

CITY OF LAKEWOOD

R-1 and R-A Zoning Requirements

To implement the goals specified in the City of Lakewood's General Plan, all building proposals are reviewed by the Community Development Department to determine if they conform with the City's Zoning Ordinance and Building Code requirements. The accompanying diagrams graphically depict the requirements of the Zoning Ordinance. The following is a summary of the more pertinent sections of the ordinance.

1. **Maximum Floor Area** - Total Floor Area of the main building used for living purposes shall not exceed 60% of the lot area (§ 9322.2[a]).

2. **Lot Coverage** - The total first floor area of the main building and all enclosed accessory structures shall not exceed 45% of the lot area (§ 9322.2).

3. **Maximum Height** - Heights of all structures must not exceed 2 ½ stories or 35 feet, whichever is less (§ 9322.3).

4. **Setback Requirements:** (Figure 1)

a. **Front Yards** - Every lot and every parcel shall have a front yard of not less than 20 feet from the front property line, or not less than 10 feet from the front property line where said lot or parcel is located on a cul-de-sac street or on a knuckle intersection (§ 9322.4).

b. **Side Yards** - Lots must have 5-foot-wide side yards, measured from the main building to the side property lines (§ 9322.5). Added structures where the main building has a non-conforming side can follow the same setback as that of the main building. For a second-story addition, the non-conforming side yard must be of at least 3 feet.

c. **Rear Yards** - A minimum 10-foot setback measured from the rear property line to the nearest rear line of the first story of the main building must be maintained. A 15-foot setback from the rear property line to the nearest rear line of the second-story addition must be maintained (§ 9322.6).

d. **Garages and Accessory Buildings** - Garages and other non-habitable accessory structures shall observe a 1-foot side yard setback and a 3-foot rear yard setback when located in the rear 50% of a lot, otherwise a five-foot side yard setback is required. Garages on corner lots may be attached to the main structure if adequate access provisions are maintained to the rear yard area.

5. **Yard Projections** - Chimneys and water heaters are permitted in the side and rear yards, provided that they do not encroach into the yards a distance greater than 50% of the required yard area, and that a minimum 30-inch clearance is maintained. Cornices and eaves may project 30 inches into the required front or rear yards. A 30-inch minimum clearance must be maintained if the encroach into the side yard. When balconies or stairways are located in the front of a house, they may project 30 inches into the required yard area.

An uncovered porch may project into the required front or side yard not more than 6 feet and into the required rear yard without limitation provided an unobstructed walkway at least 3 feet wide is maintained. Covered, unenclosed porches may extend up to 6 feet into the front yard with DRB approval.

6. **Walls and Fences** - Any wall erected in the rear or side yards may not exceed 7 feet, 6 inches in height on either of its sides. A wall located in the front yard may not exceed 42 inches in height, measured from the top of the street curb to the top of the wall. All masonry walls over 42 inches in height require building permits and plot plan approval. A Conditional Use Permit is required for walls exceeding these specified height requirements (§ 9384). Extension to existing fences or block walls which are constructed of a different material than the original wall shall be compatible with the color, style and usage of the abutting properties and shall be approved by the Development Review Board. (§ 9384.A).

7. **Parking Requirements** (Figure 2) - Two (2) covered, off-street parking spaces must be provided on every single-family residential lot. The interior dimensions of the parking area must be at least 18 feet in width and 20 feet in length (§ 9493). The opening to this parking area must provide ready access for the parking of two cars. In practice, a garage door opening is usually 16 feet in width and 6 feet, 6 inches in height. DRB approval is required if a carport is proposed in lieu of a garage. All off-street parking areas shall be provided with access driveways and adequate turning radius.

8. **Open Space Requirements** (Figure 3) - A minimum of 750 square feet of contiguous open space must be maintained in the rear yard. This is of particular importance to those seeking to add a room to their homes. The required 20-foot front yard and 5-foot side yards do not count towards open space. Portions of the driveways located in the rear 50% of the lot may be included towards the 750-square-foot requirement. Also, an area must have a minimum dimension of 5 feet if it is to count as open space. To determine how large of a room addition is possible under these requirements, compute the total rear yard area, then subtract the square feet of the proposed room addition and the accompanying side yards from the total rear yard area computed above.

