

ZONE DISTRICT SUMMARY



M-E-U

Mixed Use - Employment - Urban

The M-E-U district is intended to provide for office and campus development, with ancillary retail and residential uses along arterial and 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: 0 feet

Maximum: 20 feet

Side¹

Minimum: 0/5 feet

Rear¹

Minimum: 0/5 feet

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

Build-to-Zone Requirement²

50%

²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

Height Requirements³

Minimum: None

Maximum: 60 feet

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

Open Space

Minimum: 15%

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

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

Residential Density

Minimum: None

Maximum: None

Surface Parking Lot Locations Allowed

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

Permitted Land Uses	Group Home (1-8 client residents) Club, Lodge, or Service Organization 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 Horticulture	Community Building Convention or Exposition Center Park Religious Institution School, Public or Private School, Vocational or Trade Transportation Facility, Public University or College Utility Facility, Minor Home Business, Major Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height
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Limited Land Uses	Accessory Dwelling Unit Attached Dwelling Unit Multifamily Group Residential Facility Animal Care Contractor Shop Motor Vehicle Rental Parking, Stand-Alone, Surface	Apiaries Community Garden Temporary Use, Short-term
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Special Land Uses	Bar Entertainment Facility, Indoor Vehicle Dispatch Facility Hospital Utility Facility, Major	Temporary Use, Long-term Wind-Powered Electric Generator, Freestanding Wireless Communications Facility, > 60 ft. in Height Solar Garden
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Accessory Land Uses	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
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