



City of Lakewood

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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

Primary Building Setbacks

Front¹ (measured from edge of existing or future public improvements.)	Minimum:	10/25 feet	¹ 25-foot minimum setback when on-street parking is not provided
	Maximum:	35 feet	
Non-Primary Front¹	Minimum:	10/25 feet	² No setback is required for common wall lot lines
	Maximum:	35 feet	
Side²	Minimum:	0/5 feet	³ Structures larger than 32 feet in length or with wall heights greater than 12 feet in height must meet Primary Structure Setbacks.
Rear	Minimum:	15 feet	

Accessory Structure Setbacks³

Front⁴			⁴ All accessory structures shall be located behind the front edge of the primary structure.
Non-Primary Front	Minimum:	20 feet	
Side	Minimum:	5 feet	
Rear	Minimum:	5 feet	

Height	Maximum:	45 feet
Primary Structure	Maximum:	20 feet
Accessory Structure		

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
Fence Standards	Front:	Maximum 6 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 Duplex Attached Dwelling Unit Multifamily Dwelling Unit Group Home (1 - 8 client residents) Group Residential Facility</p> <p>Day Care Facility, Child or Adult</p> <p>Horticulture</p>	<p>Community Building Park Religious Institution School, Public or Private Transportation Facility, Public Utility Facility, Minor</p> <p>Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height.</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>Apiaries Community Garden</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</p> <p>Utility Facility, Major</p> <p>Temporary Use, Long/Short Term</p> <p>Home Business, Major</p> <p>Wind-Powered Electric Generator, Freestanding</p> <p>Wireless Communications Facility New Freestanding Structure > 60 ft. in height.</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>Construction or Sales Trailer</p> <p>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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