



City of Lakewood Minimum Residential Design Standards

(DU = Dwelling Unit. A = Accessory) (Rev. 11/14/2024)

1. **Water Supply.** Each DU shall have a 1" water supply line with a "T" connection after the water meter and before delivery to each separate DU or install a new water meter.
2. **House Numbers/Mailboxes.** Address numbers (*minimum 4" high*) for all DUs shall be visible to the addressed street on a post or structure with arrows to any rear DUs. Mailboxes for all DUs to be located together near addressed street.
3. **Trash carts.** Show storage area, not visible from the street (*minimum 3 carts per lot*)
4. **Porch.** Each DU shall have a covered posted porch or trellis entry that is 5' x 5' or wider to allow outdoor chair/table. Posts shall be 4" x 6" and wrapped (*e.g., brick.*)
5. **Handrail.** All stairs (*external/internal*) shall have at least one handrail to assist entry.
6. **Doors.** All new interior access doors shall be either a minimum of 34" wide for swing doors or 32" wide for pocket/barn-type slide doors (*36" wide is recommended.*)
7. **Outlets.** All new electrical outlets shall be a minimum of 18" to the top of box.
8. **Switches.** All new light switches shall be a maximum of 48" from the floor.
9. **Toilets.** All new toilets shall be the tall-elongated type with minimum 16.5" to top of rim in a minimum stall width of 32" and minimum 24" front clearance.
10. **Showers.** All new showers shall have a minimum 36" diameter and be low threshold (max. 4" height). The shower entry should be a minimum of 32" wide.
11. **Grab bars.** All new showers, tubs and toilet areas shall install or have blocking in the walls behind these for the current/future installation of stabilization grab bars.
12. **Kitchen stoves.** Minimum 48" clearance in front. (*min. 42" clear for kitchen counters*)
13. **Laundry appliances.** Minimum 36" minimum clearance in front.
14. **W/H and A/C.** Show all water heaters (W/H) and A/C units for each DU. Exterior tank-type W/H (*existing/new*) shall be in a framed structure, stuccoed/siding and painted to blend. No uncovered metal enclosures are allowed to remain. Plans shall include location and utility connections for an electric Heat Pump W/H installation.
15. **Electric Equipment Readiness.** Each new DU shall be prewired to allow for an all-electric unit with a separate 240V branch circuit to the stove & oven (*50-amp rating*) and for space heating, water heating, and clothes drying (*30-amp rating.*) The panel shall have space for each circuit to have a double pole breaker. A 30" x 30" external enclosure or inside space with wiring, plumbing and a condensate drain is required for a future heat pump W/H. Gas systems may be installed in addition to these.
16. **Second Story DU.** Within 10-feet of a neighboring backyard: All 2nd story windows shall be obscured or the bottom window sill shall be 72" or more above the 2nd floor and there shall be no portion of a 2nd story balcony or a rooftop patio.

Applicant: You are required to confirm in OpenGov that the above minimum residential standards have been incorporated into your plans. In addition, you are required to include these standards verbatim within your submitted plans.