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ARTICLE 6: RESIDENTIAL BUILDING AND SITE DESIGN STANDARDS

17.6.1: General

17.6.1.1: Purpose and Intent

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

- A. Provide opportunities for residential infill development that interacts well with the character of adjoining neighborhoods.
- B. Provide for a diverse mix of land uses, densities, and housing types for infill projects.
- C. Provide a well-designed site circulation system that is conducive to pedestrian use.
- D. Provide sustainable development through the preservation and adaptive reuse of existing housing stock.

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 particular zone district and the purpose of the design standards in this Article.

17.6.1.2: Applicability

This Article establishes building and site design standards for a development that contains only a residential use. The design standards shall be applied to any addition or new construction except where explicitly superseded by an approved Official Development Plan or as identified in this Article.

17.6.1.3: Design and Development Manuals

In addition to the design standards established in this Article, the City has adopted design and development manuals 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 a design and development manual shall adhere to the standards outlined in such manuals.

17.6.2: Building Design Standards

17.6.2.1: Architecture

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

- A. Single-family dwelling and duplex structures on flag lots that are located away from the street shall maintain a street presence, be oriented toward and visible from the street.
- B. All residential elevations shall have a similar level of architectural treatment and detail. Residential buildings shall be designed to include at least four of the following:
 - 1. The incorporation of a porch or balcony;
 - 2. The incorporation of windows and doors;
 - 3. A change in material types or textures;
 - 4. The use of offsets or insets, such as bays;
 - 5. A vertical or horizontal change to a wall plane;
 - 6. Vertical breaks or changes to roof lines
 - 7. The use of masonry or stone on 30% or more of the building façade;
- C. Building Transparency:

Attached dwelling or multifamily building façades oriented towards a public or private street and located within 20 feet of the back of existing or required right-of-way improvements shall be designed so that the ground-floor façade includes clear glass windows and doors to increase pedestrian interest. These openings shall be arranged so that the uses are visible from and to the street on at least 30 percent of that portion of the façade located within 2 and 10 feet above grade.
- D. Structure Variation:
 - 1. Single-family dwelling and duplex structures shall not have the same color, model or building footprint on more than three consecutive lots or buildings along a street frontage.
 - 2. A different façade, façade material, or model shall be introduced for every 12 attached dwelling units within a development project.
- E. Façades and Entry Ways:
 - 1. All residential structures that are adjacent to a public or private street shall contribute to the streetscape. The street-facing elevation shall have windows and at least one of the following: a porch, stoop, balcony, or dormer.
 - 2. Attached dwellings that are adjacent to a public or private street shall provide a primary entrance or other architectural feature that faces the street.
 - 3. Attached dwelling and multi-family structures shall have articulated façades to differentiate individual buildings.

F. Roof tops:

For attached dwelling and multi-family structures, all sloped roofs shall be designed to provide a shadow line along major long wall planes and on end units.

G. Garages:

These additional design standards are for garages and only apply to the primary front setback.

1. The garage door opening shall not comprise more than 50 percent of a linear street façade of a residential building.
2. Attached front-loaded garages for single-family dwelling or duplex structures shall not project more than 8 feet in front of the habitable portion of the structure and must meet the required front setback.
3. Detached garages for single-family dwelling, duplex, attached dwelling or multifamily structures shall be setback behind the front edge of the primary residential building.
4. The street facing façade of attached front-loaded garages for single-family dwelling, duplex, or attached dwelling structures shall include windows along at least 50% of the width of the door in a style that is compatible with the architecture of the residence.
5. The street-facing façade of attached side-loaded garages for single-family dwelling, duplex, or attached dwelling structures shall include at least one window and a similar architectural treatment as the remainder of the residential building (See Figure 17.6.1).

