Lakewood
Colorado

City of Lakewood
Planning Department
Civic Center North
480 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7571
Fax: 303-987-7990
www.lakewood.org/planning

ZONE DISTRICT SUMMARY

M-C-U

Mixed Use - Core - Urban

The M-C-U district is intended to provide opportunities for higher density mixed-use development in areas such as downtown Lakewood. 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

Building Setbacks		
Front (measured from edge of existing or future public improvements.)	Minimum:	0 feet
	Maximum:	20 feet
Side[1]	Minimum:	0/5 feet
Rear[1]	Minimum:	0/5 feet
Build-to-Zone Requirement[2]		70%
Height Requirements[3]	Minimum:	30 feet (2 floors)
	Maximum:	120 feet
Open Space	Minimum:	15%
Non-Residential Building Footprint	Maximum:	60,000 square feet
Retail Allowed per Business	Maximum:	60,000 square feet by right Greater than 60,000 square feet with Special Use Permit
Residential Density	Minimum:	None
	Maximum:	None
Surface Parking Lot Locations Allowed		- Behind rear plane of a building - To the side of a building

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

[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.

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

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**.