

Ordinance No. 00128

[\(Council Minutes 97/05/19\)](#)

ORDINANCE NO. 128

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending Sections 18.25.020, 18.25.100, 18.35.020 Subsection B2 (Zoning Classifications) and 18.45.310 of the Lakewood Municipal Code adding zoning provisions for the Office and Limited Business Urban Districts, and amending the zoning map of the City, codified as 18.45.950 of the Lakewood Municipal Code

WHEREAS, in connection with the need to identify the appropriate land use and zoning designations, there are a number of factors and considerations that deserve inclusion in the decision making process; and,

WHEREAS, in reviewing the considerations, it has been determined that it would be advantageous to the City and to affected persons for some of the currently residential property in close proximity to commercial property to be eligible for certain limited office and business uses, where the proximity to commercial properties impacts and interferes with its residential use; and,

WHEREAS, following the development of draft ordinance language providing for such an Office and Limited Business Zoning classification, the proposals for such language was reviewed and considered by the City of Lakewood Planning Advisory Board at public hearings held for that purpose, on the 26th day of March, 1997, and again on the 23rd day of April, 1997, at which public hearings all persons wishing to speak to the issues were heard, and the Planning Advisory Board recommended adoption of the proposed language and incorporation thereof into the City of Lakewood Zoning Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. That Section 18.25.020 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

18.25.020 List of Zone Classifications. Zones are grouped into Urban Classifications based on their locations inside of an urban growth boundary. See list of zone classifications and their symbols below. Descriptions and purposes can be found in Section 18.25.100, Urban Zone Classifications and Use Table.

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Zone Classifications and Their Symbols

Employment Centers EC

Urban Centers

Major Urban Centers MUC

Community Centers CC

Urban Districts

Office & Limited Business - Level 1 OLB-1

Office & Limited Business - Level 2 OLB-2

Mixed Use Districts MUD

High Density Residential HRD

Urban Residential

Moderate Density Single Family MSF

Airport Overlay AIR

Open Space/Recreation OSR

Employment Centers EC

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Mixed Use Districts MUD

High Density Residential HRD

Urban Residential

Moderate Density Single Family MSF

Airport Overlay AIR

Open Space/Recreation OSR

Section 2. That Section 18.25.100 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

18.25.100 Zone Classifications and Use Table

A. Employment Centers.

1. Purpose. To designate adequate industrial areas to meet the needs of a growing jobs-based economy.

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2. Description. An Employment Center is a concentration of office parks, manufacturing, other industrial development, or a combination of activities. It may also include commercial development as a part of the center, so long as the commercial development is incidental to the employment activities of the center and supports and serves the needs of the workforce.

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B. Commercial Centers

1. Purpose. To provide for major concentrations of employment, shopping, services and multi-unit housing.

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2. Description There are three urban center zone classifications:

a. Major Urban Center. The Major Urban Center zone classification is a highly dense concentration of urban development with a commercial focus. A significant high density multi-unit residential presence in the area is encouraged.

b. Community Center. The Community Center zone classification has, as its focus, a significant commercial traffic generator, around which develops a concentration of other commercial office services, and some high density multi-unit developments and high density single-unit housing. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood, but should be at a scale which is compatible with surrounding residential areas.

c. Neighborhood Center. The neighborhood center zone is a concentrated mix of small scale retail and service commercial and office development which serves the daily needs of residents within the immediate neighborhood.

C. Urban Districts.

1. Purpose. To allow multi-unit, office, and other commercial uses that provide economic diversity and housing opportunities near transit routes and business activity.

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2. Description. There are two four Urban Districts zone classifications: Office and Limited Business - Level 1, ; Office and Limited Business - Level 2, Mixed Use Districts and High Density Residential Districts.

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b. Community Center. The Community Center zone classification has, as its focus, a significant commercial traffic generator, around which develops a concentration of other commercial office services, and some high density multi-unit developments and high density single-unit housing. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood, but should be at a scale which is compatible with surrounding residential areas.

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1. on designated arterial streets with traffic volumes of more than 15,000 vehicles per day.