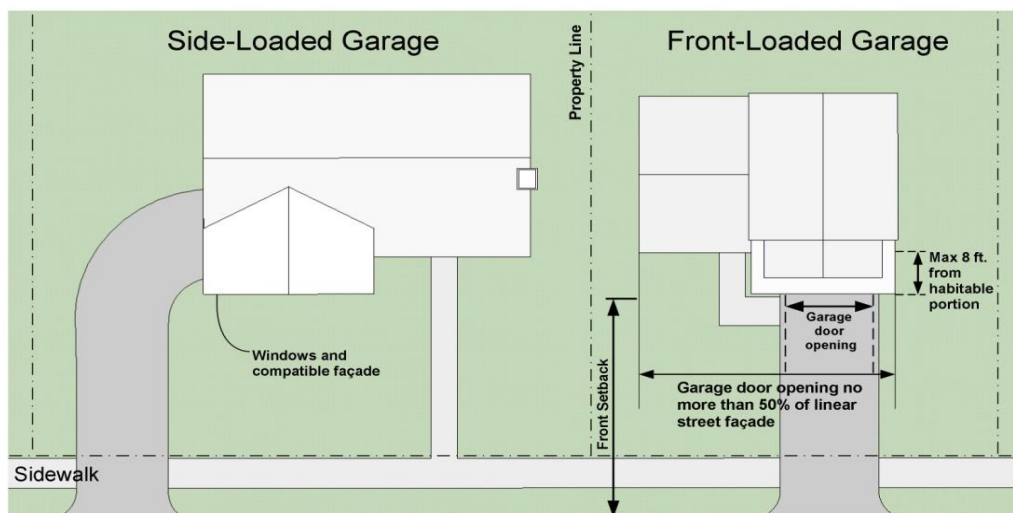


Figure 17.6.1: Attached Garages - Front and Side Loaded

17.6.2.2: Parking within a Multi-Family Building or Structure

- A. 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 architectural elements such as arcades, windows, awnings, overhangs, screens, grills, louvers or other similar non-opaque features.
- B. Façade openings that face a public street or open space shall be vertically and horizontally aligned and all floors fronting on those façades shall be level, not inclined.
- C. Parking structures shall be designed so that motorized vehicles parked on all levels of the structure are screened to a minimum height of 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 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 retail or office uses on the first floor fronting the street, or be wrapped with development of equal or greater height than the parking structure. At least 50 percent of a street-level facing a public sidewalk, street, or open space area shall contain retail or office uses to a minimum depth of 60 feet.

17.6.2.3: Exterior Building Elements

The following design standards for attached dwelling or multifamily structures 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 external rooftop mechanical equipment shall be screened from a public street 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 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.

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

17.6.3.1: General Standards

The following standards are intended to reduce the visual impact of certain site elements for attached dwelling or multi-family structures or common areas within residential developments.

- 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 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. Trash and recycling enclosures shall be covered with a roof, or they shall be self-contained.

17.6.4: On-Site Pedestrian Circulation Standards

17.6.4.1: Sidewalk Design Standards

The on-site circulation system shall be designed to provide safe pedestrian paths throughout attached dwelling or multi-family sites or common areas within residential developments and shall integrate with adjacent properties and neighborhoods.

- A. Internal sidewalk connections shall be required:
 - 1. Between the front doors of residential buildings;
 - 2. From residential building entrances to all on-site facilities, such as parking areas, bicycle facilities, and open space;
 - 3. To connect to any transit stop that is adjacent to a site; and
 - 4. To provide direct access from all residential buildings to existing or planned public sidewalks, 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 attached and multi-family dwelling units shall be placed and sited so that internal sidewalks are in view of at least one unit's living area windows.
- 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 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 7 feet when parking is located on one side, and a minimum of 9 feet when parking is located on both sides.
- G. Where a sidewalk is provided between two or more parallel buildings, the minimum distance between the buildings shall be 15 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 7.5 feet. The sidewalk shall have a minimum width of 5 feet.

