



# City of Lakewood

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[www.lakewood.org/planning](http://www.lakewood.org/planning)

## ZONE DISTRICT SUMMARY



# R-1-12

## Large Lot Residential

The R-1-12 district is intended to provide for large lot, single-family residential development.

The official Zoning Ordinance is available online: [www.lakewood.org/zoning](http://www.lakewood.org/zoning)

### Subdivision Standards

<b>New Lot Size</b>	Minimum:	12,500 square feet
<b>New Lot Width</b>	Minimum:	100 feet

### Building Setbacks

<b>Primary Structure</b>	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
<b>Accessory Structure</b>	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

<b>Primary Structure</b>	Maximum:	35 feet
<b>Accessory Structure</b>	Maximum:	20 feet

### Open Space

Minimum: 60%

### Other Standards

<b>Primary Dwelling Units Per Lot</b>	Maximum:	1
<b>Accessory Structure Lot Coverage</b>	Maximum:	No more than 50% of rear, side, and non-primary front yards and no more than 10% of total lot area
<b>Fence Standards</b>	Front:	Maximum 4 feet in height, Minimum 50% open
	Side/Rear/Non-Primary Front:	Maximum 6 feet in height, solid allowed

<p><b>Permitted Land Uses</b></p> <p>Permitted as a use by right.</p>	<p>Single-Family Dwelling Unit Group Home (1 - 8 client residents)</p> <p>Park School, Public or Private</p>	<p>Utility Facility, Minor</p> <p>Wireless Communications Facility, Stealth</p>
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<p><b>Limited Land Uses</b></p> <p>Permitted as a use subject to compliance with any supplemental standards identified in <a href="#">Section 17.4.3</a>.</p>	<p>Accessory Dwelling Unit</p> <p>Office Personal Service</p> <p>Community Building Religious Institution Transportation Facility, Public</p>	<p>Apiaries Community Garden</p>
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<p><b>Special Land Uses</b></p> <p>Permitted with approval of a Special Use Permit and subject to compliance with <a href="#">Section 17.4.3</a>.</p>	<p>Bed and Breakfast</p> <p>Utility Facility, Major</p> <p>Temporary Use, Long/Short Term</p> <p>Home Business, Major</p> <p>Wind-Powered Electric Generator</p>	
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<p><b>Accessory Land Uses</b></p> <p>Only permitted as accessory to a permitted use, subject to compliance with <a href="#">Section 17.4.3</a>.</p>	<p>Day Care Facility, Adult or Child</p> <p>Animals, Small/Large Horticulture</p> <p>Construction or Sales Trailer Roadside Stand</p> <p>Amateur Radio Tower or Antenna Home Business, Minor Satellite Dish Antenna Solar Collection System</p>	<p>Wireless Communications Facility Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>
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