

**ZONE DISTRICT SUMMARY**



**M-R-T**

**Mixed Use - Residential - Transit**

The M-R-T 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 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

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: 0 feet

Maximum: 20 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>**

75%

<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: 40 feet (3 floors)

Maximum: 90 feet

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

**Open Space**

Minimum: 15%

**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\***

\*Applies only if residential is provided.

Minimum: 30 DU/acre

Maximum: None

**Surface Parking Lot Locations Allowed**

- Behind rear plane 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>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>Horticulture</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> <p>Solar Garden</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>Construction or Sales Trailer Outdoor Display</p> <p>Amateur Radio Tower or Antenna Home Business, Minor</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>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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