

ORDINANCE NO. 2020-5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO FRONT YARD STANDARDS FOR LANDSCAPING, PERMEABLE AND IMPERMEABLE SURFACES.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES ORDAIN AS FOLLOWS:

SECTION 1. INTENT. Article IX Planning - Zoning of the Lakewood Municipal Code is hereby amended as provided in this Ordinance to update the required single-family residence standards for front yard areas, including requirements for organic landscaping, and permeable and impermeable surfaces, pursuant to Public Hearings before the Planning and Environment Commission and the City Council.

SECTION 2. PURPOSE. The purpose of this ordinance is to modify the development standards for Lakewood single-family residential front yards to require organic landscaping and to clarify the allowed installation and use of permeable and impermeable surfaces.

SECTION 3. Section 9322.10 regarding Yard Areas of Part 2 of R-1 (Single-Family Residential) Zone Regulations of Chapter 3 Zoning of Article IX of the Lakewood Municipal Code is hereby repealed in its entirety and replaced to read as follows:

9322.10. LOT AREA SURFACES. The following lists standards for required and allowed surfacing materials to cover all areas of a single-family residential lot, including ground covers, driveways, walkways, front yard hardscape areas, and front yard landscape areas. The application of the standards listed below in subsections B, C, D, E, and F shall only apply to construction or resurfacing projects that affect front yards after the effective date of this amended Section.

A. Ground Cover Required. All open lot areas not occupied by paved driveways or paved walkways, buildings, accessory structures, pools, spas, decks, or other impermeable structures or devices, are to be provided with approved ground cover materials to deter erosion, dust, accumulation of water or mud, and an unsightly appearance. Approved ground cover materials include natural turf, artificial turf, low-growing ground cover plants, flowers, shrubs, trees, drought-tolerant landscaping, and other decorative soil covering materials such as bark, rock, bricks, pavers, decomposed granite, turf block and/or concrete.

B. Allowed Driveways. An allowed driveway is a paved surface that provides a direct path from the property line adjacent to a public or private street, alley, or common area driveway from which the property is accessed to the required off-street parking spaces. A circular driveway may be allowed in those instances, where the Public Works Department has approved encroachment