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## **ARTICLE 3: ZONE DISTRICTS**

### **17.3.1: General**

#### **17.3.1.1: Purpose and Intent**

This Article describes each zone district established within the City of Lakewood. The purpose of the various districts is to:

- A. Ensure compatibility of land uses;
- B. Support efficient and economical use and reuse of land;
- C. Provide adequate light and air in development projects;
- D. Encourage development and redevelopment projects and uses of land that are functional and exhibit good design and aesthetics; and
- E. Encourage protect of the City's existing residences, businesses, and infrastructure in a manner that is consistent with the Comprehensive Plan.

### **17.3.2: Districts and Maps**

#### **17.3.2.1: Applicability**

- A. Any application for an initial zoning, rezoning or legislative zoning of property filed on or after the effective date of this Zoning Ordinance shall be for a zone district created by this Zoning Ordinance. The application shall be governed by Article 2 of this Zoning Ordinance. This Zoning Ordinance shall in all respects govern the use of property so zoned or rezoned.
- B. Any application for an initial zoning, rezoning or legislative zoning of property filed prior to and pending on the effective date of this Zoning Ordinance shall be amended to propose a zone district created by this Zoning Ordinance and shall otherwise conform to and be governed by this Zoning Ordinance, unless a hearing on the application has been conducted by the Planning Commission. If a hearing 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 0-80-51, as amended.

#### **17.3.2.2: Creation of Districts**

In order to carry out the purposes of this Zoning Ordinance, the City of Lakewood shall be divided into several zone districts as defined in this Article.

**17.3.2.3: Zoning District Map**

- A. The location of land placed within specified zone districts following the effective date of this Zoning Ordinance is shown on the map entitled Official Zoning District Map of the City of Lakewood, hereby designated as the official City of Lakewood zoning district map. The map is made a part of this Zoning Ordinance by this reference, and the districts set forth and shown therein are hereby approved. The official map shall be maintained by the Secretary to the Planning Commission.
- B. When land is zoned or rezoned pursuant to this Zoning Ordinance, such changes shall be made on the Official Zoning District Map of the City of Lakewood pursuant to the Municipal Code.
- C. The City Council may, by resolution, authorize staff to correct drafting or other errors or omissions in the Official Zoning District Map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereto.

**17.3.2.4: Interpretation of District Boundaries**

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning district maps, the Director shall determine the boundary by applying the following rules:

- A. In subdivided areas, unless otherwise shown on the maps, the district boundary is the centerline of said street, alley or record lot line. Where a district boundary line is approximately along a street, alley or record lot line, the centerline of said street, alley or lot line shall be construed to be the boundary.
- B. In un-subdivided areas, unless otherwise shown on the maps, the district boundary is the centerline of said street, highway or land survey line. Where a district boundary line is not indicated as following a street, alley, or land survey line, the zoning boundary line shall be determined by the use of the scale designated on the zoning map.
- C. In the case of a district boundary that divides property without relying on lot lines, the location of the boundary shall be determined by the use of the scale designated on the zoning map.

**17.3.2.5: Lot Line Changes**

When lot line boundaries are, or have been, altered through the subdivision process, the Director may determine that the zoning boundaries shift to match the nearest new lot line based on the following criteria:

- A. The determination shall not result in a significant change in the overall land use permissions for the altered property.
- B. The area of change shall not be sufficient, in and of itself, to result in a new building or use that was not previously allowed.
- C. No change shall be made without the knowledge and permission of the impacted landowner.

### **17.3.3: Residential Districts**

#### **17.3.3.1: Purpose and Intent**

Residential districts are established to provide a range of housing types, from large-lot single-family to medium density multifamily development, while fostering cohesive neighborhoods and allowing for transitions between neighborhoods and mixed-use, commercial, and industrial areas. The residential zone districts are primarily intended to:

- A. Create, maintain and promote a variety of housing opportunities that meet the diverse economic and social needs of residents;
- B. To maintain and promote the desired physical character of existing and developing neighborhoods;
- C. Where appropriate, protect the scale, character and unique appeal of existing residential neighborhoods; and
- D. Allow for appropriate public and institutional services and facilities, such as schools, parks and recreational uses, religious institutions, and transportation infrastructure.

While the districts primarily accommodate residential use types, some limited commercial and home occupation uses are also allowed.

The residential (R) district standards provide development flexibility while at the same time ensuring that new development is compatible with the City's existing neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what uses are allowed.

