



City of Lakewood

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ZONE DISTRICT SUMMARY



R-1-6

Small Lot Residential

The R-1-6 district is intended to provide for small lot, single-family residential development.

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

Subdivision Standards

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| New Lot Size | Minimum: | 6,000 square feet |
| New Lot Width | Minimum: | 60 feet |

Building Setbacks

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| Primary Structure <small>(Front setbacks are measured from back of curb. Where no curb exists, add 3 feet to setback dimensions and measure from edge of asphalt).</small> | Front Minimum: | 25 feet |
| | Non-Primary Front Minimum: | 20 feet |
| Accessory Structure <small>(Structures larger than 32 feet in length or with wall heights greater than 12 feet in height must meet Primary Structure Setbacks.)</small> | Side Minimum: | 5 feet |
| | Rear Minimum: | 15 feet |
| | Front Minimum: | Behind front edge of primary structure |
| | Non-Primary Front Minimum: | 20 feet |
| | Side Minimum: | 5 feet |
| | Rear Minimum: | 5 feet |

Height

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|----------------------------|----------|---------|
| Primary Structure | Maximum: | 35 feet |
| Accessory Structure | Maximum: | 20 feet |

Open Space

Minimum: 50%

Other Standards

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| 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 |

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| <p>Permitted Land Uses</p> <p>Permitted as a use by right.</p> | <p>Single-Family Dwelling Unit Group Home (1 - 8 client residents)</p> <p>Park School, Public or Private</p> | <p>Utility Facility, Minor</p> <p>Wireless Communications Facility, Stealth</p> |
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| <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 Personal Service</p> <p>Community Building Religious Institution Transportation Facility, Public</p> | <p>Animals, Small Apiaries Community Garden</p> |
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| <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>Utility Facility, Major</p> <p>Temporary Use, Long/Short Term</p> <p>Home Business, Major</p> <p>Wind-Powered Electric Generator</p> |
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| <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>Horticulture</p> <p>Construction or Sales Trailer Roadside Stand</p> <p>Amateur Radio Tower or Antenna Home Business, Minor Satellite Dish Antenna Solar Collection System</p> | <p>Wireless Communications Facility Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p> |
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