



City of Lakewood

Planning Department
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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

Subdivision Standards

New Lot Size	Minimum:	12,500 square feet
New Lot Width	Minimum:	100 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

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	Single-Family Dwelling Unit Group Home (1 - 8 client residents)	Utility Facility, Minor
	Park School, Public or Private	Wireless Communications Facility, Stealth Horticulture

<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	Accessory Dwelling Unit	Apiaries Community Garden
	Office Personal Service	
	Community Religious Transportation Facility, Public	Building Institution

<p>Special Land Uses</p> <p>Permitted with approval of a Special Use Permit and subject to compliance with Section 17.4.3.</p>	Bed and Breakfast
	Utility Facility, Major
	Temporary Use, Long/Short Term
	Home Business, Major
	Wind-Powered Electric Generator

<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	Day Care Facility, Adult or Child	Wireless Communications Facility
	Animals, Small/Large	Building Facade Mounted Roof Mounted Other Freestanding Support Structure
	Construction or Sales Trailer Roadside Stand	
	Amateur Radio Tower or Antenna Home Business, Minor Satellite Dish Antenna Solar Collection System	