# 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](http://www.lakewood.org/zoning)

<table>
<thead>
<tr>
<th>Subdivision Standards</th>
<th>Minimum:</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Lot Size</td>
<td>6,000 square feet</td>
</tr>
<tr>
<td>New Lot Width</td>
<td>60 feet</td>
</tr>
</tbody>
</table>

### Building Setbacks

**Primary Structure**

- Front Minimum: 25 feet
- Non-Primary Front Minimum: 20 feet
- Side Minimum: 5 feet
- Rear Minimum: 15 feet

**Accessory Structure**

- 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**

- 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
Land use definitions can be found in Article 14 of the Zoning Ordinance.