

**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](http://www.lakewood.org/zoning)

**Building Setbacks**

**Front**

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

Minimum: 0 feet

Maximum: 20 feet

**Side<sup>1</sup>**

Minimum: 0/5 feet

**Rear<sup>1</sup>**

Minimum: 0/5 feet

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

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

60%

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

**Height Requirements<sup>3</sup>**

Minimum: 30 feet (2 floors)

Maximum: 60 feet

<sup>3</sup>Subject 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 Density<sup>4</sup>**

Minimum: 12 DU/acre

Maximum: None

<sup>4</sup>Applies 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><b>Permitted Land Uses</b></p> <p>Permitted as a use by right.</p>	<p>Single-Family Dwelling Unit Duplex Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility</p> <p>Bar Club, Lodge, or Service Organization Day Care Facility, Adult or Child Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Office Personal Service Restaurant Retail</p>	<p>Community Building Park Religious Institution School, Public or Private Transportation Facility, Public Utility Facility, Minor</p> <p>Home Business, Major</p> <p>Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height</p>
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<p><b>Limited Land Uses</b></p> <p>Permitted as a use subject to compliance with any supplemental standards identified in <a href="#">Section 17.4.3</a>.</p>	<p>Accessory Dwelling Unit</p> <p>Medical Marijuana Business Motor Vehicle Rental or Leasing Motor Vehicle Service, Fueling Station Parking, Stand-Alone, Surface</p>	<p>Apiaries Community Garden</p> <p>Temporary Use, Short-term</p>
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<p><b>Special Land Uses</b></p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Animal Care Bed and Breakfast</p> <p>Utility Facility, Major</p> <p>Temporary Use, Long-term</p>	<p>Wind-Powered Electric Generator, Freestanding</p> <p>Wireless Communications Facility, &gt; 60 ft. in Height</p>
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<p><b>Accessory Land Uses</b></p> <p>Only permitted as accessory to a permitted use, subject to compliance with <a href="#">Section 17.4.3</a>.</p>	<p>Horticulture</p> <p>Construction or Sales Trailer Outdoor Display</p> <p>Home Business, Minor</p>	<p>Satellite Dish Antenna Solar Collection System</p> <p>Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>
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