

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

Side¹

Minimum: 0/5 feet

Rear¹

Minimum: 0/5 feet

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

Build-to-Zone Requirement²

65%

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

Height Requirements³

Minimum: 30 feet (2 floors)
Maximum: 180 feet

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

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

Residential GFA & Additional Design Requirements

Maximum: The amount of residential space in any development shall not exceed 50% of the total building gross floor area per Section 17.5.3.6.F. & The lower two floors must be designed for non-residential uses per section 17.5.3.6.C.

Residential Density*

*Applies only if residential is provided.

Minimum: 20 DU/acre
Maximum: None

Surface Parking Lot Locations Allowed

-Behind rear plane of a building

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