17.6.5: Landscape Design Standards

17.6.5.1: General Standards

The following standards shall apply to all residential additions greater than 20 percent 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 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 from summer sun.
 - 2. Evergreens and other plant materials which are shade tolerant shall be concentrated on the north side of buildings to dissipate the effect of winter winds.
- C. Drought tolerant landscaping and design is required as part of the overall landscape theme. Drought tolerant landscaping techniques include, but are not limited to, using native and/or low-water plants, 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 8 feet of a public walk.

- E. Artificial trees, shrubs, turf or plants shall not be used to fulfill the minimum requirements for landscaping as required by this Article.

17.6.5.2: Street Tree Placement

The following standards shall apply to all residential additions greater than 20 percent or new construction.

- A. One deciduous street tree shall be provided for every 35 lineal 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. In single-family dwelling and duplex developments, where the sidewalk is attached to the street, canopy shade trees shall be established in an area ranging from 4 to 8 feet behind the sidewalk.
 3. In attached dwelling and multifamily developments, wherever the sidewalk is attached to the street and is 9 feet or more in width, shade trees shall be established in planting cutout areas that are a minimum of 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 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. Ornamental trees may be planted in substitution of the shade trees where overhead lines and fixtures prevent normal growth and maturity.
- 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 8 feet at maturity.

17.6.5.3: Single-family Dwelling and Duplex Landscape Standards

In addition to the general landscape standards, this Section establishes the standards for landscaping that is provided in the area behind the sidewalk along public streets for all residential additions greater than 50 percent or new construction. All landscape areas in the front yard shall meet the following minimum requirements.

- A. Each single-family dwelling unit or duplex unit shall provide at least one tree in the front yard in addition to any street tree(s) required per Section [17.6.5.2](#):
- B. The front yard shall be landscaped with a minimum of 50 percent living ground cover or drought tolerant landscaping approved by the Director.
- C. Existing trees, shrubs, turf, or plants shall count toward fulfilling the minimum requirements for landscaping in the front yard.

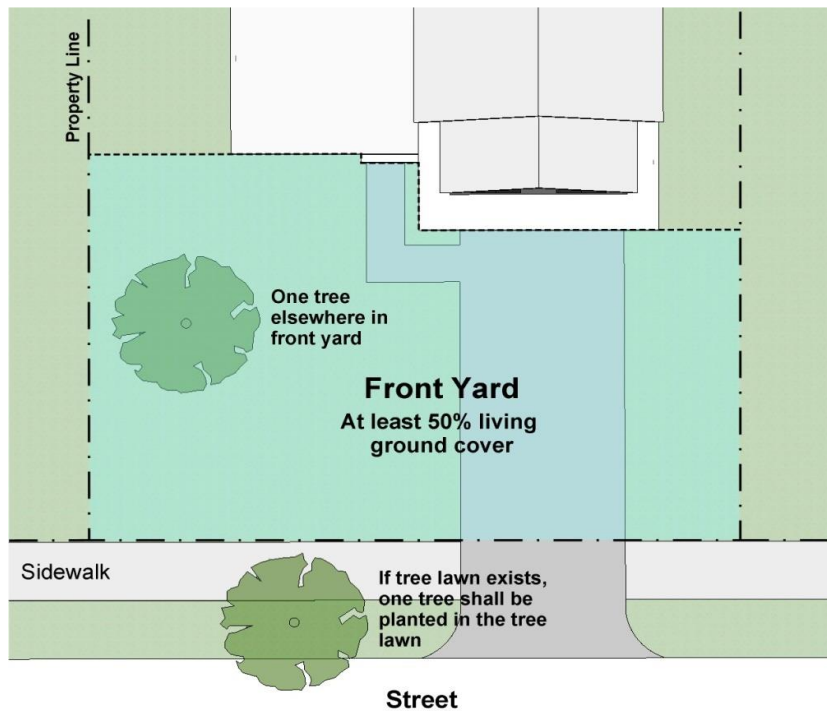


Figure 17.6.2: Front Yard Landscaping

17.6.5.4: Attached Dwelling and Multifamily Landscape Standards

In addition to the general landscape standards, this Section establishes the standards for landscaping that is specific to attached dwelling and multifamily residential development for all additions greater than 20 percent or new construction. All landscape areas shall meet the following minimum requirements:

- A. One tree and three shrubs shall be provided for every 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 practical to plant a tree on site, trees may be replaced at a ratio of 10 shrubs or 20 ornamental grasses to one tree. Tree substitution is at the discretion of the Director.

