall be provided along the property line. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per one hundred (100) linear feet:
 - a. Three (3) trees; and
 - b. Twenty (20) shrubs.
 - 2. Option B: A landscaped area with a width of twenty (20) feet shall be provided along the property line. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per one hundred (100) linear feet:
 - a. Four (4) trees; and
 - b. Twenty-four (24) shrubs.
 - 3. Option C: A solid fence or wall, six (6) feet in height, shall be provided along the property line. Brick or stone columns must be incorporated into the fence or wall design and spaced at least every thirty-two (32) feet. A landscaped area with a width of ten (10) feet shall be provided adjacent to the fence. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per one hundred (100) linear feet of the adjacent property:
 - a. Three (3) trees; and
 - b. Ten (10) shrubs.
 - 4. Option D: A wall six (6) feet in height made of brick or stone or other comparable material shall be provided along the property line with brick or

stone columns spaced at least every thirty-two (32) feet may be installed in-lieu of landscaping for sites containing twenty-five (25) or fewer parking spaces.

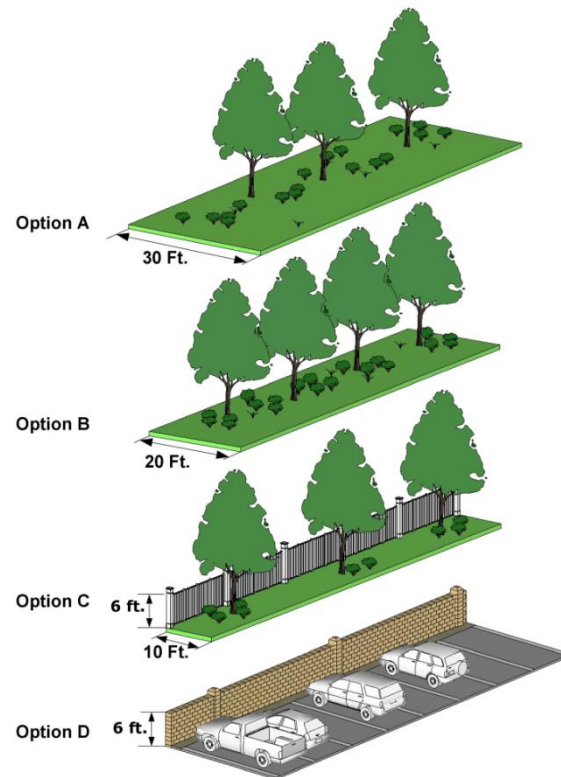


Figure 40: Side and Rear Transition Areas; 17.7.7.3:E

17.7.7.4: Landscape Materials

The following standards shall apply to all institutional, mixed-use, commercial, or light industrial zone district building additions or new construction.

- A. The selection of plant materials shall be based on the City's climate, site conditions and recommended plant material list approved by the Director.
- B. All plants shall be free of any defects, of normal health, height, leaf density, and spread appropriate to the species as defined by American Nursery and Landscape Association standards.

- C. To prevent uniform insect or disease susceptibility and eventual uniform maturity and agedness on a development site or in the adjacent area or the district, species diversity is required and monocultures are prohibited. The following tree species requirements identified in [Table 12](#) shall apply to site development plans:

Table 12: Tree Species	
Number of required trees	Maximum percentage of any tree species
10 - 19	75%
20 - 39	60%
40 or more	50%

Table 12: Tree Species; 17.7.7.4:C

- D. The following minimum tree and shrub sizes identified in [Table 13](#) shall be required.

Table 13: Tree and Shrub Size	
Type	Minimum Size
Canopy Shade (Deciduous) Tree	2.5" caliper, balled and burlapped or equivalent
Evergreen Tree	6.0' height, balled and burlapped or equivalent
Ornamental Tree	1.5" caliper, balled and burlapped or equivalent
Shrubs	5 gallon or a size consistent with design intent

Table 13: Tree and Shrub Size; 17.7.7.4:D

17.7.7.5: Landscape Installation

- A. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use in areas requiring revegetation and landscaping.
- B. All landscaping shall be installed according to the American Nursery and Landscape Association horticultural practices in a manner designed to encourage quick establishment and healthy growth.
- C. Whenever the installation of the required landscaping is not possible by the time construction on the primary structure or primary use parking lot has been completed, the City may authorize a delay in installation until no later than May 31st of the next calendar year.
- D. All landscaping in each development or development phase shall be installed before a certificate of occupancy is issued. As a condition of authorizing a delay in installation, the City may:
 - 1. Require that a surety or other guarantee, in a form acceptable to the City, be provided in the amount of one hundred and fifty (150) percent of the value of the landscaping; or
 - 2. Issue a temporary certificate of occupancy, with the permanent certificate of occupancy to be issued following installation of all required landscaping.

