



City of Lakewood

Planning Department
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ZONE DISTRICT SUMMARY

	<h1>R-1-43</h1>
<h3>One Acre Lot Residential</h3>	
<p>This R-1-43 district is intended to protect and enhance existing rural character, uses, densities, and standards while providing for low-intensity use of land, single-family residential development, and other compatible uses.</p>	

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

Subdivision Standards

New Lot Size	Minimum:	43,560 square feet
New Lot Width	Minimum:	140 feet

Building Setbacks

Primary Structure <small>(Front setbacks are measured from back of curb. Where no curb exists, add 3 feet to setback dimensions and measure from edge of asphalt).</small>	Front Minimum:	25 feet
	Non-Primary Front Minimum:	20 feet
Accessory Structure <small>(Structures larger than 32 feet in length or with wall heights greater than 12 feet in height must meet Primary Structure Setbacks.)</small>	Side Minimum:	15 feet
	Rear Minimum:	15 feet
	Front Minimum:	Behind front edge of primary structure
Height	Non-Primary Front Minimum:	20 feet
	Side Minimum:	10 feet
	Rear Minimum:	10 feet

Primary Structure	Maximum:	35 feet
Accessory Structure	Maximum:	35 feet

Open Space	Minimum:	65%
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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>	<p>Single-Family Dwelling Unit Group Home (1 - 8 client residents)</p> <p>Animal Care Cemetery Plant Nursery</p> <p>Park School, Public or Private Utility Facility, Minor</p>	<p>Apiaries Horticulture</p> <p>Wind-Powered Electric Generator</p> <p>Wireless Communications Facility, Stealth</p>
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<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	<p>Accessory Dwelling Unit</p> <p>Office Personal Service</p> <p>Community Building Religious Institution Transportation Facility, Public</p>	<p>Animals, Large Community Garden Roadside Stand</p>
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<p>Special Land Uses</p> <p>Permitted with approval of a Special Use Permit and subject to compliance with Section 17.4.3.</p>	<p>Bed and Breakfast Golf Course</p> <p>Utility Facility, Major</p> <p>Temporary Use, Long/Short Term</p> <p>Home Business, Major</p>	
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<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Day Care Facility, Adult or Child</p> <p>Animals, Small</p> <p>Construction or Sales Trailer</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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