

## ZONE DISTRICT SUMMARY



### M-G-S

#### Mixed Use - General - Suburban

The M-G-S district is intended to provide for mixed-use and community commercial development generally along arterial streets and in transit areas. The Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development.

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

#### Building Setbacks

##### Front

(measured from edge of existing or future public improvements.)

Minimum: 10 feet

Maximum: 85 feet

##### Side<sup>1</sup>

Minimum: 0/5 feet

##### Rear<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.

#### Build-to-Zone Requirement<sup>2</sup>

45%

<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.

#### Height Requirements<sup>3</sup>

Minimum: None

Maximum: 60 feet

<sup>3</sup>Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

#### Open Space

Minimum: 20%

#### Non-Residential Building Footprint

Maximum: None

#### Retail Allowed per Business

Maximum: None

#### Residential Density<sup>5</sup>

Minimum: None

Maximum: None

#### Surface Parking Lot Locations Allowed

- Between building and public street
- Behind rear plane of a building
- To the side 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

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

### Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with [Section 17.4.3](#).

Storage, Outdoor  
  
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](#).

## ARTICLE 4: USE AND SUPPLEMENTAL STANDARDS

### 17.4.1 : General

#### 17.4.1.1 : Purpose and Intent

This Article is intended to identify land use categories and their relationship to zone districts to ensure the appropriate location for different types of land uses within the City of Lakewood. This Article identifies the uses that are permitted, limited, accessory, require a special use permit, or are prohibited in each zone district, and sets forth use-specific standards that apply to particular uses to ensure compatibility and minimize impacts on adjacent properties.

#### 17.4.1.2 : Uses

Permitted, limited, special, accessory and prohibited uses are listed in [Table 17.4.1](#) together with references to specific regulations governing certain uses. Uses are classified into land use groups and specific use types. These are described and defined in Article 13. Uses are identified in the first column of the Use Table. Any supplemental standard associated with a use is identified in the column titled “Supplemental Standards.”

- A. **Permitted Uses:** Uses identified with a “P” in the Use Table are permitted as a use in the specific zone district subject to compliance with all other applicable standards of this Zoning Ordinance.
- B. **Limited Uses:** Uses identified with an “L” in the Use Table are permitted as a use in the specific zone district subject to compliance with any supplemental standards identified in the final column of the table and all other applicable standards of this Zoning Ordinance.
- C. **Special Uses:** Uses identified with an “S” in the Use Table are allowed if reviewed and approved in accordance with the special use procedures identified in Article 2. Special uses are subject to compliance with any supplemental standards identified in the final column of the table and all other applicable standards of this Zoning Ordinance.
- D. **Accessory Uses:** Uses identified with an “A” in the Use Table are allowed in the specific zone district as accessory to a permitted use only, subject to compliance with any supplemental standard as identified in the final column of the table, and all other applicable standards of the Zoning Ordinance.
- E. **Prohibited Uses:** Uses that contain a blank cell in a zone district are expressly prohibited in the specific zone district.

#### 17.4.1.3 : Determination of Use

Any use that is not clearly identified in the use table shall be assigned to an existing use category by the Director in accordance with the following:

- A. Upon receipt of an application for a use that is not clearly identified within the use table, the Director shall determine whether the proposed use is both similar to, and compatible with, uses specifically named within the particular zone category.

- B. In determining whether the proposed use is similar to, and compatible with a specifically named zone category, the Director shall consider, among other relevant factors, traffic generation, density of population, and hours of operation of the proposed use as compared to:
1. Known uses within a zone category; and
  2. Characteristics of zone categories that permit a similar use; and
  3. The goals and policies set forth in the Comprehensive Plan.
- C. Any appeal by the applicant of a decision by the Director regarding an unnamed use shall be made to the Planning Commission. In deciding the appeal, the Planning Commission shall apply the same standards used by the Director.

#### **17.4.1.4 : City Owned Open-Space and Parks**

City-owned land which is used or held for open-space or park purposes shall not be permitted to be used for any purpose other than open-space or park purposes.

#### **17.4.2 : Use Table**

[Table 17.4.1](#) identifies the uses that are permitted, accessory, special, limited, or prohibited in each zone district within the City of Lakewood. It shall be unlawful to engage in any use identified in [Table 17.4.1](#) as prohibited in the applicable zone district.

