



# City of Lakewood

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## ZONE DISTRICT SUMMARY



### LI

#### Light Industrial

The LI district is intended to allow for existing and future light industrial uses that provide for the employment needs of Lakewood. Typical uses include facilities producing medical, high technology, and environmentally sustainable products, as well as traditional industrial facilities including warehousing and distribution. Some heavy manufacturing is also allowed. The district allows for a suburban development pattern.

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: 15 feet

Maximum: None

##### Side

Minimum: 5 feet

##### Rear

Minimum: 5 feet

#### Height Requirements<sup>1</sup>

Minimum: None

Maximum: 60 feet

<sup>1</sup>Subject to height transition when adjacent to residential zoning, see [17.5.4.2](#).

#### Open Space

Minimum: 20%

#### Permitted Land Uses

Permitted as a use by right.

Animal Care	Storage, Outdoor
Contractor Shop	Vehicle Dispatch Facility
Day Care Facility, Child or Adult	Warehouse or Distribution
Emergency Medical Facility	Community Building
Entertainment Facility Outdoor	Convention or Exposition Center
Manufacturing, Light/Heavy	Park
Mortuary	Religious Institution
Motor Vehicle Rental	School, Vocational or Trade Solar
Motor Vehicle Service	Garden
Car Wash	Transportation Facility, Public
Minor	Utility Facility, Minor
Office	Horticulture
Parking, Stand-Alone, Structured	Wireless Communications Facility
Plant Nursery	Stealth
Restaurant	New Freestanding Structure ≤ 60 ft. in height
Rental, Service, or Repair of Large Items	

<b>Limited Land Uses</b> <p>Permitted as a use subject to compliance with any supplemental standards identified in <a href="#">Section 17.4.3</a>.</p>	Accessory Dwelling Unit Crematory Mini-Warehouse or Storage Motor Vehicle Service, Major Parking, Stand-Alone, Surface Apiaries Community Garden Temporary Use, Short-Term	Solar Garden
<b>Special Land Uses</b> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	Junkyard or Motor Vehicle Wrecking Correctional Institution University or College Utility Facility, Major Temporary Use, Long-Term Wind-Powered Electric Generator, Freestanding Wireless Communications Facility > 60 feet in height	
<b>Accessory Land Uses</b> <p>Only permitted as accessory to a permitted use, subject to compliance with <a href="#">Section 17.4.3</a>.</p>	Retail Construction or Sales Trailer Outdoor Display Satellite Dish Antenna Solar Collection System Wireless Communications Facility  Building Façade Mounted Roof Mounted Other Freestanding Support Structure	