**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-1-9

## Medium Sized Lot Residential

The R-1-9 district is intended to provide for medium-sized lot, single family residential development.

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

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| **Subdivision Standards** | | |
| **New Lot Size** | Minimum: | 9,000 square feet |
| **New Lot Width** | Minimum: | 75 feet |
| **Building Setbacks** | | |
| **Primary Structure** | Front Minimum: | 25 feet |
| (Front setbacks are measured from back of curb. Where no curb exists, add 3 feet to setback dimensions and measure from edge of asphalt). | Non-Primary Front Minimum: | 20 feet |
| | Side Minimum: | 10 feet |
| | Rear Minimum: | 15 feet |
| **Accessory Structure** | Front Minimum: | Behind front edge of primary structure |
| (Structures larger than 32 feet in length or with wall heights greater than 12 feet in height must meet Primary Structure Setbacks.) | Non-Primary Front Minimum: | 20 feet |
| | Side Minimum: | 5 feet |
| | Rear Minimum: | 5 feet |
| **Height** | | |
| **Primary Structure** | Maximum: | 35 feet |
| **Accessory Structure** | Maximum: | 20 feet |
| **Open Space** | Minimum: | 60% |
| **Other Standards** | | |
| **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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| **Permitted Land Uses**<br><br>Permitted as a use by right. | Single-Family Dwelling Unit<br>Group Home (1 - 8 client residents)<br><br>Park<br>School, Public or Private<br><br>Utility Facility, Minor<br><br>Wireless Communications Facility, Stealth |
| **Limited Land Uses**<br><br>Permitted as a use subject to compliance with any supplemental standards identified in **Section 17.4.3**. | Accessory Dwelling Unit<br><br>Office<br>Personal Service<br><br>Community Building<br>Religious Institution<br>Transportation Facility, Public<br><br>Apiaries<br>Community Garden |
| **Special Land Uses**<br><br>Permitted with approval of a Special Use Permit and subject to compliance with **Section 17.4.3**. | Bed and Breakfast<br><br>Utility Facility, Major<br><br>Temporary Use, Long/Short Term<br><br>Home Business, Major<br><br>Wind-Powered Electric Generator |
| **Accessory Land Uses**<br><br>Only permitted as accessory to a permitted use, subject to compliance with **Section 17.4.3**. | Day Care Facility, Adult or Child<br><br>Animals, Small/Large<br>Horticulture<br><br>Construction or Sales Trailer<br><br>Amateur Radio Tower or Antenna<br>Home Business, Minor<br>Satellite Dish Antenna<br>Solar Collection System<br><br>Wireless Communications Facility<br>Building Facade Mounted<br>Roof Mounted<br>Other Freestanding Support Structure |

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