C. Landscape areas shall have a minimum of 50 percent living ground cover or drought tolerant landscaping approved by the Director, and shall grow to the required coverage within 5 years of installation.

D. Whenever an attached dwelling or multifamily site directly abuts a single-family dwelling or duplex residential use within a single-family dwelling or duplex residential zone district, one of the following transition options shall be installed in lieu of these landscaping requirements (See Figure 17.6.3):

1. Option A: A landscaped area with a width of 30 feet shall be provided along the property line. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per 100 lineal feet of adjacency:

- a. Three trees, and
- b. Twenty shrubs.

2. Option B: A landscaped area with a width of 20 feet shall be provided along the property line. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per 100 lineal feet of adjacency:

- a. Four trees, and
- b. Twenty-four shrubs.

3. Option C: A 6-foot tall solid fence or wall 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 32 feet. A landscaped area with a width of 10 feet shall be provided adjacent to the fence. Canopy shade trees, evergreen trees, and shrubs shall be provided in the following numbers per 100 lineal feet of adjacency:

- a. Three trees, and
- b. Ten shrubs.

4. Option D: A 6-foot tall wall made of brick or stone or other comparable material with brick or stone columns spaced at least every 32 feet may be installed in-lieu of landscaping for sites containing 25 or fewer parking spaces.

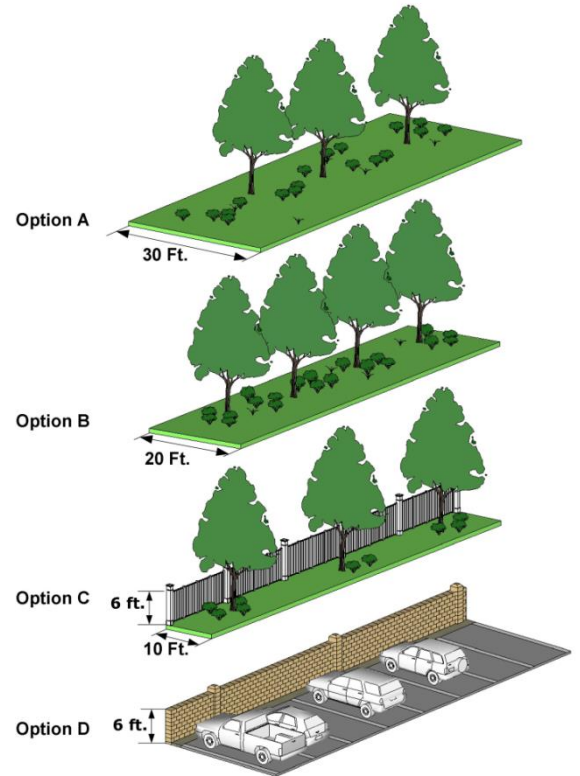


Figure 17.6.3: Side and Rear Transition Areas

17.6.5.5: Landscape Materials

- A. The selection of plant materials shall be based on the City of Lakewood'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 requirements identified in Table 17.6.1 shall apply to site development plans.

| Table 17.6.1: Tree Species | |
|-----------------------------------|---|
| Number of required trees | Maximum percentage of any tree species |
| 10 - 19 | 75% |
| 20 - 39 | 60% |
| 40 or more | 50% |

- D. The following minimum tree and shrub sizes identified in Table 17.6.2 shall be required for planting.

| Table 17.6.2: 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 |
| Note: Any tree or shrub plantings that are in addition to the minimum required by this Article are exempt from the foregoing size requirements. | |

17.6.5.6: Landscape Installation

- A. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on 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 required landscaping is not possible by the time construction on the primary structure 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 prior to issuance of a certificate of occupancy. 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, is provided in the amount of 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.