Copies of the Lakewood's Zoning Ordinance may be obtained from the City Clerk's Office or on the Internet at www.lakewoodcity.org. If you have any questions, please contact the Community Development Department, Planning Section, at (562) 866-9771, extension 2341.

Figure 1: R-1 and R-A Setback Requirements

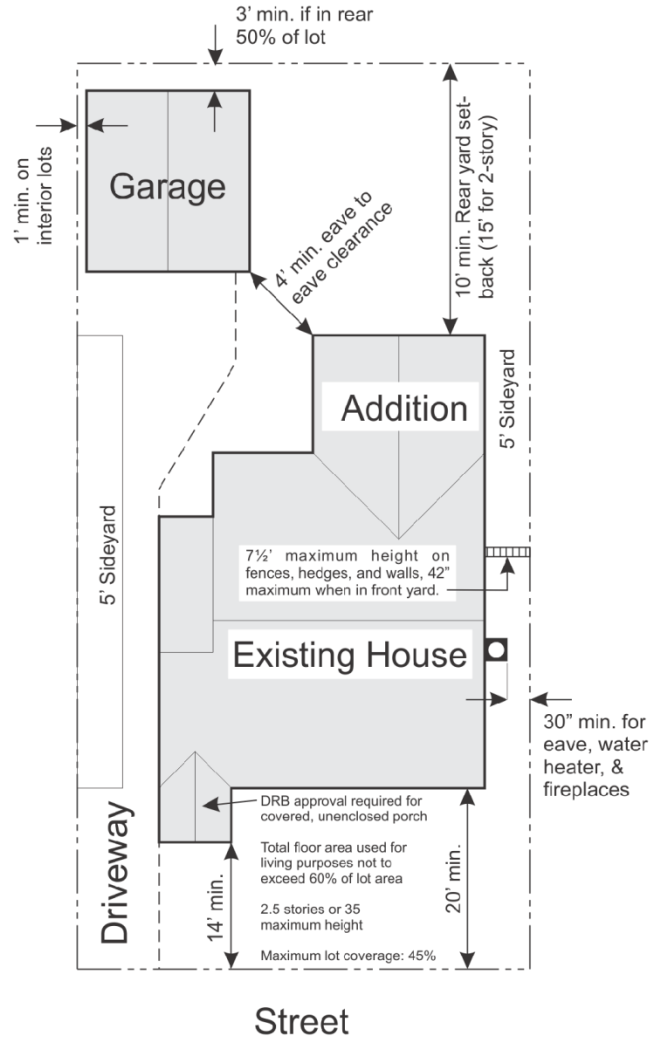


Figure 2: Turning Radius Requirements

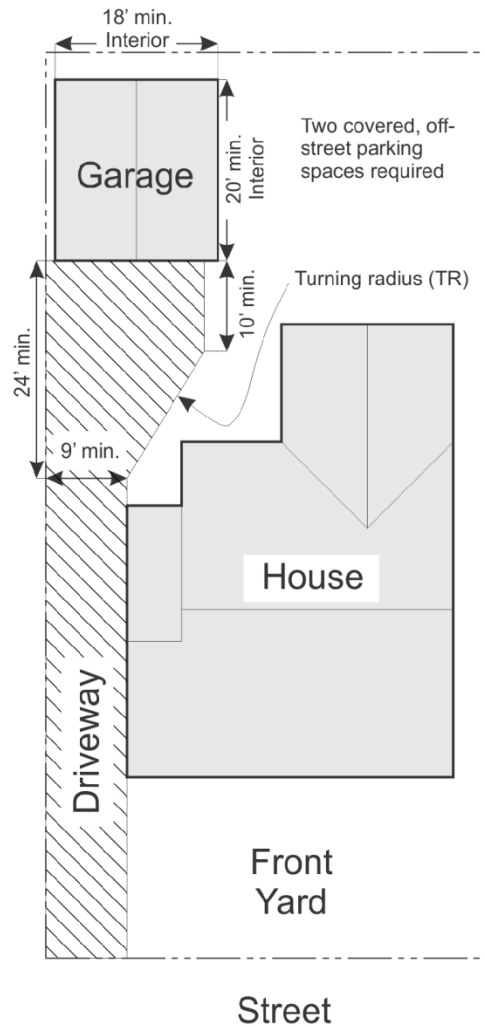


Figure 3: Open Space Requirements

