Lakewood
Colorado

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ZONE DISTRICT SUMMARY

M-E-T

Mixed Use - Employment - Transit

The M-E-T district is intended to provide for office and campus development, with ancillary retail and residential uses along arterial and collector streets. 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
Side[1]	Minimum:	0/5 feet
Rear[1]	Minimum:	0/5 feet
Build-to-Zone Requirement[2]		65%
Height Requirements[3]	Minimum:	30 feet (2 floors)
	Maximum:	180 feet
Open Space	Minimum:	10%
Non-Residential Building Footprint	Maximum:	40,000 square feet
Retail Allowed per Business	Maximum:	40,000 square feet by right Greater than 40,000 square feet with Special Use Permit
Additional Design Requirements[4]		Lower two floors must be designed for non-residential uses
Residential Density[5]	Minimum:	20 DU/acre
	Maximum:	None
Surface Parking Lot Locations Allowed		-Behind rear plane of a building

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

[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.

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

[4]See 17.5.3.6.C

[5] Applies only if residential is provided.

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 Emergency Medical Facility Fitness or Athletic Facility, Private Gallery or Studio Hotel Manufacturing, Light Office Parking, Stand-Alone, Structured Personal Service Restaurant Retail	Community Building Convention or Exposition Center Park Religious Institution School, Public or Private School, Vocational or Trade 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 Animal Care Contractor Shop Motor Vehicle Rental 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.	Bar Entertainment Facility, Indoor Vehicle Dispatch Facility Hospital 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

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