

Zoning Summary for Detached Accessory Structures

I have an existing single family home (or duplex). Can I build an accessory structure on my property?

A new accessory structure, such as a SHED or DETACHED GARAGE, on a single-family or duplex lot may be permitted by the Planning Department if it complies with the zoning standards for:

- Setback and Height
- Size
- Lot and Yard Coverage
- Open Space

*Note that any accessory structure with a **wall greater than 32 feet in length or with a vertical wall 12 feet or greater in height** will be required to comply with the primary structure setbacks and be designed to be architecturally compatible with the primary structure. For more information, refer to the [Zoning Regulations for Large Accessory Structures](#).

If you are interested in an Accessory Dwelling Unit (ADU) for a secondary living unit, please be sure to refer to the ADU Handout.

Setback Requirements and Height Limitations

A new accessory structure must adhere to the minimum setback requirements and the maximum height limitations. These standards differ depending on the zone district. (See table below.) Check with the Planner of the Day to confirm the zoning of your property, or go to <http://maps.lakewood.org/whatsmyzoning> to look up the zoning of your property.

Excerpt from Table 17.5.1: Residential Dimensional Standards								
Zone District	R-1-43	R-1-18	R-1-12	R-1-9	R-1-6	R-2	R-MF	R-MH
Standard								
Minimum Accessory Structure Setbacks (Feet)								
Front	All accessory structures shall be located behind the front edge of the primary structure.							
Non-Primary Front	20	20	20	20	20	20	20	20
Side	10	10	5	5	5	5	5	5
Rear	10	10	5	5	5	5	5	5
Maximum Height (Feet)								
Accessory Structure	35	25	20	20	20	20	20	20
Minimum Open Space								
Minimum Open Space (%)	65	60	60	60	50	50	30	25

Detached structures must be located behind the front edge of the primary residential structure. Driveways accessing any front-loaded garage shall be a minimum of 18 feet in length (measured from the back of sidewalk) or 29 feet from the edge of asphalt if no sidewalk or curb exists.

Size Limitations

No individual accessory building may exceed the above grade gross floor area of the primary single family home or duplex. Below grade space (a basement) is not included in the calculation of the area of the single family home, regardless of whether or not it is finished or conditioned space.

Lot and Yard Coverage

The combination of all accessory structures on site may not exceed more than 10 percent of the total lot area.

Example: if your lot is 6,000 square feet in size, the combined area of the existing and proposed detached structure (s) may not exceed 600 square feet.

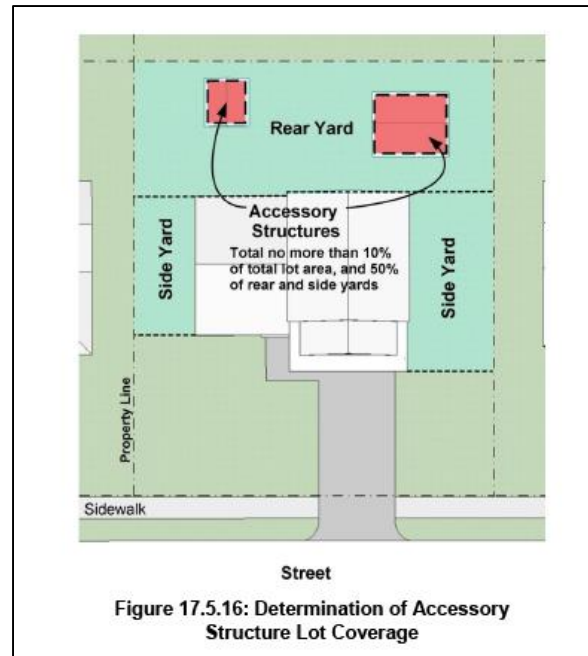
Additionally, the combination of all accessory structures on site may not exceed more than 50 percent of the combined total area of any side, rear, or non-primary front yard area of a lot.

Open Space Requirements

Each residential lot is required to maintain a certain percentage of "Open Space." The amount of Open Space varies by zone district. (See table on the front)

Open Space is calculated by taking the total lot area and subtracting the building footprint driveways and any parking areas. Open Space may include walkways, pedestrian paths, natural and landscaped areas, and other similar amenities including uncovered decks and patios.

Construction of a new accessory structure will reduce the amount of Open Space that is maintained on the lot. The resulting Open Space must meet the minimum requirement.



Checklist - Before submitting your plan, have you ensured you are:

- Meeting all setbacks and located behind the front edge of the home
- Separated from any other structure at least 3 feet between walls and 2 feet between eaves.
- Under the maximum height for accessory structure
- Area of all accessory structures is less than 10% of total lot area
- Area of all accessory structures is less than 50% of your side and rear yard
- Meeting required open space
- Using building materials that match the primary structure (home)

Still have questions?

Contact the Planner of the Day at 303.987.7571, POD@lakewood.org, or stop by the Planning Counter at 470 S. Allison Parkway during normal business hours.