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www.lakewood.org/planning

ZONE DISTRICT SUMMARY



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	
Side ¹	Minimum:	0/5 feet	¹ Buildings not located at
Rear ¹	Minimum:	0/5 feet	the 0 foot setback shall be located a minimum of 5 fee from the property line.
Build-to-Zone Requirement ²		50%	² The Build-to-Zone requirement is the percentage of lot width that
Height Requirements ³	Minimum:	None	must contain a portion of a
	Maximum:	45 feet	building within the front set back range.
Open Space	Minimum:	15%	³ Subject to height transition when adjacent to residential zoning, see <u>17.5.3.4.</u>
Non-Residential Building Footprint	Maximum:	15,000 square feet	
Retail Allowed per Business	Maximum:	20,000 square feet	
Residential Density	Minimum:	10 DU/Acre	
•	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. Single-Family Dwelling Unit

Duplex

Attached Dwelling Unit

Multifamily

Group Home (1-8 client residents)

Group Residential Facility

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

Community Building

Park

Religious Institution

School, Public or Private

Transportation Facility, Public

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

Medical Marijuana Business

Motor Vehicle Rental or Leasing Motor Vehicle Service, Fueling Station

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.

Animal Care

Bed and Breakfast

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