

**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)

**Building Setbacks**

**Front**

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

Minimum: 0 feet  
Maximum: 20 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>**

75%

<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: 45 feet (3 floors)  
Maximum by Station Area:  
**8 stories max**  
Sheridan Blvd. 120 feet  
Wadsworth Blvd. 120 feet  
Oak St. 90 feet  
Union Corridor 180 feet

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

**Open Space**

Minimum: 10%

**Non-Residential Building Footprint**

Maximum: 40,000 square feet

**Retail Allowed per Business**

Maximum: 40,000 square feet by right  
40,001 - 60,000 square feet with Special Use Permit

**Additional Design Requirements<sup>4</sup>**

Vertically mixed uses and ground floor designed for retail

<sup>4</sup>See [17.5.3.6.A](#)

**Residential Density\***

\*Applies only if residential is provided.

Minimum: 35 DU/acre  
Maximum: None

**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.

<p><b>Permitted Land Uses</b></p> <p>Permitted as a use by right.</p>	<p>Attached Dwelling Unit</p> <p>Multifamily</p> <p>Group Home (1-8 client residents)</p> <p>Group Residential Facility</p>	<p>Retail</p>
	<p>Bar</p> <p>Club, Lodge, or Service Organization</p> <p>Day Care Facility, Adult or Child</p> <p>Entertainment Facility, Indoor</p> <p>Fitness or Athletic Facility, Private</p> <p>Gallery or Studio</p> <p>Hotel</p> <p>Motor Vehicle Sales, Indoor</p> <p>Office</p> <p>Parking, Stand-Alone, Structured</p> <p>Personal Service</p> <p>Restaurant</p>	<p>Community Building</p> <p>Park</p> <p>Religious Institution</p> <p>School, Public or Private</p> <p>Transportation Facility, Public</p> <p>University or College</p> <p>Utility Facility, Minor</p> <p>Home Business, Major</p> <p>Horticulture</p> <p>Wireless Communications Facility</p> <p>Stealth</p> <p>New Freestanding Structure ≤ 60 ft. in height</p>

<p><b>Limited Land Uses</b></p> <p>Permitted as a use subject to compliance with any supplemental standards identified in <a href="#">Section 17.4.3</a>.</p>	<p>Accessory Dwelling Unit</p>	<p>Apiaries</p> <p>Community Garden</p>
	<p>Contractor Shop</p> <p>Medical Marijuana Business</p> <p>Motor Vehicle Rental</p>	<p>Temporary Use, Short-term</p>

<p><b>Special Land Uses</b></p> <p>Permitted with a special use permit, subject to compliance with <a href="#">Section 17.4.3</a>.</p>	<p>Animal Care</p> <p>Emergency Medical Facility</p>	<p>Temporary Use, Long-term</p>
	<p>Convention or Exposition Center</p> <p>School, Vocational or Trade</p> <p>Utility Facility, Major</p> <p>Solar Garden</p>	<p>Wind-Powered Electric Generator, Freestanding</p> <p>Wireless Communications Facility, &gt; 60 ft. in Height</p>

<p><b>Accessory Land Uses</b></p> <p>Only permitted as accessory to a permitted use, subject to compliance with <a href="#">Section 17.4.3</a>.</p>	<p>Construction or Sales Trailer Outdoor Display</p>	<p>Satellite Dish Antenna</p> <p>Solar Collection System</p>
	<p>Home Business, Minor</p>	<p>Wireless Communications Facility, Existing Structures</p> <p>Building Facade Mounted</p> <p>Roof Mounted</p> <p>Other Freestanding Support Structure</p>