17.7.7.6: Landscape Maintenance

The following standards shall apply to all institutional, mixed-use, commercial, and light industrial zone district building additions or new construction:

- A. Trees and vegetation, irrigation systems, and other landscape elements shall be considered elements of the project in the same manner as parking, building materials, and other site details. The applicant, landowner, or successors in interest shall be responsible for the regular and proper maintenance of all landscaping elements installed on the right-of-way, or on private property from the back of curb of the street to keep them in good and healthy condition.
- B. All landscaping shall be maintained free from disease, pests, weeds, litter and all landscape structures shall be repaired and replaced as necessary to ensure they are structurally sound.
- C. Any required landscape element that fails, dies, or is otherwise damaged or removed, shall be replaced within thirty (30) days, or by May 31st of the next calendar year, if the landscape element is found dead during the winter months.
- D. Landscape and utility plans shall be coordinated to provide ease of future maintenance and to prevent conflicts between tree and shrub plantings and utilities. Tree/utility separations shall not be used as a means of avoiding the planting of required street trees.

17.7.7.7: Existing Tree Preservation

- A. Existing trees greater than eight (8) inches in diameter, measured one (1) foot above grade, shall be preserved to the extent reasonably feasible and will help satisfy the landscaping requirements of this Section. Such trees shall be considered “protected” trees within the meaning of this Section. Overall site design, including the placement of new streets, buildings and parking lots, shall minimize disturbance to protected trees.
- B. The Director shall determine through consultation with the City Forester when it is not feasible to preserve and retain protected tree(s). When it is not feasible to preserve or transplant protected tree(s), the applicant shall replace such tree(s) according to this Section. Replacement trees shall be used to satisfy the tree planting standards of this Section.
- C. Trees that meet one (1) or more of the following removal criteria are exempt from the requirements of this subsection:
 - 1. Dead, dying or naturally fallen trees, or trees determined by the City to be a threat to public health, safety, or welfare;

2. Trees that are determined by the City to substantially obstruct clear visibility at driveways and intersections;
 3. Tree species that the City determines to be a nuisance to the public, including Ash, Cottonwoods, Siberian Elms, Russian Olives, Tree of Heaven and Female Box Elders. However, trees, no matter the species, are not considered nuisance trees when they are located near a property line and are used to create a buffer between any land uses; or
 4. Trees that are determined by the Director to prohibit reasonable use or development of a site may be replaced following the standards in [17.7.7.8](#).
- D. The applicant shall identify all existing street trees that are located on City rights of way or easements adjacent to a development and all trees located on private property by species, size, location, and condition on required landscape plans.
- E. The following tree protection standards shall be followed for all projects with protected trees:
1. No one shall add or remove over four (4) inches of soil within the drip line of any protected tree unless the City Forester has evaluated and approved the disturbance.
 2. Prior to and during construction, a fenced tree protection zone, formed by barriers, shall be erected and maintained around all protected trees at the drip line.
 3. The installation of utilities, irrigation lines, or any underground fixture requiring excavation deeper than six (6) inches shall be accomplished by boring under the root system of protected existing trees at a minimum depth of twenty-four (24) inches.

17.7.7.8: Tree Replacement

- A. If the Director determines that certain trees prohibit reasonable use or development of a site and such trees are removed, the applicant shall replace those trees at a rate of one hundred (100) percent of the total caliper of trees removed from the site.
- B. Each evergreen tree to be replaced shall be a minimum of three (3) caliper inches for deciduous trees or eight (8) feet in height for evergreen trees.

