ZONE DISTRICT SUMMARY

M-N-U
Mixed Use - Neighborhood - Urban
The M-N-U district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. 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

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>Minimum: 0 feet</th>
<th>Maximum: 20 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
<td>1Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.</td>
</tr>
<tr>
<td>(measured from edge of existing or future public improvements.)</td>
<td></td>
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</tr>
<tr>
<td>Side¹</td>
<td>Minimum: 0/5 feet</td>
<td>Maximum: 0/5 feet</td>
</tr>
<tr>
<td>Rear¹</td>
<td>Minimum: 0/5 feet</td>
<td></td>
</tr>
</tbody>
</table>

Build-to-Zone Requirement² 50%

Height Requirements³ Minimum: None
Maximum: 45 feet

Open Space⁴ Minimum: 15% or 30%

Non-Residential Building Footprint Maximum: 15,000 square feet

Retail Allowed per Business Maximum: 20,000 square feet

Residential Density Minimum: 10 DU/Acre
Maximum: None

Surface Parking Lot Locations Allowed - Behind rear plane of a building - To the side of a building

Standards for Single Family Uses See Table 17.5.2

¹Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.
²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.
³Subject to height transition when adjacent to residential zoning, see 17.5.3.4.
⁴All single-use multifamily developments must provide at least 30% open space.
**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](#).