#### **17.3.3.2: Residential District Descriptions**

The general intent of each of the eight residential zone districts within the City is identified by the descriptions below.

- A. **R-1-43 – One Acre Lot Residential:** The R-1-43 district is intended to protect and enhance existing rural character, uses, densities and standards while providing for low-intensity use of land, single-family residential development, and other compatible uses.

- B. **R-1-18 – Rural Lot Residential:** The R-1-18 district is intended to protect the existing rural character of an area and to establish a semi-rural pattern of development, which allows for low density single-family residential development.
- C. **R-1-12 - Large Lot Residential:** The R-1-12 district is intended to provide for large lot, single-family residential development.
- D. **R-1-9 – Medium Sized Lot Residential:** The R-1-9 district is intended to provide for medium-sized lot, single-family residential development.
- E. **R-1-6 – Small Lot Residential:** The R-1-6 district is intended to provide for small lot, single-family residential development.
- F. **R-2 – Two-Family and Small Lot Residential:** The R-2 district is intended to provide for small-lot, single-family and duplex residential development.
- G. **R-MF – Multifamily Residential:** The R-MF district is intended to provide for a mixture of medium-density housing types including attached housing, and multifamily buildings.
- H. **R-MH – Mobile Home Residential:** The R-MH district is intended to allow for developments where spaces are either sold or rented for the placement of a mobile home in a park-like setting, where the homes are used as seasonal or permanent residences.

#### **17.3.4: Mixed-Use Districts**

The term “mixed-use” is commonly used in zoning to describe districts where more than one use is allowed. This is different from historical zoning practices that segregated the uses, e.g. residential zones contained only domiciles which were in turn not allowed in commercial or industrial zones. Modern zoning practices have sought to find ways to blend the uses to provide benefits such as walkability, live-work, and flexibility to accommodate neighborhood amenities. To accomplish those goals, “mixed-use” zones have been created to allow a variety of uses. The purpose of these districts is to allow for – *but not require* – development of more than one use. There are exceptions where individual parcels are required to have more than one use based on location or size. Please see section 17.5.3 for the specific requirements of those types of parcels.

##### **17.3.4.1: Purpose and Intent**

The mixed-use (M) zone districts are specifically intended to:

- A. Accommodate and promote a mix of commercial (e.g., retail, service, office) and residential uses;
- B. Encourage pedestrian-friendly development consisting of business, retail, and residential uses in the same building or on the same site;
- C. Maintain the integrity and viability of the adjacent residential neighborhoods;

- D. Provide areas for public and semi-public uses, such as utilities and telecommunications infrastructure needed to support the community; and
- E. Provide development flexibility, while ensuring that new development and redevelopment interacts appropriately with adjoining land uses.

#### 17.3.4.2: Mixed Use District Descriptions

Mixed-use districts are established to allow a range of district types, from the small neighborhood center to regional-level centers. The general intent of each of the five mixed-use zone districts within the City is identified by the descriptions below.

