

**ZONE DISTRICT SUMMARY**



**M-G-U**

**Mixed Use - General - Urban**

The M-G-U district is intended to provide for mixed-use and community commercial development generally along arterial streets and in transit areas. The Urban context reflects a more pedestrian-oriented environment that requires buildings to be located within a short distance of adjacent public streets. Parking shall be located behind or to the side of buildings.

The official Zoning Ordinance is available online: [www.lakewood.org/zoning](http://www.lakewood.org/zoning)

**Building Setbacks**

<b>Front</b> (measured from edge of existing or future public improvements.)	Minimum: 0 feet Maximum: 20 feet
<b>Side</b> <sup>1</sup>	Minimum: 0/5 feet
<b>Rear</b> <sup>1</sup>	Minimum: 0/5 feet

<sup>1</sup>Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

<b>Build-to-Zone Requirement</b> <sup>2</sup>	55%
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<sup>2</sup>The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

<b>Height Requirements</b> <sup>3</sup>	Minimum: None Maximum: 90 feet
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<sup>3</sup>Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

<b>Open Space</b>	Minimum: 15%
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<b>Non-Residential Building Footprint</b>	Maximum: 75,000 square feet
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<b>Retail Allowed per Business</b>	Maximum: 75,000 square feet by right Greater than 75,000 square feet with Special Use Permit
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<b>Residential Density</b>	Minimum: None Maximum: None
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<b>Surface Parking Lot Locations Allowed</b>	-Behind rear plane of a building -To the side of a building
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### Permitted Land Uses

Permitted as a use by right.

Attached Dwelling Unit	Personal Service
Multifamily	Restaurant
Group Home (1-8 client residents)	Retail
Group Residential Facility	
	Community Building
Bar	Convention or Exposition Center
Club, Lodge, or Service Organization	Park
Day Care Facility, Adult or Child	Religious Institution
Emergency Medical Facility	School, Public or Private
Entertainment Facility, Indoor	School, Vocational or Trade
Fitness or Athletic Facility, Private	Transportation Facility, Public
Gallery or Studio	University or College
Hotel	Utility Facility, Minor
Manufacturing, Light	
Mortuary	Home Business, Major
Motel	
Motor Vehicle Sales, Indoor	Wireless Communications Facility
Office	Stealth
Parking, Stand-Alone, Structured	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	Parking, Stand-Alone, Surface
	Pawnbroker
Adult Business	Rental, Service, or Repair of Large Items
Animal Care, Indoor	
Contractor Shop	Apiaries
Medical Marijuana Business	Community Garden
Motor Vehicle Rental or Leasing	
Motor Vehicle Sales, Outdoor	Temporary Use, Short-term
Motor Vehicle Service	
Car Wash	
Fueling Station	
Minor	

### Special Land Uses

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

Shelter	Temporary Use, Long-term
Entertainment Facility, Outdoor	
Mini-Warehouse or Storage	Wind-Powered Electric Generator, Freestanding
Motor Vehicle Service, Major	
Vehicle Dispatch Facility	Wireless Communications Facility, > 60 ft. in Height
Hospital	
Utility Facility, Major	

### Accessory Land Uses

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

Storage, Outdoor	Satellite Dish Antenna
	Solar Collection System
Horticulture	
	Wireless Communications Facility, Existing Structures
Construction or Sales Trailer	Building Facade Mounted
Outdoor Display	Roof Mounted
	Other Freestanding Support Structure
Home Business, Minor	

Land use definitions can be found in Article 13 of the [Zoning Ordinance](#).