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2. the maximum depth of the OLB-1 Zone shall be 200 feet.

the maximum depth of the OLB-1 Zone shall be 200 feet.3. Structures shall have exterior designs which are compatible with surrounding development, vegetation and topography.

b. Limited Business and Office Districts - Level 2 (OLB-2). Office and Limited Business District - Level 2 (OLB-2) is a area that can both be a land use transition, but is large enough to provide a community focus. The primary function is to provide areas for the location of integrated complexes made up of offices, hotels and motels, eating establishments and retail sales accessory to the permitted uses. Such districts are located in areas that abut and have convenient access to freeways, major highways, and major arterial streets. Office and Limited Business District - Level 2 (OLB-2) may also act as a buffer between residential and more intensively developed properties that are found in Employment Centers, Mixed Use Districts, and Major Urban Center Areas on the Comprehensive Plan. Office and Limited Business Districts can also be used on a limited basis to provide a land use buffer along major arterial streets when protecting lower density residential areas. **The OLB-2 Zone shall meet the following locational criteria:** Office and Limited Business District - Level 2 (OLB-2) is a area that can both be a land use transition, but is large enough to provide a community focus. The primary function is to provide areas for the location of integrated complexes made up of offices, hotels and motels, eating establishments and retail sales accessory to the permitted uses. Such districts are located in areas that abut and have convenient access to freeways, major highways, and major arterial streets. Office and Limited Business District - Level 2 (OLB-2) may also act as a buffer between residential and more intensively developed properties that are found in Employment Centers, Mixed Use Districts, and Major Urban Center Areas on the Comprehensive Plan. Office and Limited Business Districts can also be used on a limited basis to provide a land use buffer along major arterial streets when protecting lower density residential areas. The OLB-2 Zone shall meet the following locational criteria:

1. on designated arterial streets with traffic volumes of more than 30,000 vehicles per day.

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2. the minimum depth of the OLB-2 Zone shall be 300 feet with a maximum depth of not more than 1,000 feet.

the minimum depth of the OLB-2 Zone shall be 300 feet with a maximum depth of not more than 1,000 feet.3. The area has to be a minimum of 300 feet in depth to provide the objective to create a strong design focus.

c. Mixed Use Districts. The Mixed Use District zone classification includes areas that are concentrations of commercial, office and multi-unit developments located along major arterials. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community. Auto-oriented commercial and land intensive commercial with a low number of employees per acre is the primary use within Mixed Use Districts.

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d. High Density Residential Districts. The High Density Residential District zone classification includes areas that are composed of multi-unit and high density single-unit housing which are located along major arterials, state highways and major transit routes that connect to Activity, Community or Employment Centers.

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D. Residential.

1. Purpose. To provide for single-unit and two-unit dwelling unit living in a residential environment.

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2. Description. One Urban Residential zone classification is included in Title 18, Moderate Density Single Family.

One Urban Residential zone classification is included in Title 18, Moderate Density Single Family, Moderate Density Single-unit. The Moderate Density Single-unit zone classification covers geographic areas which fall outside of an Employment Center, Urban Center or Urban District. The primary use of the classification is single and two-unit residential.

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F. Open Space/Recreation.

Purpose. To provide and protect suitable environments for open space and recreational activities and facilities.

Description. The Recreation Zone Classification includes designated natural areas, neighborhood, community, and regional parks, as well as linear trails and public golf courses.

Permit Uses. In addition to the uses specifically included in Table 18.25.100F, any other uses that support, promote or facilitate the Open Space/Recreation uses shall be allowed, including, but not limited to: pedestrian and bicycle trails, viewing areas, nature study and other educational facilities, golf driving ranges, picnic areas, museums, art galleries, libraries, park facilities, athletic and sports fields, courts and facilities, and support structures, such as restrooms, parking lots, informational kiosks, and maintenance buildings and other uses clearly ancillary to the primary use, and intended for administration, maintenance and security purposes.

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F. Overlay Zones.

1. Purpose. To provide for special zoning considerations based on unique characteristics of the land, environment, or economy.

