



City of Lakewood

Planning Department
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www.lakewood.org/planning

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 setbacks are measured from the edge of the existing or future right-of-way improvements)

Front Minimum:	25 feet
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

(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:	5 feet
Rear Minimum:	5 feet

Height

Primary Structure

Accessory Structure

Maximum:	45 feet
Maximum:	20 feet

Open Space

Minimum:	30%
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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
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Fence Standards

Front:	Maximum 6 feet in height, Minimum 50% open
Side/Rear/Non-Primary Front:	Maximum 6 feet in height, solid allowed

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

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

Day Care Facility, Child or Adult

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