



Planning and Public Works

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What can I do on my property?

Code References:

- [Washington State Growth Management Act \(GMA\)](#)
- [Shoreline Management Act \(SMA\)](#)
- [Lakewood Municipal Code \(LMC\) Chapter 16.10](#)
- [LMC Chapter 18A.40](#)
- [LMC Chapter 18B.200](#)
- [LMC Chapter 18C.200](#)

Zoning

Zoning is a land use regulation that specifies how land can be used and types of buildings can be built. The city has several different zoning classifications or districts. Zoning can vary in areas so it's important to know the site address or parcel number. Zoning regulations determine whether a property can be used for residential, commercial, industrial, or other purposes. If property owners want to use land in a way that isn't allowed by zoning regulations, they may need to request a zoning change from the city.

Each zone has specific rules about building height, lot size, setbacks from property lines, parking, and other factors. Different standards can also apply if the property is located within the shoreline jurisdiction, or Downtown or Station District Subarea Plans.

These regulations help organize development, control what type of activities or development can occur, and ensure that neighborhoods grow in a planned, balanced and sustainable way consistent with the Lakewood Comprehensive Plan and applicable subarea plan.

Allowed Uses

Allowed use refers to the types of activities or developments allowed on a property based on its zoning designation. The city classifies land into different zoning districts, with each district having rules about what can be built and how the property can be used. For example, in an R-1 zone, allowed uses would be building a single-family home or adding a

garage or shed. But the R-1 zone would not allow manufacturing or retail stores to be built. These regulations help ensure that different areas of the city are developed in an organized and compatible manner.

Allowed uses in all city zoning districts can be found in [LMC Chapter 18A.40](#). These regulations breaks out allowed uses into sections or categories such as agriculture, residential uses, commercial or industrial uses, eating and drinking establishments, etc.

Permissibility

In zoning allowed use tables as shown in the example below, you see different symbols.

Commercial and Industrial	Zoning Classifications																					
	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3 (B) (1)	ARC	NC1	NC2	TOC	CBD	C1	C2	C3	IBP	I1	I2	PI
<u>Bank, financial services</u>	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	P	-	-	-	-	-
<u>Brewery, production (B)(1)*</u>	-	-	-	-	-	-	-	-	-	P	-	-	C	C	C	P	C	-	P	-	-	-

If the symbol “-” appears, the use is not allowed or prohibited.

If the letter “C,” for “Conditional,” appears it means may be allowed but requires permits, conditions for the project and would be subject to the approval by the Lakewood Hearings Examiner.

If the letter “P,” for “Permitted,” appears, this means the use is allowed and subject to permit approvals by the Department of Planning & Public Works.

Subarea Plans

It’s important to remember if a project is located within the downtown or station district subarea plan area, some uses that may be allowed elsewhere in same zone could be prohibited, etc. within the subarea. To review allowed uses in the subarea plans, please visit:

- Downtown subarea plan: [LMC Chapter 18B.200 Land Use and Zoning](#)
- Station District subarea plan: [LMC Chapter 18C.200 Land Use and Zoning](#)

Shoreline Uses

In Washington state certain water bodies are regulated by the state and local jurisdictions through a Shoreline Master Plan (SMP). In addition to zoning, if a property is located on the shoreline, such as along Clover or Chambers Creek, American Lake, Gravelly Lake,

Lake Lousie or Steilacoom Lake, additional standards apply. In the SMP, shoreline properties have not only a zoning district but a shoreline environmental designation. This designation identifies allowed uses, as well as bulk and dimensional standards.

To view what is your properties shoreline designation, please visit our online interactive map by: [Environmental | City of Lakewood GIS](#)

You can find the shoreline designation by either 1) zooming in to the property location or 2) typing in the parcel number or site address.

To view what shoreline uses are allowed based on designation, please visit the city's SMP [LMC 16.10.040](#).

For more information about shoreline permitting, please check out our [Shoreline Development Pro-Tip](#).

How do I find information about my property?

Online maps and parcel search tools can help you identify zoning information, environmental assets or hazards, easement, utilities, etc. on or around your property.

1. Visit [parcel search](#).
2. Enter your tax parcel number or site address.
3. Select Lakewood Details List To find your current zoning.



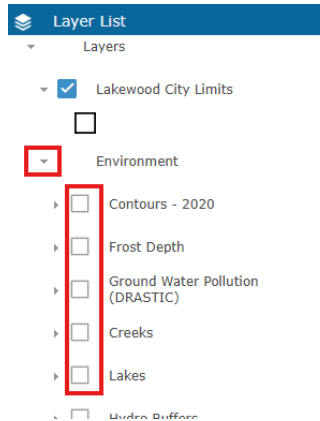
Current Zoning

PI, R4 - Public Institutional, Residential 4

4. Back on the parcel map, select the layers icon at the bottom of the page



5. Expand layer categories and select different layers



How does this information impact my property and proposed project?

Zoning, other property features and details of your proposed project can impact how you proceed with your project. Some developments or improvements require permits for the work prior to starting construction. We encourage property owners and permit applicants to review and utilize our resources and services such as:

- [Do I Need a Building Permit?](#)
- [Site Plan Requirements Pro-Tip](#)
- [Other applications, submittal matrices or guides, design standards, and brochures](#)
- Schedule an appointment with the [Planner of the Day](#) – Free 15-minute appointment with a Planner to answer general questions regarding planning requirements and assistance.
- Submit for a [Pre-Application Conference](#). If you submit a permit application within one year, 50% of the fee will be applied to your project permit application.

Other Property Research Tools

- Visit [Apply for a Permit](#) on helpful property research tools website
- Visit our [GIS Maps](#)
- Schedule a virtual or in person appointment with our Planner of the Day [HERE](#)
- Visit us Tuesday – Thursday 9am – 12pm in the office at 6000 Main St SW Lakewood, WA 98499
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- Email us at planning@cityoflakewood.us