- C. In lieu of replacing the total caliper of trees on-site, an owner may instead make a payment of ~~one thousand two hundred~~ two thousand (~~1,200~~ 2,000) dollars, or the present value as determined by the Director, for each three (3) caliper inch replacement tree that is not plated on site. The payment shall be deposited into a designated fund that shall be used by the City to plant trees on public property within the same Ward as the development or redevelopment.
- D. When the development causes any disturbance within any natural area on a property, replacement shall occur as required in this Section.

17.7.8: Fence and Wall Design Standards

17.7.8.1: General Standards

The following standards shall apply to all institutional, mixed-use, commercial, and light industrial zone district building additions or new construction:

- A. No fence, wall, trellis, pergola, or arbor shall be erected, including replacement and repair, without a fence and/or building permit unless these structures are less than eight (8) feet long and six (6) feet high.
- B. Retaining walls greater than three (3) feet in height require a building permit and must satisfy all engineering design requirements.
- C. A temporary fence permit may be issued in conjunction with an active building permit. A temporary fence permit may be granted for a one (1) year renewable period. All temporary fencing must be removed upon completion of construction and prior to the issuance of a certificate of occupancy.
- D. Walls, when applicable, shall be constructed using the same or similar materials as the main building.
- E. Fences and walls shall be installed so that a finished side faces a public street or public space.
- F. Fences and walls shall follow the contour of the ground as far as practicable. Adjustments for grade shall occur at the bottom of the fence to every extent possible.
- G. Permanent fencing and walls shall not be erected if they restrict emergency access to any building.

- H. Fences and walls no longer maintained in a safe manner and/or which create a hazard through neglect, lack of repair, manner of construction, method of placement, or otherwise, shall be repaired, replaced or removed by the property owner. Examples of lack of maintenance shall include, but are not limited to, protruding or exposed wire, missing and/or protruding pickets, missing sections of fence, sagging or leaning pickets and supports, extending into a traveled sidewalk or creating a hazard for a pedestrian or motor vehicle.
- I. Solid fencing or wall sections along a street totaling more than two hundred (200) linear feet shall include architectural features, such as masonry, brick or wood-framed columns for every fifty (50) feet of length. The minimum separation between those features shall be no less than ten (10) feet.
- J. Approved columns or posts may exceed the height of the fence by one (1) foot and must meet all permit and setback requirements.

17.7.8.2: Fence and Wall Height

The following standards shall apply to all institutional, mixed-use, commercial, and light industrial zone district building additions or new construction:

- A. All fence, wall and structure heights shall be measured from the lowest finished grade at the location of the fence, wall, or structure.
- B. [Table 14](#) identifies the permitted location, type of fence, maximum height and minimum setback for fences (See [Figure 42](#)).
- C. Solid fences and walls may be erected to a height of eight (8) feet to separate a property from an arterial street or a frontage road adjacent to US 6 and US 285 highways. The Director shall consider the aesthetic, visual, and noise reduction characteristics of the fence or wall.
- D. A combination fence and retaining wall may be erected to a height of six (6) feet above the highest finished grade or eight (8) feet above the lowest finished grade, at the location of the fence, except that at no time shall the fence portion exceed six (6) feet above the highest finished grade at any point (See [Figure 41](#)).
- E. A retaining wall cannot be built for the purpose of elevating a fence to any height more than allowed by this Section.

- F. An entry feature or entry trellis may exceed the six (6) foot height standard in [17.7.8.2](#): by up to four (4) feet for a maximum height of ten (10) feet and the entry feature or entry trellis may be a maximum width of ten (10) feet.

