

### City of Lakewood

Planning Department Civic Center North 480 South Allison Parkway Lakewood, CO 80226-3127 Voice: 303-987-7571

Voice: 303-987-7577 Fax: 303-987-7990

www.lakewood.org/planning

<sup>1</sup>Buildings not located at

from the property line.

<sup>2</sup>The Build-to-Zone requirement is the percentage of lot width that

back range.

the 0 foot setback shall be located a minimum of 5 feet

must contain a portion of a building within the front set-

<sup>3</sup>Subject to height transition

when adjacent to residential zoning, see <u>17.5.3.4.</u>





## M-E-T

#### **Mixed Use - Employment - Transit**

The M-E-T district is intended to provide for office and campus development, with ancillary retail and residential uses along arterial and collector streets. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets, with parking located only behind buildings, or in above or below grade structures.

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

**Building Setbacks** 

**Build-to-Zone Requirement**<sup>2</sup>

Front Minimum: 0 feet (measured from edge of existing or future public improvements.) Maximum: 20 feet

Side1Minimum:0/5 feetRear1Minimum:0/5 feet

65%

Height Requirements<sup>3</sup> Minimum: 30 feet (2 floors)

Maximum: 180 feet

Open Space Minimum: 10%

Non-Residential Building Footprint Maximum: 40,000 square feet

**Retail Allowed per Business** Maximum: 40,000 square feet by right

Greater than 40,000 square feet with Special Use Permit

Additional Design Requirements<sup>4</sup> Lower two floors must be 4See 17.5.3.7.C

designed for non-residential

uses

**Residential Density**<sup>5</sup> Minimum: 20 DU/acre <sup>5</sup> Applies only if residential is

Maximum: None provided.

Surface Parking Lot Locations Allowed -Behind rear plane of a building

#### Permitted Land Uses

Permitted as a use by right.

Attached Dwelling Unit

Multifamily

Group Home (1-8 client residents)

**Group Residential Facility** 

Club, Lodge, or Service Organization

Day Care Facility, Adult or Child

Emergency Medical Facility

Fitness or Athletic Facility, Private

Gallery or Studio

Hotel

Manufacturing, Light

Office

Parking, Stand-Alone, Structured

Personal Service

Restaurant

Retail

Community Building

Convention or Exposition Center

Park

Religious Institution

School, Public or Private

School, Vocational or Trade

Transportation Facility, Public

University or College Utility Facility, Minor

Home Business, Major

Wireless Communications Facility

Stealth

New Freestanding Structure ≤ 60 ft. in height

# Limited Land Uses

Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.

Accessory Dwelling Unit

Animal Care Contractor Shop Motor Vehicle Rental

Parking, Stand-Alone, Surface

**Apiaries** 

Community Garden

Temporary Use, Short-term

#### Special Land Uses

Permitted with a special use permit, subject to compliance with Section 17.4.3.

Rar

Entertainment Facility, Indoor Vehicle Dispatch Facility

Hospital

Utility Facility, Major

Temporary Use, Long-term

Wind-Powered Electric Generator, Freestanding

Wireless Communications Facility, > 60 ft. in Height

#### Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3. Horticulture

Construction or Sales Trailer Outdoor Display

Home Business, Minor

Satellite Dish Antenna Solar Collection System

Wireless Communications Facility, Existing Structures

**Building Facade Mounted** 

Roof Mounted

Other Freestanding Support Structure