### ZONE DISTRICT SUMMARY

#### M-E-S

**Mixed Use - Employment - Suburban**

The M-E-S district is intended to provide for office and campus development, with ancillary retail and residential uses along arterial and 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](http://www.lakewood.org/zoning)

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (measured from edge of existing or future public improvements)</td>
<td>10 feet</td>
<td>85 feet</td>
</tr>
<tr>
<td>Side</td>
<td>5 feet</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>10 feet</td>
<td></td>
</tr>
</tbody>
</table>

**Build-to-Zone Requirement**

40%

**Height Requirements**

<table>
<thead>
<tr>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>60 feet</td>
</tr>
</tbody>
</table>

**Open Space**

20%

**Non-Residential Building Footprint**

Maximum: None

**Retail Allowed per Business**

Maximum: None

**Residential GFA**

Maximum: The amount of residential space in any development shall not exceed 50% of the total building gross floor area.

**Residential Density**

Minimum: None

Maximum: None

**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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This summary is only a guide. Definitive information should be obtained from the complete [Zoning Ordinance](http://www.lakewood.org/planning). Rev. July 2019
### Permitted Land Uses

**Permitted as a use by right.**

- Club, Lodge, or Service Organization
- Convention or Exposition Center
- Day Care Facility, Adult or Child
- Emergency Medical Facility
- Fitness or Athletic Facility, Private
- Gallery or Studio
- Hotel
- Manufacturing, Light
- Office
- Parking, Stand-Alone, Structured
- Personal Service
- Restaurant
- Retail

- Community Building
- Park
- Religious Institution
- School, Public or Private
- School, Vocational or Trade
- Transportation Facility, Public
- University or College
- Utility Facility, Minor
- Home Business, Major
- Horticulture
- Wireless Communications Facility
- Stealth
- New Freestanding Structure ≤ 60 ft. in height

### Limited Land Uses

**Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3. and Section 17.5.3.6.F**

- Attached Dwelling Unit
- Multifamily
- Group Home (1-8 client residents)
- Group Residential Facility
- Accessory Dwelling Unit
- Apiaries
- Community Garden

- Animal Care
- Contractor Shop
- Motor Vehicle Rental
- Parking, Stand-Alone, Surface
- Temporary Use, Short-term

### Special Land Uses

**Permitted with a special use permit, subject to compliance with Section 17.4.3.**

- Bar
- Entertainment Facility, Indoor
- Vehicle Dispatch Facility
- Hospital
- Utility Facility, Major
- Solar Garden

- Temporary Use, Long-term
- Wind-Powered Electric Generator, Freestanding
- Wireless Communications Facility, > 60 ft. in Height

### Accessory Land Uses

**Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.**

- Construction or Sales Trailer Outdoor Display
- Home Business, Minor
- Satellite Dish Antenna
- Solar Collection System
- Wireless Communications Facility, Existing Structures
  - Building Facade Mounted
  - Roof Mounted
  - Other Freestanding Support Structure

Land use definitions can be found in Article 14 of the Zoning Ordinance.