

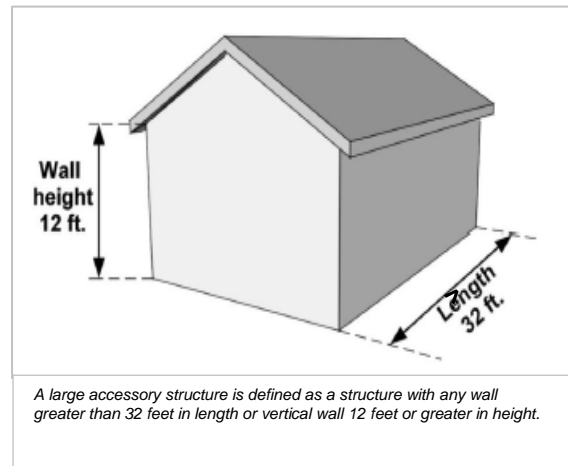
Zoning Summary for Large Detached Accessory Structures

I have an existing single family home (or duplex) and I want to build a large accessory structure. What are the additional standards?

A new detached accessory structure with any wall greater than 32 feet in length or with a vertical wall 12 feet or greater in height may be permitted if it complies with the zoning standards for:

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

For more information on **size, lot and yard coverage** and **open space**, please see [Zoning Regulations for Detached Accessory Structures](#) handout.



Setback and Height

All detached accessory structures are required to have a minimum 3-foot separation between walls and at least 2 feet between eaves. In addition, large accessory structures are required to comply with the minimum setbacks for primary structures, as described below.

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								
Primary Structure and Large 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	15	10	10	10	5	5/0*	5/0*	5
Rear	15	15	15	15	15	15	15	15
Accessory Structure Maximum Height (Feet)								
	35	25	20	20	20	20	20	20

Architectural Compatibility

Large accessory structures are also required to be architecturally complementary to and compatible with, the primary structure. Architectural compatibility is a contextual standard meaning that nearby buildings or site characteristics will affect the requirements of a proposed building.

Architectural compatibility **generally** includes the following:

- ✓ Building materials that match or are similar to adjacent structures; and
- ✓ Roofing materials that match or are similar to adjacent structures; and
- ✓ Building and roofing material colors that are similar to adjacent structures; and
- ✓ Roof slopes that are similar to adjacent structures or a minimum of a 4 and 12 pitch; and
- ✓ Building eaves that are similar to adjacent structures or a minimum of 1 foot; and
- ✓ Building fenestration (windows) that match or are similar to adjacent structures; and
- ✓ Placement on the lot.

Review Process

Large Accessory Structures require a Zoning Review application. All required submittal materials are detailed in the zoning review form. Review timelines can vary based on quality of submittals and the extent of comments.

Mitigation of Scale

When larger accessory structures are proposed, design can be used to mitigate the scale and improve compatibility.

Mitigation of scale may be achieved through the following:

- ✓ The addition of architectural features such as dormers, porches and roof hips; and
- ✓ Modulation in horizontal walls; and
- ✓ Modulation in building height.

Examples:



Unacceptable



Potentially acceptable depending on context



Generally acceptable

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.

This informational handout is intended to provide a clarification of the Lakewood Zoning Ordinance and may only be used as a guiding document. The complete Zoning Ordinance is available online at www.lakewood.org/zoning.