



Planning Department
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M-N-U

Mixed Use - Neighborhood - Urban

The M-N-U district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. The Urban context reflects a more pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets, with parking located behind or to the side of buildings.

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

Building Setbacks

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

Side¹ Minimum: 0/5 feet
Rear¹ Minimum: 0/5 feet

Build-to-Zone Requirement² 50%

Height Requirements³ Minimum: None

Maximum: 45 feet

Open Space Minimum: 15%

Non-Residential Building Footprint Maximum: 15,000 square feet

³Subject to height transition when adjacent to residential

¹Buildings not located at the 0 foot setback shall be

²The Build-to-Zone requirement is the

setback range.

located a minimum of 5 feet from the property line.

percentage of lot width that

must contain a portion of a building within the front

zoning, see <u>17.5.3.4.</u>

Retail Allowed per Business Maximum: 20,000 square feet

Residential DensityMinimum: None
Maximum: None

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

-To the side of a building

Standards for Single Family Uses See <u>Table 17.5.2</u>

Permitted Land Uses

Permitted as a use by right.

Bar

Club, Lodge, or Service Organization

Community Building

Day Care Facility, Adult and Child Entertainment Facility, Indoor Fitness or Athletic Facility, Private

Gallery or Studio Group Home

Group Residential Facility

Multifamily Live/Work Office Park Personal Service Restaurant

Retail

Religious Institution School, Public or Private Single-Family Dwelling Unit Transportation Facility, Public Two-Family Dwelling Unit

Utility Facility, Minor

Wireless Communications Facility,

New Freestanding Structure 60 ft. in Height

or Less

Limited Land Uses

Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3. Animal Care, Indoor Community Garden

Medical Marijuana Business Motor Vehicle Rental or Leasing Motor Vehicle Fueling Station Parking, Stand-Alone Surface Temporary Use, Short-term

Wireless Communications Facility, Stealth

Special Land Uses

Permitted if reviewed and approved in accordance with the special use procedures in Article 2 of the Zoning Ordinance, subject to compliance with Section 17.4.3.

Bed and Breakfast

Micro-Brew Restaurant

Utility Facility, Major

Temporary Use, Long-term

Wind-Powered Electric Generator, Freestanding

Wireless Communications Facility,

New Freestanding Structure Greater Than 60 ft. in Height

Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3. Construction or Sales Trailer

Home Day Care, Adult or Child

Home Occupation

Horticulture

Outdoor Display

Satellite Dish Antenna

Solar Collection System

Wireless Communications Facility, On Existing Structures

Building Façade Mounted

Other Freestanding Support Structure

Roof Mounted