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b. Limited Business and Office Districts - Level 2 (OLB-2). Office and Limited Business District - Level 2 (OLB-2) is a area that can both be a land use transition, but is large enough to provide a community focus. The primary function is to provide areas for the location of integrated complexes made up of offices, hotels and motels, eating establishments and retail sales accessory to the permitted uses. Such districts are located in areas that abut and have convenient access to freeways, major highways, and major arterial streets. Office and Limited Business District - Level 2 (OLB-2) may also act as a buffer between residential and more intensively developed properties that are found in Employment Centers, Mixed Use Districts, and Major Urban Center Areas on the Comprehensive Plan. Office and Limited Business Districts can also be used on a limited basis to provide a land use buffer along major arterial streets when protecting lower density residential areas. The OLB-2 Zone shall meet the following locational criteria:Office and Limited Business District - Level 2 (OLB-2) is a area that can both be a land use transition, but is large enough to provide a community focus. The primary function is to provide areas for the location of integrated complexes made up of offices, hotels and motels, eating establishments and retail sales accessory to the permitted uses. Such districts are located in areas that abut and have convenient access to freeways, major highways, and major arterial streets. Office and Limited Business District - Level 2 (OLB-2) may also act as a buffer between residential and more intensively developed properties that are found in Employment Centers, Mixed Use Districts, and Major Urban Center Areas on the Comprehensive Plan. Office and Limited Business Districts can also be used on a limited basis to provide a land use buffer along major arterial streets when protecting lower density residential areas. The OLB-2 Zone shall meet the following locational criteria:

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Purpose. To provide and protect suitable environments for open space and recreational activities and facilities.

Description. The Recreation Zone Classification includes designated natural areas, neighborhood, community, and regional parks, as well as linear trails and public golf courses.

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F. Overlay Zones.

1. Purpose. To provide for special zoning considerations based on unique characteristics of the land, environment, or economy.

2. Description. One overlay zone classification is included in this code, Airport Overlay.

a. Airport Overlay. The Airport Overlay zone classification is intended to minimize land use incompatibilities in the Clear Zone and Accident Potential Zones (APZ) I and II for McChord Air Force Base. The Airport Overlay zone classification is divided into levels.

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| Use Categories and Use Types | Zone Classifications (Table 18.25.100.FG) | | | | |
|------------------------------------|--|------------------------|--|---|---------------------------|
| | Employment Centers | Urban Centers | Urban Districts | Urban Residential | Recreation |
| | | | <u>OLB-1</u> <u>Office and Limited Business - Level 1</u> | | |
| | | | <u>OLB-2</u> <u>Office and Limited Business - Level 2</u> | | |
| | | MUC Major Urban Center | | | |
| | EC | CC Community Center | MUD Mixed Use District | MSF Moderate Density Single-Family Unit | OSR Open Space/Recreation |
| | Center | NC Neighborhood Center | HRD High Density Residential District | | |
| | | | MUD Mixed Use District | | |

