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. Auto-oriented design elements are restricted and have specific design requirements.

The official Zoning Ordinance is available online: [www.lakewood.org/zoning](http://www.lakewood.org/zoning)

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>Minimum: 0 feet</th>
<th>Maximum: 20 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>(measured from edge of existing or future public improvements.)</td>
<td></td>
</tr>
<tr>
<td>Side(^1)</td>
<td>Minimum: 0/5 feet</td>
<td>Maximum: 0/5 feet</td>
</tr>
<tr>
<td>Rear(^1)</td>
<td>Minimum: 0/5 feet</td>
<td>Maximum: 0/5 feet</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Build-to-Zone Requirement(^2)</th>
<th>75%</th>
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<tr>
<th>Height Requirements(^3)</th>
<th>Minimum: 45 feet (3 floors)</th>
</tr>
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<tbody>
<tr>
<td>Maximum by Station Area:</td>
<td>Sheridan Blvd. 120 feet</td>
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<tr>
<td></td>
<td>Wadsworth Blvd. 120 feet</td>
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<tr>
<td></td>
<td>Oak St. 90 feet</td>
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<tr>
<td></td>
<td>Union Corridor 180 feet</td>
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</tbody>
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<tr>
<th>Open Space</th>
<th>Minimum: 10%</th>
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<tr>
<th>Non-Residential Building Footprint</th>
<th>Maximum: 40,000 square feet</th>
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<thead>
<tr>
<th>Retail Allowed per Business</th>
<th>Maximum: 40,000 square feet by right 40,001 - 60,000 square feet with Special Use Permit</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Additional Design Requirements(^4)</th>
<th>Vertically mixed uses and ground floor designed for retail</th>
<th>See 17.5.3.6.A</th>
</tr>
</thead>
</table>

<table>
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<tr>
<th>Residential Density(^*)</th>
<th>Minimum: 35 DU/acre</th>
<th>Maximum: None</th>
</tr>
</thead>
</table>

| Surface Parking Lot Locations Allowed | Convenience surface parking spaces shall be limited to short-term parking lots with fewer than 10 spaces per building. Convenience surface parking spaces may be located behind or to the side of a building and shall be clearly marked for short-term use only. All other parking shall be accommodated for in parking structures. | |

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\(^1\)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 setback range.

\(^3\)Subject to height transition when adjacent to residential zoning, see 17.5.3.4.

\(^4\)See 17.5.3.6.A

\(^*\)Applies only if residential is provided.
### 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
- Horticulture
- 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
- 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
- Solar Garden
- 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.**

- Construction or Sales Trailer Outdoor Display
- Solar Dish Antenna
- Solar Collection System
- Wireless Communications Facility, Existing Structures
- Building Facade Mounted
- Roof Mounted
- Other Freestanding Support Structure

- Home Business, Minor
- Temporary Use, Long-term

Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).