

**ZONE DISTRICT SUMMARY**



**M-R-U**

**Mixed Use - Residential - Urban**

The M-R-U 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 Urban context reflects a more pedestrian-oriented environment that requires buildings to be located within a short distance of adjacent public streets. Parking shall be located behind or to the side of buildings.

The official Zoning Ordinance is available online: [www.lakewood.org/zoning](http://www.lakewood.org/zoning)

**Building Setbacks**

**Front**

(measured from edge of existing or future public improvements.)

Minimum: 5 feet

Maximum: 25 feet

**Side<sup>1</sup>**

Minimum: 0/5 feet

**Rear<sup>1</sup>**

Minimum: 0/5 feet

<sup>1</sup>Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

**Build-to-Zone Requirement<sup>2</sup>**

50%

<sup>2</sup>The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

**Height Requirements<sup>3</sup>**

Minimum: None

Maximum: 60 feet

<sup>3</sup>Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

**Open Space**

Minimum: 20%

**Non-Residential Building Footprint**

Maximum: None

**Retail Allowed per Business**

Maximum: 20,000 square feet

**Maximum Commercial/Office Use per Building<sup>4</sup>**

Local/Collector Streets: 20% of GFA

Arterial Streets: 30% of GFA

<sup>4</sup> Measured as a percentage of building gross floor area. See [17.5.3.6.D](#)

**Residential Density<sup>5</sup>**

Minimum: 10 DU/acre

Maximum: None

<sup>5</sup> Applies only if residential is provided.

**Surface Parking Lot Locations Allowed**

- Behind rear plane of a building
- To the side of a building

<p><b>Permitted Land Uses</b></p> <p>Permitted as a use by right.</p>	<p>Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility</p> <p>Club, Lodge, or Service Organization Day Care Facility, Adult or Child Fitness or Athletic Facility, Private Gallery or Studio Office Personal Service Restaurant Retail</p>	<p>Community Building Park Religious Institution School, Public or Private Transportation Facility, Public University or College Utility Facility, Minor</p> <p>Home Business, Major</p> <p>Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height</p>
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<p><b>Limited Land Uses</b></p> <p>Permitted as a use subject to compliance with any supplemental standards identified in <a href="#">Section 17.4.3</a>.</p>	<p>Accessory Dwelling Unit</p> <p>Contractor Shop Parking, Stand-Alone, Surface</p> <p>Apiaries Community Garden</p>	<p>Temporary Use, Short-term</p>
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<p><b>Special Land Uses</b></p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Animal Care Entertainment Facility, Indoor</p> <p>Utility Facility, Major</p> <p>Temporary Use, Long-term</p>	<p>Wind-Powered Electric Generator, Freestanding</p> <p>Wireless Communications Facility, &gt; 60 ft. in Height</p>
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<p><b>Accessory Land Uses</b></p> <p>Only permitted as accessory to a permitted use, subject to compliance with <a href="#">Section 17.4.3</a>.</p>	<p>Horticulture</p> <p>Construction or Sales Trailer Outdoor Display</p> <p>Amateur Radio Tower or Antenna Home Business, Minor</p>	<p>Satellite Dish Antenna Solar Collection System</p> <p>Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>
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