HRD High
Density
Residential
District

| | EC | MUC | CC | NC | <u>OLB-1</u> | <u>OLB-2</u> | MUD | HRD | MSF | OSR |
|---|--------------------------|------------------------|------------------------|------------------------|--------------|--------------|-----------------|----------------|-----------------|------------|
| Residential Use Category | | | | | | | | | | |
| Fraternity or Sorority House | | | | | | | P | | C | |
| Group Home | | C | C | C | | | C | C | C | |
| Mobile/Manufactured Home Park | | | | | | | P | P | A | |
| Multi-Unit Housing | | P | P | P | | | P | P | | |
| Nursing Homes | | P | P | P | | | P | P | C | |
| Senior Housing | | P | P | P | | | P | P | A | |
| Single Unit Detached and Two-Unit Housing | | A | A | A | A | A | A | P | P | |
| Caretaker Home | | | | | E | E | | | C | P |
| Civic Use Category | | | | | | | | | | |
| Administrative Government Services | | P | P | P | | | P | P | | |
| Day-Care Centers | P | P | P | P | A | A | P | P | C | |
| Community and Cultural Services | | P | P | P1 | | | P | P1 | P1 | C |
| Education Facilities | | A1,C2 | A1,C2 | A1,C2 | | A | A1,C2 | A1 | A | |
| Health Services | P | P | P | | | | P | | | |
| Postal Services | P | P | P1,C2 | P1 | | | P | P1 | | |
| Recreation, non-profit | P1,4 | P | P1,2,4 | P1,4 | P1,4 A2 | P1,2,4 | P | P1,2,4 | A2,C3; PFP 3 | P1,4; E |
| Religious Assembly | | P | P | P | | A1 | P | P | P1,C2 | |
| Public Safety Services | P1,2 C3 | P1 | P1 | P1 | A1 | A1 | P1,2 C3 | C1 | C1 | |
| Transportation | P1,C2,3; PFP2,3 | P1; C2,3; PFP2,3 | P1; C2,3; PFP2,3 | P1; C2,3; PFP2,3 | A1 | A1 | C2,3; PFP2,3 | P1 | P1 | |
| Utility or Public Maintenance Facilities | P | P1,C2; PFP2 | P1,C2; PFP2 | P1,C2; PFP2 | A1 | A1 | P1,C2; PFP2 | P1,C2; PFP2 | P1,C2; PFP2 | |
| Golf Courses | | P | P | P | | | | | C | P1 |
| Utilities Use Category | | | | | | | | | | |
| Communication or Cellular Facilities | P1,2; C3 | P1,2; C3 | P1,2; C3 | P1,2; C3 | | | P1,2; C3 | P1,2; C3 | P1; C2,3 | |
| Electrical Facilities | P | P | P | P | E | E | P | P | P | A |
| Electrical Generation Facilities | C | | | | | | | | | |
| Natural Gas Facilities | P | P1,2 C3 | P1,2 C3 | P1,2 C3 | | | P1,2 C3 | P1,C3 | P1,C3 | C2 |
| Organic Waste Processing Facilities | P1,2; PFP1,2,3 | | | | | | | | | C |
| Pipelines | P | P | P | P | E | E | P | P | P | C |
| Sewage Collection Facilities | P | P | P | P | | | P | P | P | P |
| Sewage Treatment Facilities | C,PFP | C,PFP | C,PFP | C,PFP | | | C,PFP | C,PFP | C,PFP | C,PFP |
| Stormwater Facilities | P | P | P | P | | | P | P | P | P |
| Waste Disposal Facilities | P1,2,3,; PFP2,3,4 | | | | | | | | C2; PFP2 | |
| Waste Transfer Facilities | P1; C2,3,4; PFP2,4 | P1,C2; PFP2 | P1,C2; PFP2 | P1,C2; PFP2 | | | P1,C2; PFP2 | P1,C2; PFP2 | P1,C2; PFP2 | |
| Water Supply Facilities | P | P1,C2; PFP2 | P1,C2; PFP2 | P1,C2; PFP2 | | | P1,C2; PFP2 | P1,C2; PFP2 | P1,C2; PFP2 | C |
| Essential Public Facilities Use Category | | | | | | | | | | |

(reserved)

(reserved)

Office/Business Use Category

| | | | | | | | | |
|---|---|---|------|----|-----------|-------------|---|----|
| Administrative and Professional Offices | P | P | P1,2 | P1 | <u>P1</u> | <u>P1,3</u> | P | P1 |
| Educational Services | | P | P | | <u>A1</u> | <u>A2</u> | P | |

Resource Use Category

| | | | | | | | | | |
|---------------------------------|-------|----|----|----|--|--|----|----|----------|
| Agricultural Sales | P1 | P1 | P1 | P1 | | | P | P1 | P1 |
| Agricultural Services | P | | | | | | P | | |
| Animal Production/Boarding | C | | | | | | | | C |
| Crop Production | P2 | | | | | | | | P1, P |
| Fish Hatcheries and Aquaculture | | | | | | | | | C, P |
| Forestry | P | P1 | P1 | P1 | | | P1 | P1 | P1, P |
| Mineral Extraction | C;PFP | | | | | | | | C;PFP, C |

