



City of Lakewood

Planning Department
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ZONE DISTRICT SUMMARY



R-2

Two-Family and Small Lot Residential

The R-2 district is intended to provide for small-lot, single-family and duplex residential development.

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

Subdivision Standards

New Lot Size	Minimum:	5,000 square feet for one dwelling unit 10,000 square feet for two dwelling units
New Lot Width	Minimum:	45 feet

Building Setbacks

Primary Structure (Front setbacks are measured from back of curb. Where no curb exists, add 3 feet to setback dimensions and measure from edge of asphalt).	Front Minimum:	25 feet
	Non-Primary Front Minimum:	20 feet
Accessory Structure (Structures larger than 32 feet in length or with wall heights greater than 12 feet in height must meet Primary Structure Setbacks.)	Side Minimum:	0/5 feet* *No setback is required for common wall lot lines
	Rear Minimum:	15 feet
	Front Minimum:	Behind front edge of primary structure
Height	Non-Primary Front Minimum:	20 feet
	Side Minimum:	5 feet
	Rear Minimum:	5 feet

Primary Structure	Maximum:	35 feet
Accessory Structure	Maximum:	20 feet

Open Space	Minimum:	50%
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Other Standards

Primary Dwelling Units Per Lot	Maximum:	2 -- 10,000 SF lot size required for second unit second unit
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 Duplex Group Home (1 - 8 client residents)</p> <p>Community Building Park Religious Institution School, Public or Private</p>	<p>Transportation Facility, Public Utility Facility, Minor</p> <p>Horticulture</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>Animals, Small 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>Utility Facility, Major</p> <p>Wind-Powered Electric Generator, Freestanding</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>Construction or Sales Trailer Roadside Stand</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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