



# City of Lakewood

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[www.lakewood.org/planning](http://www.lakewood.org/planning)

## 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)

#### Subdivision Standards

<b>New Lot Size</b>	Minimum:	6,000 square feet
<b>New Lot Width</b>	Minimum:	60 feet

#### Building Setbacks

<b>Primary Structure</b>	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
<b>Accessory Structure</b>	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

<b>Primary Structure</b>	Maximum:	35 feet
<b>Accessory Structure</b>	Maximum:	20 feet

#### Open Space

Minimum: 50%

#### Other Standards

<b>Primary Dwelling Units Per Lot</b>	Maximum:	1
<b>Accessory Structure Lot Coverage</b>	Maximum:	No more than 50% of rear, side, and non-primary front yards and no more than 10% of total lot area
<b>Fence Standards</b>	Front:	Maximum 4 feet in height, Minimum 50% open
	Side/Rear/Non-Primary Front:	Maximum 6 feet in height, solid allowed

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

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

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

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