

**By Zone Type:**

- R = Residential
- M = Mixed-Use
- C = Commercial
- LI = Light Industrial
- PD = Planned Development

**Residential Scale:**

- L = Low-form (lower-scale, neighborhood housing)
- M = Mid-form
- MH = Manufactured Home

**Mixed Use Types:**

- N = Neighborhood scale
- R = Residential
- G = General (larger-scale, broader service area)
- C = Core (city center)

**By Context:**

- S = Suburban
- U = Urban
- T = Transit-Oriented

**Residential Zones:**

- R-L-A – Low-Form Residential A: Very low-density residential with large lots, a rural feel, and potential for animal keeping or urban agriculture.
- R-L-B – Low-Form Residential B: Traditional suburban housing, mostly single-family homes with potential for accessory dwelling units and duplexes that look house-scale.
- R-L-C – Low-Form Residential C: Compact, walkable neighborhoods allowing single-family, duplex, or small multiplex homes with a familiar residential look.
- R-L-MH – Low-Form Residential – Manufactured Home: Manufactured/mobile home communities offering affordable, small-footprint housing in park-like settings.
- R-M – Mid-Form Residential: Townhomes, rowhomes, small apartment buildings (2–4 stories); more urban residential form than R-L districts.

**Mixed-Use Zones:**

These zones combine homes, shops, offices, and services, encouraging walkability and neighborhood vibrancy.

- M-R-S – Mixed-Use Residential Suburban: Primarily residential with some small scale buildings; auto oriented
- M-R-U – Mixed-Use Residential Urban: Primarily residential with some small businesses (e.g. café, coworking) in urban-style, mid-rise buildings.
- M-R-T – Mixed-Use Residential Transit: Similar to M-R-U but located near light rail or major transit, designed for walkable, transit-connected living.
- M-N-S – Mixed-Use Neighborhood Suburban: Neighborhood-scale retail and housing in auto-oriented context
- M-N-U – Mixed-Use Neighborhood Urban: Local-serving shops and homes in a pedestrian-friendly urban environment (like a small town center).
- M-N-T – Mixed-Use Neighborhood Transit: Neighborhood-scale retail and housing focused around transit stops; walkable and compact.
- M-G-S – Mixed-Use General Suburban: General, larger-scale business and residential in auto-oriented context
- M-G-U – Mixed-Use General Urban: Larger residential and business uses, like grocers or offices, with apartments, along main corridors.
- M-G-T – Mixed-Use General Transit: Similar to M-G-U but located near transit; emphasizes connectivity and mid-rise density.
- M-C-U – Mixed-Use Core Urban: High-density, urban core zones with offices, retail, housing, and active street life (like downtown areas).
- M-C-T – Mixed-Use Core Transit: The highest-density zone in Lakewood; supports multistory mixed-use buildings near light rail stations.

#### **Commercial & Employment Zones:**

- C-L – Commercial Limited: Small neighborhood-scale commercial (e.g. cafés, dry cleaners, convenience retail) with suburban design.
- C-R – Commercial Regional: Large shopping centers and regional destinations near highways or major intersections.
- LI – Light Industrial: Warehousing, light manufacturing, and employment centers; may include logistics or flex spaces.

#### **Special Districts:**

- PD (Planned Development): Custom zoning linked to an approved site plan; base zone (e.g., PD-R-L-B) defines general intent.