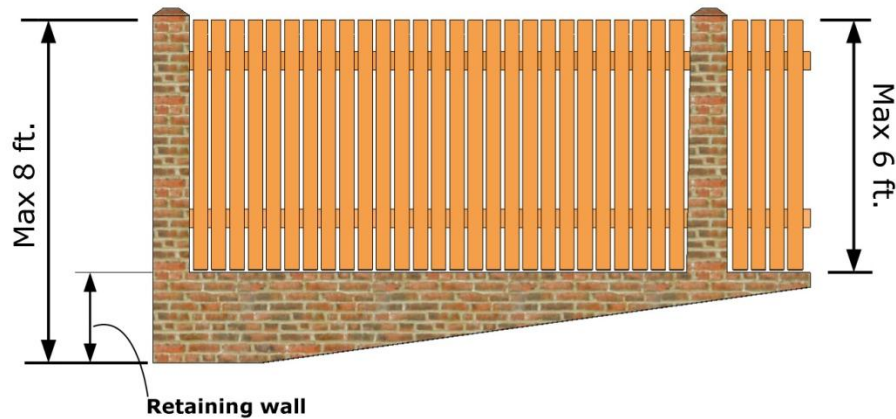


Figure 41: Fence and Retaining Wall Combination; 17.7.8.2:D

Table 14: Fence and Wall Standards; 17.7.8.2

Table 14: Fence and Wall Standards				
Land Use	Permitted Location	Type of Fence Permitted	Maximum Height	Minimum Setback
Institutional, Mixed Use, Office and Commercial	Side, rear and non-primary front yards	Open, solid	6'	Property line and 2' from back of walk
	Front yard or build to zone	Open, solid (Director discretion)	6'	
Industrial	Side and rear yards	Solid	8'	Property line and 2' from back of walk
	Side and rear yards	Barbed Wire	8', but not below 6'	
	Front and non-primary front yard or build to zone	Open, solid (at the discretion of the Director)	8'	

Table 14: Fence and Wall Standards				
Land Use	Permitted Location	Type of Fence Permitted	Maximum Height	Minimum Setback
Public Utility Installations	Front, side and rear yards or build to zone	Open, Solid	15'	
	Side and rear yards	Barbed Wire	15', but not below 6'	
Solar Garden	Front and non-primary front yard	Open	8'	Property line and 2' from back of a walk
	Side and rear yards	Open or solid (when adjacent to a residential unit or residentially zoned property)	8'	
Recreational Facilities	Side and rear yards	Open	15'	15' from property line and 2' from back of walk
Noise Control Walls and Fences	Rear and non-primary front yards adjacent to arterial streets; Any yard adjacent to frontage roads on US 6 and US 285	Solid masonry or wood with pickets on both sides of the horizontal boards. Pickets must be a minimum of 3/4 inch thick and staggered from the opposite pickets.	8'	Property line and 2' from back of a walk

