



Lakewood
Colorado

City of Lakewood

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ZONE DISTRICT SUMMARY



M-N-S

Mixed Use - Neighborhood - Suburban

The M-N-S district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. 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: 85 feet

Side

Minimum: 5 feet

Rear

Minimum: 10 feet

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

Build-to-Zone Requirement¹

40%

Height Requirements²

Minimum: None

Maximum: 45 feet

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

Open Space³

Minimum: 20% or 30%

³All single-use multifamily developments must provide at least 30% open space.

Non-Residential Building Footprint

Maximum: 15,000 square feet

Retail Allowed per Business

Maximum: 20,000 square feet

Residential Density*

*Applies only if residential is provided

Minimum: 8 DU/Acre

Maximum: None

Surface Parking Lot Locations Allowed

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

Standards for Single Family Uses

See [Table 17.5.2](#)

**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
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

Motor Vehicle Service
Fueling Station

Utility Facility, Major

Temporary Use, Long-term

Wind-Powered Electric Generator, Freestanding

Wireless Communications Facility, > 60 ft. in Height

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

Home Business, Minor

Satellite Dish Antenna
Solar Collection System

Wireless Communications Facility, Existing Structures
Building Facade Mounted
Roof Mounted
Other Freestanding Support Structure