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ZONE DISTRICT SUMMARY

C-R

Commercial - Regional

The C-R district is intended to provide for regional commercial development along major street corridors and near highway interchanges. The district is intended to accommodate the highest levels of motor vehicle activity, although pedestrian activity will still be an important element of design. The district reflects a more suburban character, with parking allowed in front of buildings, and commercial buildings separated from residential uses.

The official Zoning Ordinance is available online: 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[1]	Minimum:	None
	Maximum:	90 feet
Open Space	Minimum:	20%

[1]Subject to height transition when adjacent to residential zoning, see 17.5.4.2.

Permitted Land Uses

Permitted as a use by right.

Group Residential Facility

Animal Care
Bar
Club, Lodge, or Service Organization
Contractor Shop
Day Care Facility, Child or Adult
Emergency Medical Facility
Entertainment Facility, Indoor/Outdoor
Fitness or Athletic Facility, Private
Gallery or Studio
Hotel
Manufacturing, Light
Mortuary
Motel
Motor Vehicle Rental
Motor Vehicle Sales, Indoor/Outdoor
Motor Vehicle Service
- Car Wash
- Fueling Station

Office
Parking, Stand-Alone, Structured

Personal Services
Plant Nursery
Restaurant
Retail
Rental, Service, or Repair of Large Items
Vehicle Dispatch Facility

Community Building
Convention or Exposition Center
Hospital
Park
Religious Institution
School, Public or Private
School, Vocational or Trade
Solar Garden
Transportation Facility, Public
University or College
Utility Facility, Minor

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**.	Adult Business Medical Marijuana Business Mini-Warehouse or Storage Motor Vehicle Service, Major/Minor Parking, Stand-Alone, Surface Pawnbroker 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 Crematory Storage, Outdoor Correctional Institution Utility Facility, Major Temporary Use, Long-Term Wind-Powered Electric Generator, Freestanding Wireless Communications Facility > 60 feet in height
Accessory Land Uses Only permitted as accessory to a permitted use, subject to compliance with **Section 17.4.3**.	Horticulture Construction or Sales Trailer Outdoor Display Satellite Dish Antenna Solar Collection System Wireless Communications Facility Building Façade Mounted Roof Mounted Other Freestanding Support Structure

Land use definitions can be found in Article 13 of the **Zoning Ordinance**.