**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](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>1 Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.</td>
<td></td>
</tr>
<tr>
<td>Side¹</td>
<td>Minimum: 0/5 feet</td>
<td>Maximum: 0/5 feet</td>
</tr>
<tr>
<td>Rear¹</td>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Build-to-Zone Requirement²</th>
<th>70%</th>
</tr>
</thead>
</table>

| Height Requirements³         | Minimum: 30 feet (2 floors) |
|-----------------------------| Maximum: 120 feet |
| Open Space⁴                 | Minimum: 15% or 30% |
| 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 |

This summary is only a guide. Definitive information should be obtained from the complete Zoning Ordinance. Rev. July 2019
### 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

### Limited Land Uses

**Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.**

- Accessory Dwelling Unit
- Apiaries
- Contractor Shop
- Community Garden
- Medical Marijuana Business
- Temporary Use, Short-term
- Motor Vehicle Rental
- Parking, Stand-Alone, Surface

### Special Land Uses

**Permitted with a special use permit, subject to compliance with Section 17.4.3.**

- Animal Care
- Emergency Medical Facility
- Temporary Use, Long-term
- Convention or Exposition Center
- School, Vocational or Trade
- Wind-Powered Electric Generator, Freestanding
- Utility Facility, Major
- 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.**

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

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