

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	Personal Service
	Multifamily	Restaurant
	Group Home (1-8 client residents)	Retail
	Group Residential Facility	
	Bar	Community Building
	Club, Lodge, or Service	Convention or Exposition Center
	Organization Day Care Facility,	Park
	Adult or Child Emergency Medical	Religious Institution
	Facility Entertainment Facility,	School, Public or Private
	Indoor Fitness or Athletic Facility,	School, Vocational or Trade
	Private Gallery or Studio	Transportation Facility, Public
	Hotel	University or College
	Manufacturing, Light	Utility Facility, Minor
	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
	Horticulture	

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
	Adult Business	Pawnbroker
	Animal Care, Indoor	Rental, Service, or Repair of Large Items
	Contractor Shop	
	Medical Marijuana Business	Apiaries
	Motor Vehicle Rental or Leasing	Community Garden
	Motor Vehicle Sales, Outdoor	
	Motor Vehicle Service	Temporary Use, Short-term
	Car Wash	
	Minor	

Special Land Uses Permitted with a special use permit, subject to compliance with Section 17.4.3.	Shelter	Hospital
	Entertainment Facility, Outdoor	Utility Facility, Major
	Mini-Warehouse or Storage	Temporary Use, Long-term
	Motor Vehicle Service	
	Major	Wind-Powered Electric Generator, Freestanding
	Fueling Station	
	Vehicle Dispatch Facility	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	Satellite Dish Antenna
	Construction or Sales	Solar Collection System
	Trailer Outdoor Display	
	Home Business, Minor	Wireless Communications Facility, Existing Structures
		Building Facade Mounted
		Roof Mounted
		Other Freestanding Support Structure