

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

Building Setbacks

Front

(measured from edge of existing or future public improvements.)

Minimum: 10 feet

Maximum: 85 feet

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

Side¹

Minimum: 0/5 feet

Rear¹

Minimum: 0/5 feet

²The 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 Requirement²

45%

Height Requirements³

Minimum: None

Maximum: 60 feet

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

Open Space⁴

Minimum: 20% or 30%

⁴All single-use multifamily developments must provide at least 30% open space.

Non-Residential Building Footprint

Maximum: None

Retail Allowed per Business

Maximum: None

Residential Density⁵

Minimum: None

Maximum: None

Surface Parking Lot Locations Allowed

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

Horticulture

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
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 Fueling Station
Vehicle Dispatch Facility

Hospital
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](#).

Storage, Outdoor
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