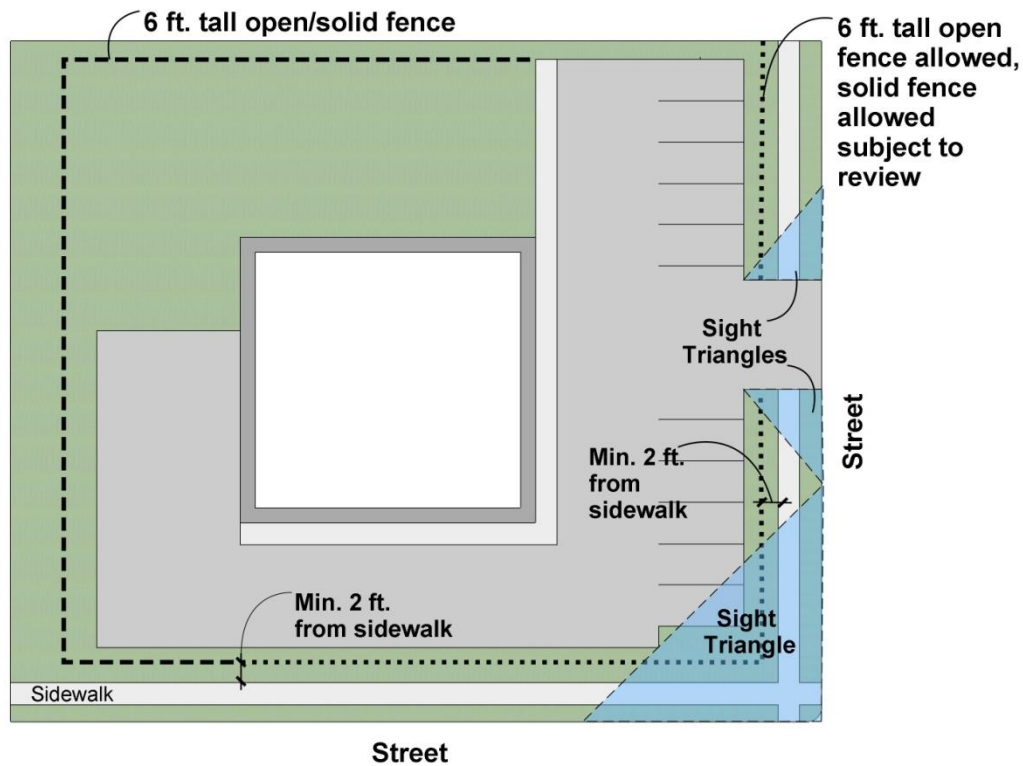


Figure 42: Commercial Fence Setbacks and Height Restrictions; 17.7.8.2

17.7.8.3: Fence and Wall Placement

The following standards shall apply to all institutional, mixed-use, commercial, and light industrial zone district building additions or new construction:

- A. No portion of a fence or wall shall extend beyond the property line of the fenced property into the public right-of-way without approval of the Director. It may also be necessary to obtain an agreement prior to erecting a fence in the public right-of-way.
- B. All fences and walls including fence support systems such as posts, pillars and columns shall be set back a minimum of two (2) feet from the back edge of the sidewalk or traveled walkway to allow for safe passage by persons on a sidewalk or traveled walkway.

- C. Vehicle access gates must be setback at a minimum twenty (20) feet from flow line of the street or back of curb in order to meet vehicle stacking requirements.
- D. Gates adjacent to sidewalks, alleys and public rights-of-way shall open inward to the private property.
- E. Where a legally permitted fence exists along the shared property line of an adjacent lot, the subject property may align its fence with the furthest extent of the adjacent fence. The subject property's fence may not exceed the height of the existing adjacent fence and may only be solid if the adjacent fence is solid.
- F. All fence locations on through-lots shall be reviewed on a case-by-case basis by the Director following the waiver criteria specified in 17.2.6.
- G. A four (4) foot tall fence that is a minimum of fifty (50) percent open may be permitted within a sight triangle with review and approval of the City of Lakewood Traffic Engineering Division (See [Figure 43](#)).

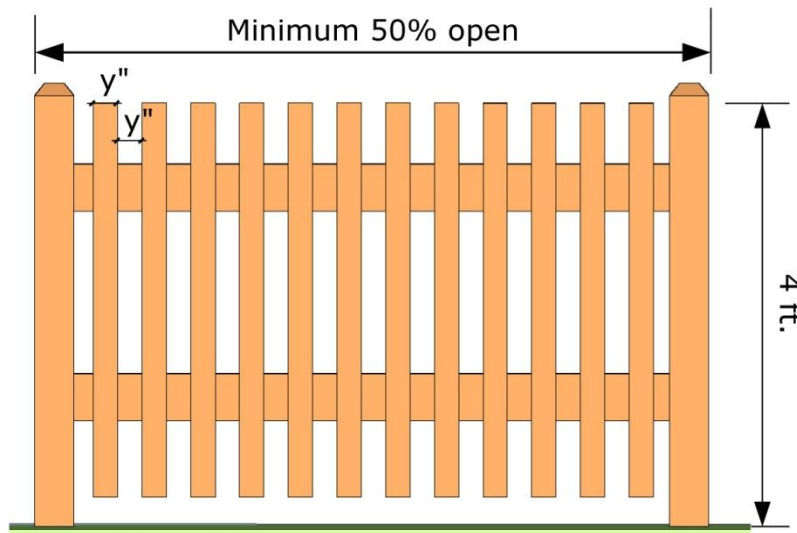


Figure 43: Fifty-Percent Open Fence; 17.7.8.3.G

- H. Where a corner lot is permitted to have a solid fence along a non-primary front property line that coincides with an adjacent property's primary front yard, no fence will be permitted that creates a hazard for vehicles exiting that property or for pedestrians walking along a sidewalk or traveled walkway.

