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ZONE DISTRICT SUMMARY

R-1-6

Small Lot Residential

The R-1-6 district is intended to provide for small lot, single-family residential development.

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

Subdivision Standards		
New Lot Size	Minimum:	6,000 square feet
New Lot Width	Minimum:	60 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:	5 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:	50%
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

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 Group Home (1 - 8 client residents) Park School, Public or Private Utility Facility, Minor Wireless Communications Facility, Stealth
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 Community Building Religious Institution Transportation Facility, Public Animals, Small Apiaries Community Garden
Special Land Uses Permitted with approval of a Special Use Permit and subject to compliance with **Section 17.4.3**.	Utility Facility, Major Temporary Use, Long/Short Term Home Business, Major Wind-Powered Electric Generator
Accessory Land Uses Only permitted as accessory to a permitted use, subject to compliance with **Section 17.4.3**.	Day Care Facility, Adult or Child Horticulture Construction or Sales Trailer Amateur Radio Tower or Antenna 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**.