City of Lakewood
Planning Department
Civic Center North
480 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7571
Fax: 303-987-7990
www.lakewood.org/planning

ZONE DISTRICT SUMMARY

R-1-18

Rural Lot Residential

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 detached residential development.

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 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:	10 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:	25 feet
Open Space	Minimum:	60%
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.

Permitted Land Uses Permitted as a use by right.	Group Home (1-8 client residents) Park 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 Apiaries 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 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 Horticulture 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.