Commercial Use Category

| | | | | | | | | | |
|--|------|------|-------------|-------|-------------|----------------------------|----|----|----|
| Adult Business | | | | | | | | C | |
| Amusement and Recreation | | P | P1,2; C3 | P1,2; | | | P | | C3 |
| Billboards | P | P | | | | | P | | |
| Building Materials and Garden Supplies | | P | P1,C2 | P1 | | | P | | |
| Bulk Fuel Dealers | P | | | | | | P | | |
| Business Services | P | P | P | P | <u>A</u> | <u>A</u> | P | | |
| Buy-Back Recycling Center | P | P | P | P | | | P | | |
| Commercial Centers | | P | C | | | | | C | |
| Eating and Drinking Establishment | P | P | P | P | <u>A1,3</u> | <u>A1,2,3</u> | P | P1 | C |
| Food Stores | P1 | P | P | P1,2 | | | P | P1 | C1 |
| Lodging | | P2 | P2 | | <u>C1</u> | <u>A1</u> | P2 | | |
| Mobile, Manufactured and Modular Home Sales | P | | | | | | P | | |
| Motor Vehicles and Related Equipment Sales, Rental, Repair and Service | P1,4 | P1,2 | P1,2 | P,2 | | <u>A3</u> <u>C1</u> | P | | |
| Personal Services | P1 | P | P | P1 | <u>P1</u> | <u>P1, C2</u> <u>C2</u> | P | P1 | |
| Storage | | | | | | | P | C | |
| Pet Sales and Services | | P | P | P1 | <u>A1</u> | <u>P1</u> | P | | |
| Rental and Repair Services | P | P | P | P1 | <u>A1</u> | <u>P1, C2</u> | P | | |
| Sales of General Merchandise | | P | P | P1,2 | <u>C1</u> | <u>C1,2</u> | P | | |
| Wholesale Trade | P | P1 | P1,C2 | | | | P | | |

Industrial Use Category

| | | | | | | | | | |
|--|-------|----|----|--|--|--|-------|---|--|
| Basic Manufacturing | C | | | | | | | | |
| Contractor Yards | P | | C | | | | P | | |
| Food and Related Products | P | C1 | C1 | | | | C1 | | |
| Industrial Services and Repair | P | | | | | | | | |
| Limited Manufacturing and Assembly | P | | C | | | | | C | |
| Motion Picture, Television and Radio Production Studios | P | P | | | | | P | | |
| Offsite Hazardous Waste Treatment and Storage Facilities | C | | | | | | | | |
| Printing, Publishing and Related Industries | P | P | P1 | | | | P | | |
| Recycling Processor | P | | | | | | | | |
| Salvage Yards/Vehicle Storage Facilities | 1; C2 | | | | | | P1;C2 | | |
| Warehousing, Distribution and Freight Movement | P | | C | | | | C | | |

Section 3. That the Zoning Classifications Chart set forth in Subsection B.2, of Section 18.35 020 of the Lakewood Municipal Code is amended to read as follows:

2. Density and Dimension Tables.

Section 3. That the Zoning Classifications Chart set forth in Subsection B.2, of Section 18.35.020 of the Lakewood Municipal Code is amended to read as follows:

2. Density and Dimension Tables.

Zone Classifications (18.35.020.B.2.)

Employment

CentersUrban Centers

Urban DistrictsUrban ResidentialRecreation

EC

Employment

CenterMUC Major Urban Center

CC Community Center

Density NC Neighborhood Center**OLB-1 Office and Limited Business - Level 1**
and **OLB-2 Office and Limited Business - Level 2**

Dimension MUD Mixed Use District

HRD High Density Residential District

MSF Moderate Density Single-Family UnitOSR

Open

Space/

Recreation

ECMUCCNCOLB-1OLB-2MUDHRDMSFOSR

Base Density (du/ac)(1) N/A121212N/AN/A12124(2)N/A

121212N/AN/A12124(2)N/A

Maximum Density (du/ac) N/A25(2)25(2)25(2)N/AN/A25(2)25(2)6(2)N/A

25(2)25(2)25(2)N/AN/A25(2)25(2)6(2)N/A

Setback, State Highways and Principal Arterials 35'35'(6) 35'(6)25'25'25'25'25'50'

