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ZONE DISTRICT SUMMARY

R-MF

Multifamily Residential

The R-MF district is intended to provide for a mixture of medium-density housing types including attached housing and multifamily buildings.

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

Subdivision Standards			
New Lot Size	Minimum:	None.	
New Lot Width	Minimum:	18 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	Front Maximum:	140 feet	
	Non-Primary Front Minimum:	20 feet	
	Non-Primary Front Maximum:	140 feet	
	Side Minimum:	0/5 feet*	*No setback is required for common wall lot lines
	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:	45 feet	
Accessory Structure	Maximum:	20 feet	
Open Space	Minimum:	30%	
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 6 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. Rev. March 2014

Permitted Land Uses

Permitted as a use by right.

Single-Family Dwelling Unit
Duplex
Attached Dwelling Unit
Multifamily Dwelling Unit
Group Home (1 - 8 client residents)
Group Residential Facility

Day Care Facility, Child or Adult

Community Building
Park
Religious Institution
School, Public or Private
Transportation Facility, Public
Utility Facility, Minor

Wireless Communications Facility
- Stealth
- New Freestanding Structure ≤ 60 ft. in height.

Limited Land Uses

Permitted as a use subject to compliance with any supplemental standards identified in **Section 17.4.3**.

Accessory Dwelling Unit

Office
Personal Service

Apiaries
Community Garden

Special Land Uses

Permitted with approval of a Special Use Permit and subject to compliance with **Section 17.4.3**.

Bed and Breakfast

Utility Facility, Major

Temporary Use, Long/Short Term

Home Business, Major

Wind-Powered Electric Generator, Freestanding

Wireless Communications Facility
- New Freestanding Structure > 60 ft. in height.

Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with **Section 17.4.3**.

Horticulture

Construction or Sales Trailer

Home Business, Minor
Satellite Dish Antenna
Solar Collection System

Wireless Communications Facility
- Building Facade Mounted
- Roof Mounted
- Other Freestanding Support Structure

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