



Planning and Public Works

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Residential Uses allowed in Various Zones

Code References:

- [LMC Chapter 17.22](#) and [LMC Chapter 17.24](#)
- [LMC 18A.40.110 \(A\), \(B\), \(C\), and \(D\)](#)
- [Lakewood Rental Housing Safety Program](#)

Allowed Housing Types by Land Use Zone

Allowed Housing Types	R-1	R-2	R-3	R-4	Other Zones Allowing Housing
Single Detached	✓	✓	✓	✓	MR1 and MR2
Middle Housing*	✓	✓	✓	✓	MR1, MR2, and MF1
Cottage Housing / Courtyard Apts.	✓	✓	✓	✓	-
Stacked Flats	✓	✓	✓	✓	NC1 and NC2
Townhouse	✓	✓	✓	✓	All residential zones
Co-Living Housing**	-	-	-	-	MR1, MR1, MF1-MF3, ARC, NC1, NC2, TOD, CBD

*What is Middle Housing?

Middle Housing: residential building or building(s) that are compatible in scale, form, and character with single detached dwelling units.

Allowed Middle Housing Types

- Duplexes.
- Triplexes.
- Fourplexes.
- Fiveplexes.
- Sixplexes.
- Stacked Flats.
- Townhouses.
- Cottage Housing.
- Courtyard Apartments.

Middle Housing Dimensional Standards

Criteria	R-1	R-2	R-3	R-4
Density (units per acre) (DUA)*	1.45 DUA	2.2 DUA	4.8 DUA	6.4 DUA
Minimum Unit Density**	2	2	2	2
Maximum Building Lot Coverage	45%	45%	45%	50%
Maximum Building Height	35 ft	35 ft	35 ft	35 ft
Front Yard / Street Setback	15 ft	15 ft	10 ft	10 ft
Garage / Carport Setback	20 ft	20 ft	20 ft	20 ft
Rear Yard Setback without an alley	1-3 units: 15 ft. 3+ units: 10 ft.	1-3 units: 15 ft. 3+ units: 10 ft.	10 ft	10 ft
Rear Yard Setback with an alley	0 ft	0 ft	0 ft	0 ft
Interior Setbacks	Attached: 0 ft Detached: 5 ft	Attached: 0 ft Detached: 5 ft	Attached: 0 ft Detached: 5 ft	Attached: 0 ft Detached: 5 ft
Impervious Surface Coverage	45%	45%	60%	70%
*Applies to detached single family only				
**Applies to middle housing only				
Residential Unit Bonuses				
Baseline Dwelling Units Allowed Per Lot	2 units	2 units	2 units	2 units
HB 1110 Affordable Bonus Unit(s)*	2 units	2 units	2 units	2 units

HB 1110 Affordable Housing Bonus

The R-1, R-2, R-3 and R-4 zones have unit bonuses when criteria are met:

- The project is located within ¼ mile of a qualifying transit stop; **OR**
- The bonus unit(s) are income-restricted Affordable Housing and remain affordable for a minimum period of 50 years at the following affordability levels:
 - Rental Housing: 60 percent
 - Owner-Occupied Housing: 80 percent

An affordability housing agreement must also be approved and recorded prior to building permit issuance.

Middle Housing Examples



Cottage Housing

Residential development consisting of at least two cottages grouped around a common open space.

A cottage is a small, detached dwelling unit, not greater than 1,400 square feet in total floor area.



Courtyard Apartments

Attached dwelling units arranged on two or three sides of a yard or court.



Townhouse

A building on its own separate lot containing one dwelling unit that occupies space from the ground to the roof and is attached to one or more other townhouse dwelling units by at least one common wall.



Duplex

A residential building with two attached dwelling units.



Triplex

A residential building with three attached dwelling units.



Fourplex

A residential building with four attached dwelling units.



Fiveplex

A residential building with five attached dwelling units.



Sixplex

A residential building with six attached dwelling units.



Stacked Flat

A residential building of no more than three stories on a residential zoned lot in which each floor is separately rented or owned.

Visit Lakewood's interactive zoning map to search by parcel # or site address and find out more about what is allowed on your property:

[Zoning Boundaries | City of Lakewood GIS](https://www.cityoflakewood.us/planning-and-public-works/zoning-boundaries)

****What is Co-Living Housing?**

“Co-living” housing means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

Co-living housing is allowed in zones for 6+ unit MF housing (see map below) and is subject to Lakewood’s [Rental Housing Safety Program](#). Development regulations for co-living housing can be found at [Lakewood Municipal Code 18A.40.110 \(B\)\(14\)](#).

