

ZONE DISTRICT SUMMARY



M-R-T

Mixed Use - Residential - Transit

The M-R-T district is intended to allow for compact multifamily residential development with varying densities as well as office and retail uses generally along local and minor 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

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

75%

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: 40 feet (3 floors)

Maximum: 90 feet

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

Open Space

Minimum: 15%

Non-Residential Building Footprint

Maximum: None

Retail Allowed per Business

Maximum: 20,000 square feet

Maximum Commercial/Office Use per Building⁴

Local/Collector Streets:

20% of GFA

Arterial Streets:

30% of GFA

⁴ Measured as a percentage of building gross floor area. See [17.5.3.6.D](#)

Residential Density*

*Applies only if residential is provided.

Minimum: 30 DU/acre

Maximum: None

Surface Parking Lot Locations Allowed

- Behind rear plane of a building

Permitted Land Uses Permitted as a use by right.	Attached Dwelling Unit	Home Business, Major
	Multifamily	Horticulture
	Group Home (1-8 client residents)	
	Group Residential Facility	Wireless Communications Facility
		Stealth
	Community Building	New Freestanding Structure ≤ 60 ft. in height
	Park	
	Religious Institution	
	School, Public or Private	
	Transportation Facility, Public	

Limited Land Uses Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3 .	Accessory Dwelling Unit	Temporary Use, Short-term
	Contractor Shop	
	Parking, Stand-Alone, Surface	
	Apiaries	
	Community Garden	

Special Land Uses Permitted with a special use permit, subject to compliance with Section 17.4.3.	Animal Care	Wind-Powered Electric Generator, Freestanding
	Entertainment Facility, Indoor	Wireless Communications Facility, > 60 ft. in Height
	Utility Facility, Major	
	Temporary Use, Long-term	Solar Garden

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	Satellite Dish Antenna
		Solar Collection System
	Amateur Radio Tower or Antenna	Wireless Communications Facility, Existing Structures
	Home Business, Minor	Building Facade Mounted
		Roof Mounted
	Club, Lodge, or Service Organization	Other Freestanding Support Structure
	Day Care Facility, Adult or Child	
	Fitness or Athletic Facility, Private	
	Gallery or Studio	