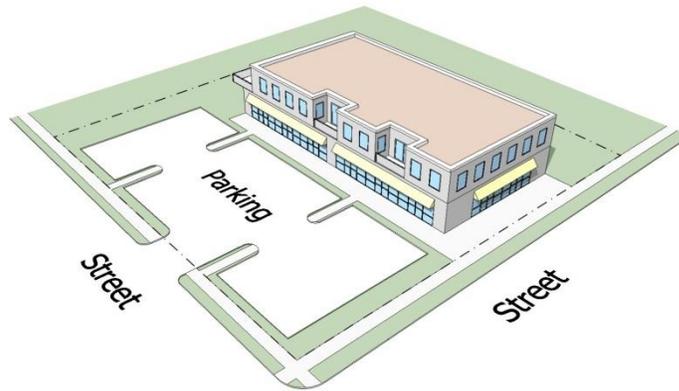
- A. **M-N – Mixed-Use-Neighborhood:** The M-N district is intended to allow and accommodate a mix of lower-intensity neighborhood-scale commercial uses and a range of residential uses generally along collector streets and adjacent to light rail stations with walk-up access. Typical non-residential uses include those that provide goods and services to the residents of the surrounding neighborhoods. The district is intended to accommodate a high level of pedestrian activity and scale. Mixed-use buildings and projects are encouraged and not required.
- B. **M-G – Mixed-Use-General:** The M-G district is intended to allow for mixed-use and community commercial development generally along arterial streets. Typical nonresidential uses include those necessary to support the community. The district is intended to accommodate a higher level of motor vehicle activity, although pedestrian activity will still be accommodated and encouraged.
- C. **M-C – Mixed-Use-Core:** The M-C district is intended to allow and accommodate opportunities for higher density mixed-use development in areas developed or planned with the most intense urban characteristics, such as downtown Lakewood and adjacent to light rail stations with associated parking facilities. Typical nonresidential uses include those generally intended to support the entire city. The district is intended to accommodate a high level of pedestrian activity, although motor vehicle activity will still be accommodated. Mixed-use buildings and projects are key components of this district, and are required in certain contexts.
- D. **M-E – Mixed-Use-Employment:** The M-E district is intended to provide for office and campus development, with ancillary retail and residential uses along arterial and collector streets. The district may also act as a buffer between higher intensity mixed-use districts and adjacent residential neighborhoods. The district provides for medium- to high-density employment opportunities, as well as educational and institutional campuses. Employment uses are key components of this district, and are required in certain instances where the parcel and/or district is of a certain size.
- E. **M-R – Mixed-Use-Residential:** The M-R district is intended to allow for compact multifamily residential development with a variety of densities. This district will also allow for office and retail uses that are integrated into residential projects. Minimum residential densities are established as part of the district to maximize the potential number of transit riders and business users within adjacent transit and urban development areas, while limiting the impact on existing surrounding neighborhoods.

### 17.3.4.3: Mixed-Use District Contexts

Each mixed-use zone district within the City has been assigned a context, based on the existing or planned characteristic of the area in which it is located. The zone district contexts are intended to:

- A. Indicate the appropriate development pattern for a given area of the City;
- B. Provide for appropriate levels of pedestrian and auto access; and
- C. Establish maximum building heights to reflect the existing or proposed characteristics of the surrounding development.

**S – Suburban:** The Suburban context reflects a more auto-oriented environment, where the existing surrounding street pattern and access to adjacent residential neighborhoods is not conducive to the highest level of pedestrian connectivity. The context allows for a limited amount of parking to be provided between adjacent public streets and the development. Additionally, auto-oriented design elements, such as drive-through facilities are permitted (See Figure 17.3.1).



**Figure 17.3.1: Example of Suburban Context**

- D. **U – Urban:** The Urban context reflects a more pedestrian-oriented environment, where the existing surrounding street pattern and access to adjacent residential neighborhoods is more conducive to pedestrian and bicycle access. The context requires that buildings be located within a short distance of adjacent public streets, with parking located behind or to the side of buildings. Auto-oriented design elements, such as drive-through facilities, generally have specific design requirements (See Figure 17.3.2).



**Figure 17.3.2: Example of Urban Context**

- E. **T – Transit:** The Transit context reflects the most pedestrian-oriented environment, where the existing surrounding street pattern, access to adjacent neighborhoods, and access to transit is conducive to pedestrian and bicycle access. The context requires that buildings be located within a short distance of adjacent public streets, with parking located only behind buildings, or in above or below grade structures. Auto-oriented design elements are restricted and have specific design requirements (See Figure 17.3.3).



**Figure 17.3.3: Example of Transit Context**

## 17.3.5: Commercial and Light Industrial Districts

### 17.3.5.1: Purpose and Intent

Commercial and light industrial districts are established to provide for large-scale employment and retail areas, while fostering high-quality building and site design and pedestrian, bicycle and transit as well as automobile circulation. The commercial and light industrial districts are intended to:

- A. Promote and accommodate larger-scale auto-oriented commercial and light industrial uses;
- B. Provide opportunities for single-use commercial and light industrial development; and
- C. Strengthen and diversify the City’s economic base and provide basic employment opportunities.

### 17.3.5.2: Commercial and Light Industrial Descriptions

The general intent of each of the three commercial and light industrial zone districts within the City is identified by the descriptions below.

