City of Lakewood
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ZONE DISTRICT SUMMARY

R-1-43

One Acre Lot Residential

This 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 detached residential development, and other compatible uses.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Subdivision Standards		
New Lot Size	Minimum:	43,560 square feet
New Lot Width	Minimum:	140 feet
Building Setbacks		
Primary Structure (Front setbacks are measured from back of curb. Where no curb exists, add 3 feet to setback dimensions and measure from edge of asphalt.)	Front Minimum:	25 feet
	Front Maximum:	None
	Non-Primary Front Minimum:	20 feet
	Non-Primary Front Maximum:	None
	Side Minimum:	15 feet
	Rear Minimum:	15 feet
Accessory Structure (Structures larger than 32 feet in length or with wall heights greater than 12 feet in height must meet Primary Structure setbacks.)	Front Minimum:	Behind front edge of primary structure
	Non-Primary Front Minimum:	20 feet
	Side Minimum:	10 feet
	Rear Minimum:	10 feet
Height Requirements		
Primary Structure	Maximum:	35 feet
Accessory Structure	Maximum:	35 feet
Open Space	Minimum:	65%
Other Standards		
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

This summary is only a guide. Definitive information should be obtained from the complete Zoning Ordinance.

Rev. 3/2013

Permitted Land Uses Permitted as a use by right.	Animal Care, Indoor Apiaries Cemetery Farm Horticulture Group Home (1-8 client residents) Park Plant Nursery School, Public/Private Single Family Dwelling Unit Utility Facility, Minor Wind-Powered Electric Generator, Freestanding
Limited Land Uses Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.	Accessory Dwelling Unit Animal Care, Outdoor Animals, Large Community Building Community Garden Group Home (9-12 client residents) Office Personal Service Religious Institution Roadside Stand Transportation Facility, Public Wireless Communications Facility, Stealth
Special Land Uses Permitted if reviewed and approved in accordance with the special use procedures in Article 2 of the Zoning Ordinance, subject to compliance with Section 17.4.3.	Bed and Breakfast Golf Course Live/Work Utility Facility, Major Temporary Use, Long/Short Term
Accessory Land Uses Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.	Amateur Radio Tower or Antenna Animals, Small/Large Construction or Sales Trailer Home Day Care, Adult or Child Home Occupation Satellite Dish Antenna Solar Collection System Wireless Communications Facility Building Façade Mounted Other Freestanding Support Structure Roof Mounted

Land use definitions can be found in Article 13 of the Zoning Ordinance.