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ZONE DISTRICT SUMMARY

M-C-T

Mixed Use - Core - Transit

The M-C-T district is intended to provide opportunities for higher density mixed-use development in areas adjacent to light rail stations. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets, with parking located only behind buildings, or in above or below grade structures.

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	
Side[1]	Minimum:	0/5 feet	[1]Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.
Rear[1]	Minimum:	0/5 feet	
Build-to-Zone Requirement[2]		75%	[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.
Height Requirements[3]	Minimum:	45 feet (3 floors)	[3]Subject to height transition when adjacent to residential zoning, see 17.5.3.4.
	Maximum by Station Area:	Sheridan Blvd. 120 feet	
		Wadsworth Blvd. 120 feet	
		Oak St. 90 feet	
		Union Corridor 180 feet	
Open Space	Minimum:	10%	
Non-Residential Building Footprint	Maximum:	40,000 square feet	
Retail Allowed per Business	Maximum:	40,000 square feet by right 40,001 - 60,000 square feet with Special Use Permit	
Additional Design Requirements[4]		Vertically mixed uses and ground floor designed for retail	[4]See 17.5.3.7.A
Residential Density[5]	Minimum:	35 DU/acre	[5] Applies only if residential is provided.
	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 Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Hotel Motor Vehicle Sales, Indoor Office Parking, Stand-Alone, Structured Personal Service Restaurant	Retail Community Building Park Religious Institution School, Public or Private 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 Contractor Shop Medical Marijuana Business Motor Vehicle Rental Parking, Stand-Alone, Surface	Apiaries Community Garden Temporary Use, Short-term
Special Land Uses Permitted with a special use permit, subject to compliance with Section 17.4.3.	Animal Care Emergency Medical Facility Convention or Exposition Center School, Vocational or Trade 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**.	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

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