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ZONE DISTRICT SUMMARY

M-R-U

Mixed Use - Residential - Urban

The M-R-U district is intended to allow for compact multifamily residential development as well as office and retail uses that are integrated into residential projects. 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 (measured from edge of existing or future public improvements.)	Minimum:	5 feet	
	Maximum:	25 feet	
Side[1]	Minimum:	0/5 feet	[1]Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.
Rear[1]	Minimum:	0/5 feet	
Build-to-Zone Requirement[2]		50%	[2]The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front set-back range.
Height Requirements[3]	Minimum:	None	
	Maximum:	60 feet	
Open Space	Minimum:	20%	[2]Subject to height transition when adjacent to residential zoning, see 17.5.3.4.
Non-Residential Building Footprint	Maximum:	None	
Retail Allowed per Business	Maximum:	20,000 square feet	
Maximum Commercial/ Office Use per Building[3]	Local/Collector Streets:	20% of GFA	[3] Measured as a percentage of building gross floor area. See 17.5.3.6.D
	Arterial Streets:	30% of GFA	
Residential Density[4]	Minimum:	10 DU/acre	[4] Applies only if residential is provided.
	Maximum:	None	
Surface Parking Lot Locations Allowed		- Behind rear plane of a building - To the side 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 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 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 Contractor Shop 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 Entertainment Facility, Indoor 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 Amateur Radio Tower or Antenna Home Business, Minor	Satellite Dish Antenna Solar Collection System Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure

Land use definitions can be found in Article 13 of the **Zoning Ordinance**.