ZONE DISTRICT SUMMARY

**M-N-T**
Mixed Use - Neighborhood - Transit

The M-N-T district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. 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)

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>Minimum: 0 feet</th>
<th>Maximum: 20 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (measured from edge of existing or future public improvements)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td>Minimum: 0/5 feet</td>
<td>Maximum: 0/5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum: 0/5 feet</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Build-to-Zone Requirement</th>
<th>60%</th>
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<table>
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<tr>
<th>Height Requirements</th>
<th>Minimum: 30 feet (2 floors)</th>
<th>Maximum: 60 feet</th>
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<tr>
<th>Open Space</th>
<th>Minimum: 10%</th>
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<tr>
<th>Non-Residential Building Footprint</th>
<th>Maximum: 30,000 square feet</th>
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<tr>
<th>Retail Allowed per Business</th>
<th>Maximum: 20,000 square feet by right 20,001—40,000 square feet with Special Use Permit</th>
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</thead>
</table>

| Residential Density | Minimum: 12 DU/acre | Maximum: None |
|---|---|---| ⁴Applies only if residential is provided. |

<table>
<thead>
<tr>
<th>Surface Parking Lot Locations Allowed</th>
<th>- Behind rear plane of a building</th>
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<tr>
<th>Standards for Single Family Uses</th>
<th>See <a href="#">Table 17.5.2</a></th>
</tr>
</thead>
</table>
### Permitted Land Uses
Permitted as a use by right.
- Single-Family Dwelling Unit
- Duplex
- Attached Dwelling Unit
- Multifamily
- Group Home (1-8 client residents)
- Group Residential Facility
- Bar
- Club, Lodge, or Service Organization
- Day Care Facility, Adult or Child
- Entertainment Facility, Indoor
- Fitness or Athletic Facility, Private
- Gallery or Studio
- Office
- Personal Service
- Restaurant
- Retail
- Community Building
- Park
- Religious Institution
- School, Public or Private
- Transportation Facility, Public
- 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.
- Accessory Dwelling Unit
- Medical Marijuana Business
- Motor Vehicle Rental or Leasing
- Motor Vehicle Service, Fueling Station
- Parking, Stand-Alone, Surface
- Apiaries
- Community Garden
- Temporary Use, Short-term

### Special Land Uses
Permitted with a special use permit, subject to compliance with Section 17.4.3.
- Animal Care
- Bed and Breakfast
- Solar Garden
- Utility Facility, Major
- 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](#).