

ZONE DISTRICT SUMMARY



M-R-S

Mixed Use - Residential - Suburban

The M-R-S 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 Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front (measured from edge of existing or future public improvements.)	Minimum:	10 feet
	Maximum:	140 feet
Side	Minimum:	5 feet
Rear	Minimum:	10 feet

Build-to-Zone Requirement¹ 25%

Height Requirements²

Minimum:	None
Maximum:	60 feet

Open Space Minimum: 25%

Non-Residential Building Footprint Maximum: None

¹The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

²Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

Retail Allowed per Business Maximum: 20,000 square feet

Maximum Commercial/ Office Use per Building³

Local/Collector Streets:	20% of GFA
Arterial Streets:	30% of GFA

³ Measured as a percentage of building gross floor area. See [17.5.3.6.D](#)

Residential Density⁴

Minimum:	5 DU/acre
Maximum:	None

⁴ Applies only if residential is provided.

Surface Parking Lot Locations Allowed

- Between building and public street
- Behind rear plane of a building
- To the side of a building

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Attached Dwelling Unit</p> <p>Multifamily</p> <p>Group Home (1-8 client residents)</p> <p>Group Residential Facility</p>	<p>Community Building</p> <p>Park</p> <p>Religious Institution</p> <p>School, Public or Private</p> <p>Transportation Facility, Public</p> <p>University or College</p> <p>Utility Facility, Minor</p>
	<p>Club, Lodge, or Service Organization</p> <p>Day Care Facility, Adult or Child</p> <p>Fitness or Athletic Facility, Private</p> <p>Gallery or Studio</p> <p>Office</p> <p>Personal Service</p> <p>Restaurant</p> <p>Retail</p>	<p>Home Business, Major</p> <p>Wireless Communications Facility</p> <p>Stealth</p> <p>New Freestanding Structure ≤ 60 ft. in height</p>

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

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

<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Horticulture</p>	<p>Satellite Dish Antenna</p> <p>Solar Collection System</p>
	<p>Construction or Sales Trailer</p> <p>Outdoor Display</p> <p>Amateur Radio Tower or Antenna</p> <p>Home Business, Minor</p>	<p>Wireless Communications Facility, Existing Structures</p> <p>Building Facade Mounted</p> <p>Roof Mounted</p> <p>Other Freestanding Support Structure</p>