Setback, Other Roads 25'25'(6)25'(6)25'25'25'25'25'30'

Setback, Rear 0'(4)0'(4)0'(4)0'(4)0'20'0'(4)20'(4)20'(4)20'

Setback, Interior 0'(4)0'(4)0'(4)0'(4)0'0'0'(4)8'(4)8'20'

Height 60'60'40'25'35'40'40'35'40'

Section 4. That Section 18.45.310 of the Lakewood Municipal Code is amended to read as follows:

18.45.310 Sizes and Types of Signs Permitted in Various Zones.

A.
Section 4. That Section 18.45.310 of the Lakewood Municipal Code is amended to read as follows:

18.45.310 Sizes and Types of Signs Permitted in Various Zones.

A. Chart - Purpose. A description designat-ing the various zones and sizes and types of signs permitted in each zone appears in Subsec-tion D of this Section.

B. Application for Variances. Applications for variance of setback, height and size require-ments shall be made with the City Manager or designee.

C. Temporary signs in all zones. One temporary sign shall be allowed per contiguous lot or business entity subject to the provisions of Section 18.45.415

D. Where Permitted.

GROUP I: MSF, HRD, NC, EC, OSR

1. Nameplates, not more than one per building, not greater than two square feet in gross area, not over four feet in height if detached from the building, and non-flashing.

2. Identification signs (one (1) per building) and real estate signs, not greater than twenty (20) square feet in area, not greater than five (5) feet in height, and non-flashing.

3. Construction signs, not greater than sixteen (16) square feet in area, not greater than five (5) feet in height, and non-flashing.

GROUP II: MUC, CC, OLB-1, OLB-2

1. Nameplates, identification, real estate and construction signs, as permitted in Group I above.

2. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located;

3. Freestanding signs:

One freestanding sign not exceeding 32 square feet per sign face, except that the sign area for a medium commercial center may not exceed 36 square feet per sign face and the sign area for a large commercial center may not exceed 60 square feet per sign face, is permitted, provided that the corner lots with a street frontage of more than 100 feet in each of two streets shall be permitted two freestanding signs, one on each frontage and provided further that large commercial centers will be allowed up to two freestanding signs on a frontage;

a. Those properties which contain existing signage as of the effective date of this ordinance, and are permitted two freestanding signs on a frontage, may combine the total sign area of the two freestanding signs onto a single sign to determine compliance.

b. The maximum height for freestanding signs shall be 12 feet, except that freestanding sign(s) for a small commercial center have a maximum height of 15 feet and for a medium and large commercial center a maximum height of 20 feet is allowed. Provided however, that single businesses whose property is within 150 feet of freeway right of way will be allowed to have signs utilizing the medium commercial center standards.

GROUP III. MUD

1. 1. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located;

A. Freestanding signs:

a. One freestanding sign not exceeding 32 square feet per sign face, except that the sign area for a medium commercial center may not exceed 36 square feet per sign face and the sign area for a large commercial center may not exceed 60 square feet per sign face, is permitted, provided that the corner lots with a street frontage of more than 100 feet in each of two streets shall be permitted two freestanding signs, one on each frontage and provided further that large commercial centers will be allowed up to two freestanding signs on a frontage;

b. Those properties which contain existing signage as of the effective date of this ordinance, and are permitted two freestanding signs on a frontage, may combine the total sign area of the two freestanding signs onto a single sign to determine compliance.

c. The maximum height for freestanding signs shall be 12 feet, except that freestanding sign(s) for a small commercial center have a maximum height of 15 feet and for a medium and large commercial center a maximum height of 20 feet is allowed. Provided however, that single businesses whose property is within 150 feet of freeway right of way will be allowed to have signs utilizing the medium commercial center standards.

Section 5. The official zoning map of the City of Lakewood is hereby amended in accordance with Exhibits "A" and "B" attached hereto and incorporated herein by this reference, with the zoning map being codified as Section 18.45.950 of the City Code.

Section 6. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 7. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 19th day of May, 1997.

CITY OF LAKEWOOD

Attest: _____

Bill Harrison, Mayor

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney

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