- A. **C-R – Commercial-Regional:** The C-R district is intended to provide for regional commercial development along major street corridors and near highway interchanges. Typical uses include those needed to support the community and create a regional draw. The district is intended to accommodate the highest levels of motor vehicle activity, although pedestrian activity will still be an important element of design. The district reflects a more suburban character, with parking allowed in front of buildings, and commercial buildings separated from residential uses.
- B. **C-L – Commercial-Limited:** The C-L district is intended to provide a mix of lower-intensity commercial uses along major street corridors and is generally appropriate within commercial corridors and community activity areas. The district will accommodate a balance of motor vehicle and pedestrian related activity. It reflects a suburban character, with parking allowed in front of buildings. Auto-oriented design elements, such as drive-through facilities are also permitted; however, sidewalk connections that support pedestrian circulation patterns from adjacent residential neighborhoods and other pedestrian-oriented facilities are of equal importance.
- C. **LI – Light Industrial:** The LI district is intended to allow for existing and future light industrial uses that provide for the employment needs of Lakewood. Typical uses include facilities producing medical, high technology, and environmentally sustainable products, as well as traditional industrial facilities including warehousing and distribution. Some heavy manufacturing is also allowed. The district allows for a suburban development pattern.
- D. **LI-RD – Light Industrial-Research and Development:** The LI-RD district is intended foster the development of new and existing research, technology, and light industrial

uses in a campus-style setting. This district is intended to be located where access to public transportation infrastructure is in close proximity.

### **17.3.6: Planned Development District**

#### **17.3.6.1: Purpose and Intent**

The Planned Development (PD) district is intended to permit the planning and development of substantial parcels of land which are suitable in location and character for the uses proposed and are suitable to be developed as a unified and integrated project in accordance with detailed development plans.

The PD zone district is intended to provide a means of accomplishing the following objectives:

- A. Provide for large-scale, unified, and unique development concepts not otherwise permitted within standard zone districts identified in this Article of the Zoning Ordinance.
- B. Promote more efficient use of land and public services, encourage creative and innovative site design, and provide an increased level of amenities and aesthetic enhancement, while meeting the policies and goals of the Comprehensive Plan.
- C. Promote development that is individually designed for a specific site in order to more appropriately address the physical context and/or specific features associated with the property.
- D. Encourage innovations in residential, commercial, and industrial development and redevelopment so that the needs of the population may be met by greater variety in the type, design, and layout of buildings, and by the conservation and more efficient use of open space ancillary to buildings.
- E. Encourage a more efficient use of land and of public or private services, and to reflect changes in the technology of land development.
- F. Reduce the burden of traffic associated with a development on streets and highways located in the vicinity of the development.
- G. Provide a procedure which can better relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the natural characteristics of a site.

In return for flexibility in site design and development, PD districts are expected to include exceptional design that preserves critical environmental resources; provide above-average open space and recreational amenities; incorporate creative design in the layout of buildings, open space, and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

#### **17.3.6.2: Applicability**

The PD district shall be applied only to sites of 5 acres or larger, provided that the site may be composed of multiple adjacent properties to be governed by a single Official Development Plan, and may thereafter be subdivided in compliance with the approved Official Development Plan. The Director may reduce the required minimum size of a PD district, if it is determined that the proposed district will still meet the intent of the PD zone identified in Section [17.3.6.1](#).

#### **17.3.6.3: Official Development Plan**

All PD zone districts shall be governed by an Official Development Plan (ODP). The ODP shall contain written stipulations and, when appropriate, graphic representation generally addressing land use, density, signage, fencing, lighting, access and circulation, architectural and landscape design requirements, and public and private improvements.

#### **17.3.6.4: Allowed uses**

A PD district shall include multiple land uses, and define the following:

- A. *Base Zone District:* All PD districts shall allow the uses identified for at least one zone district described in this Zoning Ordinance. The base zone district or districts shall be chosen based upon compatibility with surrounding land uses and most closely relate to the uses proposed as part of the PD. The base zone district or districts shall be specifically identified as part of the PD.
- B. *Additional Uses:* A PD district may include uses not allowed in the base zone district. However, the use or uses added to the based district shall be listed in Table 17.4.1, or determined to be permitted, subject to Section 17.4.3 of this Zoning Ordinance. Addition of uses to the base zone district shall be based on compatibility with the surrounding land uses.

#### **17.3.6.5: Other Standards and Modifications**

The standards of the applicable base zone district or districts included in the PD, as identified in this Zoning Ordinance, shall apply to the PD district unless specifically modified as part of the PD. Any modification to the standards shall be identified as part of an ODP.

- A. Redevelopment within a PD district may apply either the standards of the base zone district or the standards of the ODP.
- B. Where an ODP contains specific provisions regarding the ODP modification process, the provisions outlined in the ODP shall be used to modify the ODP.

