

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

| | | |
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| Front (measured from edge of existing or future public improvements.) | Minimum: | 10 feet |
| | Maximum: | 140 feet |
| Side | Minimum: | 5 feet |
| Rear | Minimum: | 10 feet |

¹The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

Build-to-Zone Requirement¹ 25%

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

Height Requirements²

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| Minimum: | None |
| Maximum: | 60 feet |

³All single-use multifamily developments must provide at least 30% open space.

Open Space³ Minimum: 25% or 30%

Non-Residential Building Footprint Maximum: None

Retail Allowed per Business Maximum: 20,000 square feet

Maximum Commercial/ Office Use per Building⁴

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|--------------------------|------------|
| Local/Collector Streets: | 20% of GFA |
| Arterial Streets: | 30% of GFA |

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

Residential Density* Minimum: 5 DU/acre
Maximum: None

*Applies only if residential is provided

Surface Parking Lot Locations Allowed

- Between building and public street
- Behind rear plane of a building
- To the side of a building

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| <p>Permitted Land Uses</p> <p>Permitted as a use by right.</p> | <p>Attached Dwelling Unit</p> <p>Multifamily</p> <p>Group Home (1-8 client residents)</p> <p>Group Residential Facility</p> | <p>Home Business, Major</p> <p>Horticulture</p> <p>Wireless Communications Facility</p> |
| | <p>Community Building</p> <p>Park</p> <p>Religious Institution</p> <p>School, Public or Private</p> <p>Transportation Facility, Public</p> <p>University or College</p> <p>Utility Facility, Minor</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>Contractor Shop</p> <p>Parking, Stand-Alone, Surface</p> | <p>Temporary Use, Short-term</p> |
| | <p>Apiaries</p> <p>Community Garden</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</p> <p>Entertainment Facility, Indoor</p> | <p>Wind-Powered Electric Generator, Freestanding</p> |
| | <p>Utility Facility, Major</p> <p>Temporary Use, Long-term</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>Satellite Dish Antenna</p> <p>Solar Collection System</p> |
| | <p>Amateur Radio Tower or Antenna</p> <p>Home Business, Minor</p> <p>Club, Lodge, or Service Organization</p> <p>Day Care Facility, Adult or Child</p> <p>Fitness or Athletic Facility, Private</p> <p>Gallery or Studio</p> <p>Office</p> <p>Personal Service</p> <p>Restaurant</p> <p>Retail</p> | <p>Wireless Communications Facility, Existing Structures</p> <p>Building Facade Mounted</p> <p>Roof Mounted</p> <p>Other Freestanding Support Structure</p> |