17.6.5.7: Landscape Maintenance

The following standards shall apply to all residential development:

- 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 landowner shall be responsible for the regular and proper maintenance of all landscaping elements.
- B. All landscaping shall be maintained free from disease, pests, weeds, litter, and all landscape structures shall be repaired and replaced as necessary to maintain a structurally sound condition.
- C. Any required element that fails, dies, or is otherwise damaged or removed, shall be replaced within 30 days or by May 31st of the next calendar year if it 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.

17.6.5.8: Existing Tree Preservation

- A. Existing trees with trunks greater than 8-inch caliper, measured 1 foot above grade, within a development 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. Streets, buildings, and lot layouts shall be designed to minimize the 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) or to transplant them to another on site location. If it is determined that 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 or more of the following removal criteria shall be 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 constitute a nuisance to the public as determined by the City include Cottonwoods, Siberian Elms, Russian Olives, and Female Box Elders. Native cotton bearing Cottonwood trees and Female Box Elder trees as well as any other species of tree, are not considered nuisance trees when they are located near a property line and are used to create a buffer between any land uses.
 - 4. Trees that are determined by the Director to prohibit reasonable use or development of a site may be replaced following the standards in Section 17.6.5.9.
- D. 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 shall be accurately identified by species, size, location, and condition on required landscape plans.
- E. The following tree protection standards shall be followed for all projects with protected existing trees:
 - 1. Within the drip line of any “protected” tree, there shall be no cut or fill over a 4-inch depth 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 inches shall be accomplished by boring under the root system of protected existing trees at a minimum depth of 24 inches.

17.6.5.9: Tree Replacement

- A. Trees that are removed following the standards outlined in Section 17.6.5.8.C.4 shall be replaced at a rate of 100 percent of the total caliper of trees removed from the site.
- B. Each tree to be replaced shall be a minimum of 2-inch caliper or 6 feet in height for evergreens
- C. If a property owner chooses not to replace the total caliper of trees on-site, the owner may make a cash payment of \$1,200.00 per tree into a tree fund which shall then be used to replace trees on public property in the Ward in which the property is located.
- D. When the development causes any disturbance within any natural area on a property replacement shall occur as required in this Section.

17.6.6: Residential Fence and Wall Standards

17.6.6.1: General Standards

The following standards shall apply to all residential development:

- 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 8 feet long and 6 feet high.
- B. Retaining walls greater than 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-year renewable period. All temporary fencing must be removed upon completion of construction and prior to the issuance of a certificate of occupancy
- D. Fences and walls shall be installed so that a finished side faces a public street or public space.
- E. 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.
- F. Permanent fencing and walls shall not be erected which restricts access by emergency equipment to any building.
- G. 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.
- H. Solid fencing or wall sections along a street totaling more than 200 linear feet shall include architectural features, such as masonry, brick or wood-framed columns for every 50 feet of length. The minimum separation between those features shall be no less than 10 feet.
- I. Approved columns or posts may exceed the height of the fence by 1 foot and must meet all permit and setback requirements.

17.6.6.2: Fence and Wall Height

The following standards shall apply to all residential development:

- 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. If a minimum linear distance of 10 feet separates a fence and retaining wall, a fence may be erected to a height of 6 feet above the highest finished grade.
- C. All fences in the primary front yard of single-family, duplex and attached residential uses shall not exceed 4 feet in height and a minimum 50 percent open (See Figure 17.6.4).
- D. All fences in the rear yard, side yard, non-primary front of single-family, duplex, attached residential, and multifamily uses may be solid and shall not exceed 6 feet in height (See Figures 17.6.4) except that recreational facility fences may be 10 feet in height when placed in a side or rear yard
- E. Perimeter fencing for public and private utilities and solar gardens shall not exceed 6 feet in height and shall be at least 50 percent open along a street frontage.
- F. Fences in the front yard for multifamily uses may be 6 feet in height and shall be 50 percent open. Fence in the front yard for multifamily uses may be solid at the discretion of the Director.
- G. A combination fence and retaining wall may be erected to a height of 6 feet above the highest finished grade or 8 feet above the lowest finished grade, at the location of the fence, except that at no time shall the fence portion exceed 6 feet above the highest finished grade at any point (See Figure 17.6.5).
- H. A retaining wall cannot be built for the purpose of elevating a fence to any height more than allowed by Section 17.6.6.2.E.
- I. An entry feature or trellis may exceed the 6-foot height standard indicated in Section [17.6.6.1:A](#). An entry feature or trellis may have a maximum height of 10 feet and maximum width of 10 feet.

