

**ZONE DISTRICT SUMMARY**



**M-G-T**

**Mixed Use - General - Transit**

The M-G-T district is intended to provide for mixed-use and community commercial development primarily in transit areas and also along arterial streets. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Parking shall be located behind buildings or in a parking structure.

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

**Build-to-Zone Requirement**<sup>2</sup> 65%

<b>Height Requirements</b> <sup>3</sup>	Minimum: 30 feet (2 floors)	<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.  <sup>3</sup> Subject to height transition when adjacent to residential zoning, see <a href="#">17.5.3.4</a> .
	Maximum by Station Area:	
	Sheridan Blvd. 90 feet	
	Wadsworth Blvd. 90 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  
Greater than 40,000 square feet with Special Use Permit

**Additional Design Requirements**<sup>4</sup> Ground floor designed for retail <sup>4</sup>See [17.5.3.6.B](#).

**Residential Density** Minimum: 25 DU/Acre  
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 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