

ZONE DISTRICT SUMMARY



M-G-T

Mixed Use - General - Transit

The M-G-T district is intended to provide for mixed-use and community commercial development primarily in transit areas and also along arterial 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 structure.

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

65%

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: 30 feet (2 floors)
Maximum by Station Area:
Sheridan Blvd. 90 feet
Wadsworth Blvd. 90 feet
Oak St. 90 feet
Union Corridor 180 feet

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

Open Space

Minimum: 10%

Non-Residential Building Footprint

Maximum: 40,000 square feet

Retail Allowed per Business

Maximum: 40,000 square feet by right
Greater than 40,000 square feet with Special Use Permit

Additional Design Requirements⁴

Ground floor designed for retail

⁴See [17.5.3.6.B](#).

Residential Density

Minimum: 25 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
Multifamily
Group Home (1-8 client residents)
Group Residential Facility

Bar
Club, Lodge, or Service Organization
Day Care Facility, Adult or Child
Emergency Medical Facility
Entertainment Facility, Indoor
Fitness or Athletic Facility, Private
Gallery or Studio
Hotel
Manufacturing, Light
Mortuary
Motel
Motor Vehicle Sales, Indoor
Office
Parking, Stand-Alone, Structured

Personal Service
Restaurant
Retail

Community Building
Convention or Exposition Center
Park
Religious Institution
School, Public or Private
School, Vocational or Trade
Transportation Facility, Public
University or College
Utility Facility, Minor

Home Business, Major

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

Adult Business
Animal Care, Indoor
Contractor Shop
Medical Marijuana Business
Motor Vehicle Rental or Leasing
Motor Vehicle Sales, Outdoor
Motor Vehicle Service
Car Wash
Fueling Station
Minor

Parking, Stand-Alone, Surface
Pawnbroker
Rental, Service, or Repair of Large Items

Apiaries
Community Garden

Temporary Use, Short-term

Special Land Uses

Permitted with a special use permit, subject to compliance with Section 17.4.3.

Shelter

Entertainment Facility, Outdoor
Mini-Warehouse or Storage
Motor Vehicle Service, Major
Vehicle Dispatch Facility

Hospital
Utility Facility, Major

Temporary Use, Long-term

Wind-Powered Electric Generator, Freestanding

Wireless Communications Facility, > 60 ft. in Height

Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with [Section 17.4.3](#).

Storage, Outdoor

Horticulture

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