# M-E-T

**Mixed Use - Employment - Transit**

The M-E-T district is intended to provide for office and campus development, with ancillary retail and residential uses along arterial and 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 structure.

The official Zoning Ordinance is available online: [www.lakewood.org/zoning](http://www.lakewood.org/zoning)

## Building Setbacks

<table>
<thead>
<tr>
<th>Part</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>0 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Side</td>
<td>0/5 feet</td>
<td>0/5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>0/5 feet</td>
<td>0/5 feet</td>
</tr>
</tbody>
</table>

## Build-to-Zone Requirement

- 65%

## Height Requirements

- Minimum: 30 feet (2 floors)
- Maximum: 180 feet

## Open Space

- Minimum: 10%

## Non-Residential Building Footprint

- Maximum: 40,000 square feet

## Retail Allowed per Business

- Maximum: 40,000 square feet by right Greater than 40,000 square feet with Special Use Permit

## Residential GFA & Additional Design Requirements

- Maximum: The amount of residential space in any development shall not exceed 50% of the total building gross floor area per Section 17.5.3.6.F. & The lower two floors must be designed for non-residential uses per section 17.5.3.6.C.

## Residential Density

⁻Applies only if residential is provided.

- Minimum: 20 DU/acre
- Maximum: None

## Surface Parking Lot Locations Allowed

- Behind rear plane of a building
Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).