



City of Lakewood

Planning Department
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ZONE DISTRICT SUMMARY

	<h1 style="margin: 0;">R-1-18</h1> <h2 style="margin: 0;">Rural Lot Residential</h2> <p>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.</p>
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The official Zoning Ordinance is available online: www.lakewood.org/zoning

Subdivision Standards

New Lot Size	Minimum: 18,000 square feet
New Lot Width	Minimum: 75 feet

Building Setbacks

Primary Structure	Front Minimum: 25 feet
(Front setbacks are measured from back of curb. Where no curb exists, add 3 feet to setback dimensions and measure from edge of asphalt).	Non-Primary Front Minimum: 20 feet
	Side Minimum: 10 feet
	Rear Minimum: 15 feet
Accessory Structure	Front Minimum: Behind front edge of primary structure
(Structures larger than 32 feet in length or with wall heights greater than 12 feet in height must meet Primary Structure Setbacks.)	Non-Primary Front Minimum: 20 feet
	Side Minimum: 10 feet
	Rear Minimum: 10 feet

Height

Primary Structure	Maximum: 35 feet
Accessory Structure	Maximum: 25 feet

Open Space

Minimum: 60%

Other Standards

Primary Dwelling Units Per Lot	Maximum: 1
Accessory Structure Lot Coverage	Maximum: No more than 50% of rear, side, and non-primary front yards and no more than 10% of total lot area
Fence Standards	Front: Maximum 4 feet in height, Minimum 50% open
	Side/Rear/Non-Primary Front: Maximum 6 feet in height, solid allowed

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Single-Family Dwelling Unit</p> <p>Group Home (1 - 8 client residents)</p>	<p>Wind-Powered Electric Generator</p>
	<p>Park</p> <p>School, Public or Private</p> <p>Utility Facility, Minor</p>	<p>Wireless Communications Facility, Stealth</p>

<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	<p>Accessory Dwelling Unit</p> <p>Office</p> <p>Personal Service</p>	<p>Apiaries</p> <p>Community Garden</p> <p>Roadside Stand</p>
	<p>Community Building</p> <p>Religious Institution</p> <p>Transportation Facility, Public</p>	

<p>Special Land Uses</p> <p>Permitted with approval of a Special Use Permit and subject to compliance with Section 17.4.3.</p>	<p>Bed and Breakfast</p>	
	<p>Utility Facility, Major</p> <p>Temporary Use, Long/Short Term</p> <p>Home Business, Major</p>	

<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Day Care Facility, Adult or Child</p> <p>Animals, Small/Large</p> <p>Horticulture</p>	<p>Wireless Communications Facility</p> <p>Building Facade Mounted</p> <p>Roof Mounted</p> <p>Other Freestanding Support Structure</p>
	<p>Construction or Sales Trailer</p> <p>Amateur Radio Tower or Antenna</p> <p>Home Business, Minor</p> <p>Satellite Dish Antenna</p> <p>Solar Collection System</p>	