**Table 17.4.1: Use Table**

Table 17.4.1: Use Table																	
Land Use	Zone District																Supplemental Standards
	Residential								Mixed Use					Commercial and Light Industrial			
	R-1-43	R-1-18	R-1-12	R-1-9	R-1-6	R-2	R-MF	R-MH	M-N	M-G	M-C	M-E	M-R	C-R	L-I	LI-RD	
P = Permitted      A = Accessory      S = Special      L = Limited      [blank] = Prohibited																	
Residential																	
Single-family dwelling unit	P	P	P	P	P	P	P		P								
Accessory dwelling unit	L	L	L	L	L	L	L		L	L	L	L	L	L	L	L	See Section <a href="#">17.4.3.1:A</a>
Duplex						P	P		P								
Attached dwelling unit							P		P	P	P	L	P				See Section <a href="#">17.5.3.6.F</a>
Multifamily dwelling unit							P		P	P	P	L	P				See Section <a href="#">17.5.3.6.F</a>
Mobile Home								P									
Group Home (1 – 8 client residents*)	P	P	P	P	P	P	P	P	P	P	P	P	P				*See Section <a href="#">17.4.3.1:O</a>
Group Residential Facility							P		P	P	P	L	P	P			See Section <a href="#">17.5.3.6.F</a>
Shelter										S				S			
Commercial and Light Industrial																	
Adult Business										L				L			See Chapter 5.47 of the Lakewood Municipal Code
Animal Care	P								S	L	S	L	S	P	P		See Section <a href="#">17.4.3.1:B</a>
Bar									P	P	P	S		P			
Bed and Breakfast	S	S	S	S			S		S								See Section <a href="#">17.4.3.1:F</a>
Cemetery	P																

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	Residential								Mixed Use					Commercial and Light Industrial			
	R-1-43	R-1-18	R-1-12	R-1-9	R-1-6	R-2	R-MF	R-MH	M-N	M-G	M-C	M-E	M-R	C-R	L-I		LI-RD
P = Permitted      A = Accessory      S = Special      L = Limited      [blank] = Prohibited																	
Commercial and Light Industrial (continued)																	
Club, Lodge, or Service Organization									P	P	P	P	A	P			
Contractor Shop										L	L	L	L	P	P	L	See Section <a href="#">17.4.3.1:J</a>
Crematory														S	L		See Chapter 5.25 of the Lakewood Municipal Code
Day Care Facility, Child or Adult	A	A	A	A	A	A	P		P	P	P	P	A	P	P	P	See Section <a href="#">17.4.3.1:L</a>
Emergency Medical Facility										P	S	P		P	P	P	
Entertainment Facility																	
Indoor									P	P	P	S	S	P			
Outdoor										S				P	P		
Fitness or Athletic Facility, Private									P	P	P	P	A	P			
Gallery or Studio									P	P	P	P	A	P			
Golf Course	S																
Hotel										P	P	P		P			
Junkyard or Motor Vehicle Wrecking															S		

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Commercial and Light Industrial (continued)																	
Manufacturing																	
Light										P		P		P	P	P	
Heavy															P	S	
Medical Marijuana Business									L	L	L			L			See Chapter 5.51 of the Lakewood Municipal Code
Mini-Warehouse or Storage										S				L	L		See Section <a href="#">17.4.3.1:Q</a>
Mortuary										P				P	P		
Motel										P				P			
Motor Vehicle Rental									L	L	L	L		P	P	P	See Section <a href="#">17.4.3.1:R</a>
Motor Vehicle Sales																	
Indoor Display and Storage										P	P			P			
Outdoor Display and Storage										L				P			See Section <a href="#">17.4.3.1:S</a>
Motor Vehicle Service																	
Car Wash										L				P	P		See Section <a href="#">17.7.6.3:A</a>
Fueling Station									S	S				S			See Sections <a href="#">17.4.3.1:M</a> & <a href="#">17.7.6.3:B</a>
Major										S				L	L		See Section <a href="#">17.4.3.1:T</a>
Minor										L				L	P		See Section <a href="#">17.4.3.1:U</a>

