Lakewood
Colorado

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ZONE DISTRICT SUMMARY

M-R-S

Mixed Use - Residential - Suburban

The M-R-S district is intended to allow for compact multifamily residential development with varying densities as well as office and retail uses generally along local and minor collector streets. 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:	140 feet
Side	Minimum:	5 feet
Rear	Minimum:	10 feet
Build-to-Zone Requirement[1]		25%
Height Requirements[2]	Minimum:	None
	Maximum:	60 feet
Open Space	Minimum:	25%
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
	Arterial Streets:	30% of GFA
Residential Density[4]	Minimum:	5 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

[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.

[3] Measured as a percentage of building gross floor area. See 17.5.3.6.D

[4] 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 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**.