

ZONE DISTRICT SUMMARY



M-N-T

Mixed Use - Neighborhood - Transit

The M-N-T district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Parking shall be located behind buildings or in a parking structure.

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

Building Setbacks

Front

(measured from edge of existing or future public improvements.)

Minimum: 0 feet

Maximum: 20 feet

Side¹

Minimum: 0/5 feet

Rear¹

Minimum: 0/5 feet

¹Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

Build-to-Zone Requirement²

60%

²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

Height Requirements³

Minimum: 30 feet (2 floors)

Maximum: 60 feet

³Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

Open Space

Minimum: 10%

Non-Residential Building Footprint

Maximum: 30,000 square feet

Retail Allowed per Business

Maximum: 20,000 square feet by right
20,001—40,000 square feet with Special Use Permit

Residential Density⁴

Minimum: 12 DU/acre

Maximum: None

⁴Applies only if residential is provided.

Surface Parking Lot Locations Allowed

- Behind rear plane of a building

Standards for Single Family Uses

See [Table 17.5.2](#)

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Single-Family Dwelling Unit</p> <p>Duplex</p> <p>Attached Dwelling Unit</p> <p>Multifamily</p> <p>Group Home (1-8 client residents)</p> <p>Group Residential Facility</p>	<p>Community Building</p> <p>Park</p> <p>Religious Institution</p> <p>School, Public or Private</p> <p>Transportation Facility, Public</p> <p>Utility Facility, Minor</p>
	<p>Bar</p> <p>Club, Lodge, or Service Organization</p> <p>Day Care Facility, Adult or Child</p> <p>Entertainment Facility, Indoor</p> <p>Fitness or Athletic Facility, Private</p> <p>Gallery or Studio</p> <p>Office</p> <p>Personal Service</p> <p>Restaurant</p> <p>Retail</p>	<p>Home Business, Major</p> <p>Wireless Communications Facility</p> <p>Stealth</p> <p>New Freestanding Structure ≤ 60 ft. in height</p>

<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>Apiaries</p> <p>Community Garden</p>
	<p>Medical Marijuana Business</p> <p>Motor Vehicle Rental or Leasing</p> <p>Motor Vehicle Service, Fueling Station</p> <p>Parking, Stand-Alone, Surface</p>	<p>Temporary Use, Short-term</p>

<p>Special Land Uses</p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Animal Care</p> <p>Bed and Breakfast</p>	<p>Wind-Powered Electric Generator, Freestanding</p>
	<p>Utility Facility, Major</p> <p>Temporary Use, Long-term</p>	<p>Wireless Communications Facility, > 60 ft. in Height</p>

<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Horticulture</p>	<p>Satellite Dish Antenna</p> <p>Solar Collection System</p>
	<p>Construction or Sales Trailer</p> <p>Outdoor Display</p> <p>Home Business, Minor</p>	<p>Wireless Communications Facility, Existing Structures</p> <p>Building Facade Mounted</p> <p>Roof Mounted</p> <p>Other Freestanding Support Structure</p>