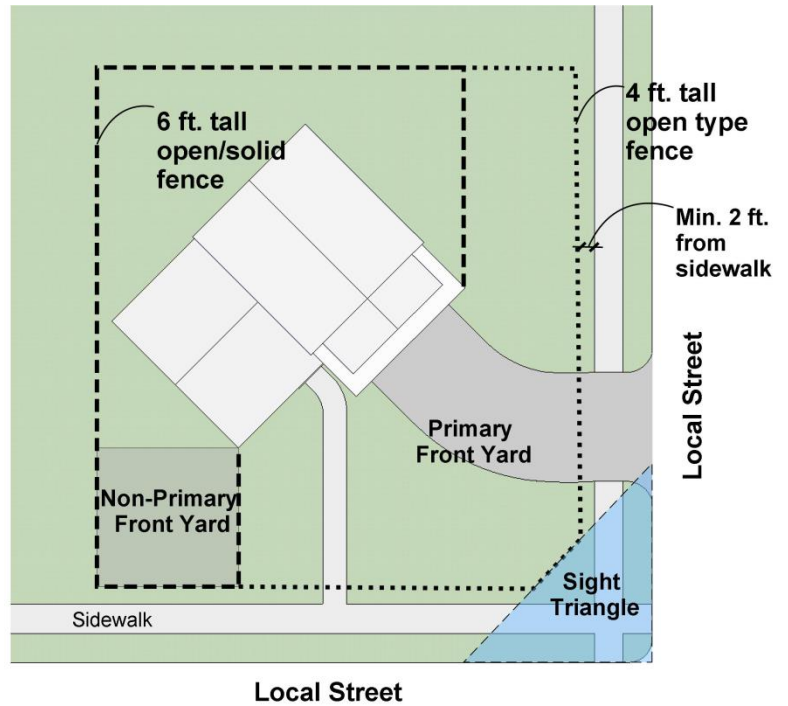


Figure 17.6.4: Single-Family and Duplex Fence Location

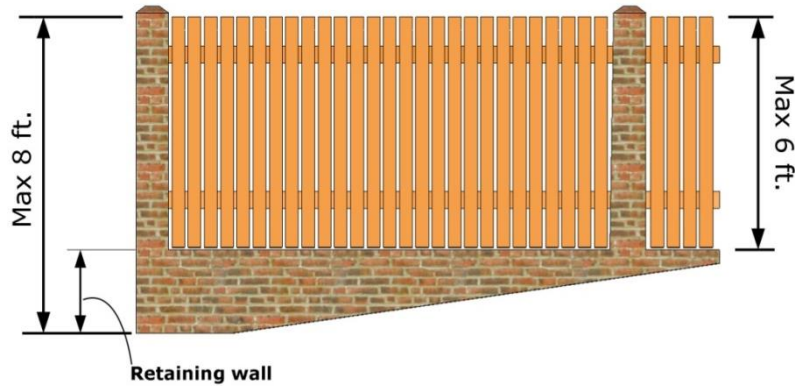


Figure 17.6.5: Fence Wall Combination

17.6.6.3: Fence and Wall Placement

The following standards shall apply to all residential development:

