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ZONE DISTRICT SUMMARY

M-N-S

Mixed Use - Neighborhood - Suburban

The M-N-S district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. The Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development.

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

Building Setbacks		
Front (measured from edge of existing or future public improvements.)	Minimum:	10 feet
	Maximum:	85 feet
Side	Minimum:	5 feet
Rear	Minimum:	10 feet
Build-to-Zone Requirement[1]		40%
Height Requirements[2]	Minimum:	None
	Maximum:	45 feet
Open Space	Minimum:	20%
Non-Residential Building Footprint	Maximum:	15,000 square feet
Retail Allowed per Business	Maximum:	20,000 square feet
Residential Density	Minimum:	8 DU/Acre
	Maximum:	None
Surface Parking Lot Locations Allowed		- Between building and public street - Behind rear plane of a building - To the side of a building
Standards for Single Family Uses		See Table 17.5.2

[1]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.

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

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

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