

ZONE DISTRICT SUMMARY



M-N-T

Mixed Use - Neighborhood - Transit

The M-N-T district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. 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

60%

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: 60 feet

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

Open Space

Minimum: 10%

Non-Residential Building Footprint

Maximum: 30,000 square feet

Retail Allowed per Business

Maximum: 20,000 square feet by right
20,001—40,000 square feet with Special Use Permit

Residential Density⁴

Minimum: 12 DU/acre
Maximum: None

⁴Applies only if residential is provided.

Surface Parking Lot Locations Allowed

- Behind rear plane of a building

Standards for Single Family Uses

See [Table 17.5.2](#)

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Single-Family Dwelling Unit Duplex Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility</p> <p>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</p>	<p>Park Religious Institution School, Public or Private Transportation Facility, Public Utility Facility, Minor</p> <p>Home Business, Major</p> <p>Horticulture</p> <p>Wireless Communications Facility Stealth 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>Medical Marijuana Business Motor Vehicle Rental or Leasing 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>Animal Care Bed and Breakfast</p> <p>Motor Vehicle Service Fueling Station</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 Outdoor Display</p> <p>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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