

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

Building Setbacks

Front

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

Minimum: 5 feet
Maximum: 25 feet

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

Side¹

Minimum: 0/5 feet

Rear¹

Minimum: 0/5 feet

²The 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 Requirement²

50%

Height Requirements³

Minimum: None
Maximum: 60 feet

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

Open Space⁴

Minimum: 20% or 30%

⁴All single-use multifamily developments must provide at least 30% open space.

Non-Residential Building Footprint

Maximum: None

Retail Allowed per Business

Maximum: 20,000 square feet

Maximum Commercial/ Office Use per Building⁵

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

⁵ Measured as a percentage of building gross floor area. See [Section 17.5.3.6.D](#)

Residential Density*

*Applies only if residential is provided.

Minimum: 10 DU/acre
Maximum: None

Surface Parking Lot Locations Allowed

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

<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>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>Wireless Communications Facility</p> <p>Stealth</p> <p>New Freestanding Structure ≤ 60 ft. in height</p>

<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>Temporary Use, Short-term</p>
	<p>Contractor Shop</p> <p>Parking, Stand-Alone, Surface</p> <p>Apiaries</p> <p>Community Garden</p>	

<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>

<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Horticulture</p>	<p>Satellite Dish Antenna</p> <p>Solar Collection System</p>
	<p>Construction or Sales Trailer</p> <p>Outdoor Display</p> <p>Amateur Radio Tower or Antenna</p> <p>Home Business, Minor</p>	<p>Wireless Communications Facility, Existing Structures</p> <p>Building Facade Mounted</p> <p>Roof Mounted</p> <p>Other Freestanding Support Structure</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>