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<b>P = Permitted      A = Accessory      S = Special      L = Limited      [blank] = Prohibited</b>																	
<b>Commercial and Light Industrial (continued)</b>																	
Office	L	L	L	L	L	L	L		P	P	P	P	A	P	P	P	See Section <a href="#">17.4.3.1:V</a>
Parking, Stand-Alone																	
Structured										P	P	P		P	P		
Surface									L	L	L	L	L	L	L	L	See Section <a href="#">17.4.3.1:X</a>
Pawnbroker										L				L			See Chapter 5.24 of the Lakewood Municipal Code
Personal Service	L	L	L	L	L	L	L		P	P	P	P	A	P			See Section <a href="#">17.4.3.1:Y</a>
Plant Nursery	P													P	P		
Restaurant									P	P	P	P	A	P	P	P	
Retail									P	P	P	P	A	P	A	A	
Rental, Service, or Repair of Large Items										L				P	P		See Section <a href="#">17.4.3.1:Z</a>
Storage, Outdoor										A				S	P		See Section <a href="#">17.4.3.1:CC</a>
Vehicle Dispatch Facility										S		S		P	P	P	
Warehouse or Distribution															P	P	
<b>Public / Civic / Institutional</b>																	
Community Building	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">17.4.3.1:G</a>
Convention or Exposition Center										P	S	P		P	P		
Correctional Institution														S	S		<a href="#">See Section 17.4.3.1:K</a>



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Public / Civic / Institutional (continued)																	
Hospital										S		S		P		S	
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Institution	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">17.4.3.1:G</a>
School, Public or Private	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
School, Vocational or Trade										P	S	P		P	P	S	
Solar Garden									S	S	S	S	S	L	L	L	See Section <a href="#">17.4.3.1:BB</a>
Transportation Facility, Public	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">17.4.3.1:G</a>
University or College										P	P	P	P	P	S	S	
Utility Facility																	
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture																	
Animals, Large	L	A	A	A													See Section <a href="#">17.4.3.1:C</a>
Animals, Small	A	A	A	A	L	L			L	L	L	L	L				See Section <a href="#">17.4.3.1:D</a>

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P = Permitted      A = Accessory      S = Special      L = Limited      [blank] = Prohibited																	
Agriculture (continued)																	
Apiaries	P	L	L	L	L	L	L		L	L	L	L	L	L	L	L	See Section <a href="#">17.4.3.1:E</a>
Community Garden	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	See Section <a href="#">17.4.3.1:H</a>
Horticulture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary																	
Construction or Sales Trailer	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	See Section <a href="#">17.4.3.1:I</a>
Outdoor Display									A	A	A	A	A	A	A	A	See Section <a href="#">17.4.3.1:U</a>
Roadside Stand	L	L	A	A	A	A											See Section <a href="#">17.4.3.1:AA</a>
Temporary Use, Long-term	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Section <a href="#">17.4.3.1:DD</a>
Temporary Use, Short-term	S	S	S	S	S	S	S	S	L	L	L	L	L	L	L	L	See Section <a href="#">17.4.3.1:EE</a>
Other																	
Amateur Radio Tower or Antenna	A	A	A	A	A	A							A				
Home Business																	
Major	S	S	S	S	S	S	S	S	P	P	P	P	P				See Section <a href="#">17.4.3.1:P</a>
Minor	A	A	A	A	A	A	A	A	A	A	A	A	A				See Section <a href="#">17.4.3.1:O</a>
Satellite Dish Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	See Section <a href="#">17.5.5.2</a>
Solar Collection System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	See Section <a href="#">17.5.5.3</a>

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<b>P = Permitted      A = Accessory      S = Special      L = Limited      [blank] = Prohibited</b>																	
<b>Other</b>																	
Wind-Powered Electric Generator, Freestanding	P	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Section <a href="#">17.5.5.4</a>
<b>Wireless Communications Facility</b>																	
Stealth	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">17.10.3.1</a>
On Existing Structures																	
Building Façade Mounted	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	See Section <a href="#">17.10.3.2.B</a>
Roof Mounted	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	See Section <a href="#">17.10.3.2.C</a>
Other Freestanding Support Structure	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	See Section <a href="#">17.10.3.2.D</a>
New Freestanding Structures																	
60 feet in height or less							P	P	P	P	P	P	P	P	P	P	See Section <a href="#">17.10.3.3</a>
Greater than 60 feet in height							S	S	S	S	S	S	S	S	S	S	See Section <a href="#">17.10.3.3</a>