17.7.8.4: Fence and Wall Materials

The following standards shall apply to all institutional, mixed-use, commercial, and light industrial zone district building additions or new construction:

- A. Approved materials for fence construction include, but are not limited to, commercial quality wood, brick, masonry, metal, stone, wrought iron, manufactured vinyl or PVC fence material or any other material approved by the Director following the waiver criteria specified in 17.2.6.
- B. Combination fences of lattice and other decorative materials may be used in conjunction; however, at no time shall the combination exceed the fence height limitation for that zone district.
- C. All material used in wood fences shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance.
- D. Prohibited fence materials shall include, but are not limited to, aluminum siding, vehicles, smooth face concrete masonry units/blocks, cloth or plastic tarps, scrap wood or any other material not customarily sold for fencing.
- E. Plastic or temporary construction fence may not be used as a permanent fence material.
- F. Approved materials for wall construction include, but are not limited to, commercial quality brick, decorative masonry units, or decorative concrete or any other material approved by the Director following the waiver criteria specified in 17.2.6.
- G. Prohibited wall materials shall include, but are not limited to, landscape timbers, smooth face concrete masonry units/blocks, and other materials not customarily sold for retaining walls.

17.7.9: Exterior Lighting Standards

17.7.9.1: General Standards

The following standards shall apply to all institutional, mixed-use, commercial, and light industrial building additions or new construction:

- A. Unless specifically excluded by this Zoning Code, any building or structure, including any accessory building or structure, shall conform to the lighting requirements for the applicable zone district as set forth in this Zoning Code.
- B. Lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way.
- C. Lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way.
- D. Lighting fixtures shall be fully shielded and direct light downward toward the earth's surface (See Figure 44).

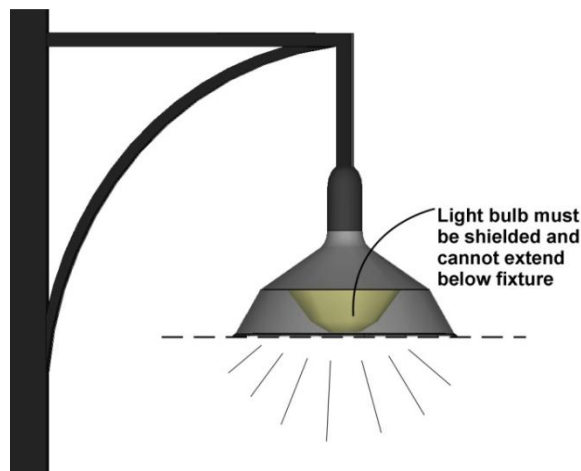


Figure 44: Lighting - Downcast and Shielded; 17.7.9.1:D

- E. All light fixtures on structures, canopies, poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- F. Lighting fixtures shall comply with the DarkSky and Illuminating Engineering Society principles for minimal light pollution and shall utilize light emitting diodes (LED) unless the Director approves an industry equivalent.
- G. Lighting under awnings and canopies shall primarily illuminate a building front, landscaping, a sign under an awning or canopy, or the sidewalk, and not directly illuminate the awning or canopy itself.

- H. Light pole height shall not exceed twenty-five (25) feet in height except in industrial zones districts where light pole height shall not exceed thirty-five (35) feet.
- I. Light poles shall be measured from the base of the light pole at ground level to the top of the light fixture.
- J. Light poles adjacent to a property with one (1) or two (2) residential dwelling units shall be setback from the property line the same distance as the pole height, or if fully shielded, a minimum of five (5) feet.
- K. All parking area light fixtures shall be designed and located to confine emitted light to the parking area.
- L. Light meter readings shall not exceed:
 - 1. One-half (1/2) foot-candles at property lines with one (1) or two (2) residential dwelling units.
 - 2. One (1) foot-candle at a property line with three (3) or more residential dwelling units.
 - 3. Two (2) foot-candles at all other non-residential property lines or at the public right-of-way.

17.7.9.2: Exceptions

Exceptions to the lighting standards include, but may not be limited to:

- A. Hazard warning lighting required by Federal and State regulatory agencies;
- B. Temporary emergency lighting required by local law enforcement, emergency service and utility department(s);
- C. Traffic control and directional lighting;
- D. Underwater lighting used for the illumination of swimming pools and water features;
- E. Lighting for temporary festivals and carnivals;
- F. Lighting for recreational facilities. No private recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.;
- G. Architectural accent and landscape lighting, up lighting and low wattage fixtures; or
- H. Other exceptions as approved by the Director.

17.7.9.3: Prohibitions

The following lighting sources are prohibited:

- A. Laser lights or other high intensity outdoor lights;
- B. Searchlights and floodlights used for advertising purposes; and
- C. Lighting sources used on towers except as required by the Federal Aviation Administration.