- A. No portion of a fence 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 a License 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 at least to the property line and a minimum of 2 feet from the back edge of the sidewalk to allow for safe passage by persons on a sidewalk or traveled walkway or where no sidewalk exists then 2 feet behind the edge of asphalt.
- C. Vehicular gates must be setback at a minimum 20 feet from flowline 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. A fence along common property lines may be placed at the furthest point forward of the adjacent property if the adjacent property allows for fence placement that differs from the neighbors.
- 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 Section 17.2.6 of this Zoning Ordinance
- G. Solid fences and walls may be erected to a height of 8 feet to separate a property from an arterial street or a frontage road adjacent to U.S. 6 and U.S. 285 highways. The Director shall consider the aesthetic, visual, and noise reduction characteristics of the fence or wall.
- H. A 4-foot fence that is a minimum of 50 percent open may be permitted within a sight triangle with review and approval of the City of Lakewood Traffic Engineering Division (See Figure 17.6.6).

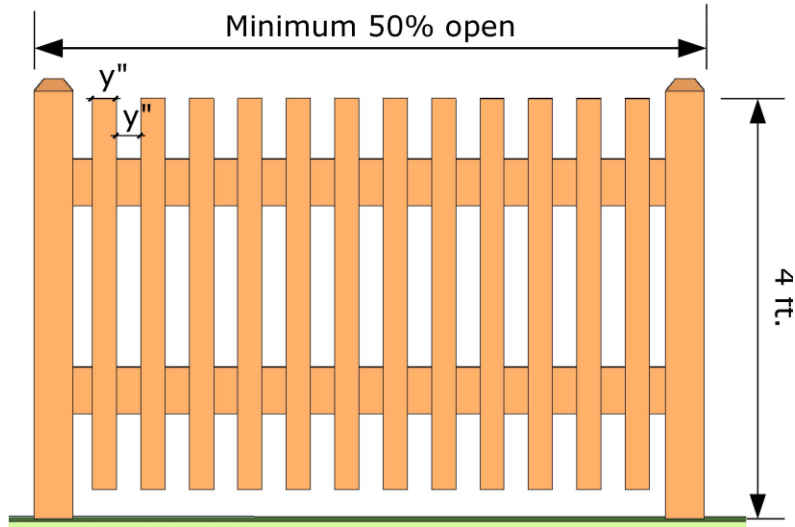


Figure 17.6.6: Fifty-percent Open Fence

- I. 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 site distance hazard for vehicles exiting that property or for pedestrians walking along a sidewalk or traveled walk way.

17.6.6.4: Fence and Wall Materials

The following standards shall apply to all residential development:

- 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 Section 17.2.5 of this Zoning Ordinance.
- B. Barbed wire shall be allowed to a height of 12 inches above a 72-inch-tall fence on non-primary front, side and rear property lines in the R-1-43 zone district only.
- C. 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.
- D. All material used in wood fences shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance.
- E. Prohibited fence materials shall include, but are not limited to, aluminum siding, vehicle parts, smooth face concrete masonry units/blocks, cloth or plastic tarps, scrap wood or any other material not customarily sold for fencing in the Denver Metropolitan area.
- F. Plastic or temporary construction fence may not be used as a permanent fence material.
- G. 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 Section 17.2.5 of this Zoning Ordinance.

- H. 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.

17.6.7: Exterior Lighting Standards

17.6.7.1: General Standards

The following lighting standards shall apply to all residential development:

- A. Unless specifically excluded by this Zoning Ordinance, any building or structure, including any accessory building or structure, shall conform to the lighting requirements for the applicable use as set forth in this Zoning Ordinance.
- B. Light 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.
- D. No direct rays of light shall extend beyond the boundaries of the property from where the light originates.
- E. Excluding single-family dwelling and duplex sites and associated accessory structures, light fixtures on structures, walls canopies, poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.

17.6.7.2: Exceptions

Minor 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. Low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100-watt incandescent light) per fixture.

H. Other exceptions may be approved by the Director.

17.6.7.3: Prohibitions

The following lighting sources are prohibited:

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