**City of Lakewood**
Planning Department
Civic Center North
480 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7571
Fax: 303-987-7990
www.lakewood.org/planning

ZONE DISTRICT SUMMARY

# M-G-S

## Mixed Use - General - Suburban

The M-G-S district is intended to provide for mixed-use and community commercial development generally along arterial streets and in transit areas. 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

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| **Building Setbacks** | | |
| **Front** (measured from edge of existing or future public improvements.) | Minimum: | 10 feet |
| | Maximum: | 85 feet |
| **Side**[1] | Minimum: | 0/5 feet |
| **Rear**[1] | Minimum: | 0/5 feet |
| **Build-to-Zone Requirement**[2] | | 45% |
| **Height Requirements**[3] | Minimum: | None |
| | Maximum: | 60 feet |
| **Open Space** | Minimum: | 20% |
| **Non-Residential Building Footprint** | Maximum: | None |
| **Retail Allowed per Business** | Maximum: | None |
| **Residential Density**[5] | Minimum: | None |
| | Maximum: | None |

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

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

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

**Surface Parking Lot Locations Allowed**

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

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|---|---|---|
| **Permitted Land Uses**<br><br>Permitted as a use by right. | Attached Dwelling Unit<br>Multifamily<br>Group Home (1-8 client residents)<br>Group Residential Facility<br><br>Bar<br>Club, Lodge, or Service Organization<br>Day Care Facility, Adult or Child<br>Emergency Medical Facility<br>Entertainment Facility, Indoor<br>Fitness or Athletic Facility, Private<br>Gallery or Studio<br>Hotel<br>Manufacturing, Light<br>Mortuary<br>Motel<br>Motor Vehicle Sales, Indoor<br>Office<br>Parking, Stand-Alone, Structured | Personal Service<br>Restaurant<br>Retail<br><br>Community Building<br>Convention or Exposition Center<br>Park<br>Religious Institution<br>School, Public or Private<br>School, Vocational or Trade<br>Transportation Facility, Public<br>University or College<br>Utility Facility, Minor<br><br>Home Business, Major<br><br>Wireless Communications Facility<br>Stealth<br>New Freestanding Structure ≤ 60 ft. in height |
| **Limited Land Uses**<br><br>Permitted as a use subject to compliance with any supplemental standards identified in **Section 17.4.3**. | Accessory Dwelling Unit<br><br>Adult Business<br>Animal Care, Indoor<br>Contractor Shop<br>Medical Marijuana Business<br>Motor Vehicle Rental or Leasing<br>Motor Vehicle Sales, Outdoor<br>Motor Vehicle Service<br>Car Wash<br>Fueling Station<br>Minor | Parking, Stand-Alone, Surface<br>Pawnbroker<br>Rental, Service, or Repair of Large Items<br><br>Apiaries<br>Community Garden<br><br>Temporary Use, Short-term |
| **Special Land Uses**<br><br>Permitted with a special use permit, subject to compliance with Section 17.4.3. | Shelter<br><br>Entertainment Facility, Outdoor<br>Mini-Warehouse or Storage<br>Motor Vehicle Service, Major<br>Vehicle Dispatch Facility<br><br>Hospital<br>Utility Facility, Major | Temporary Use, Long-term<br><br>Wind-Powered Electric Generator, Freestanding<br><br>Wireless Communications Facility, > 60 ft. in Height |
| **Accessory Land Uses**<br><br>Only permitted as accessory to a permitted use, subject to compliance with **Section 17.4.3**. | Storage, Outdoor<br><br>Horticulture<br><br>Construction or Sales Trailer<br>Outdoor Display<br><br>Home Business, Minor | Satellite Dish Antenna<br>Solar Collection System<br><br>Wireless Communications Facility, Existing Structures<br>Building Facade Mounted<br>Roof Mounted<br>Other Freestanding Support Structure |

Land use definitions can be found in Article 13 of the **Zoning Ordinance**.