ZONE DISTRICT SUMMARY



Planning Department Civic Center North 480 South Allison Parkway Lakewood, CO 80226-3127 Voice: 303-987-7571

Fax: 303-987-7990 www.lakewood.org/planning



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

Building Setbacks

Height Requirements¹

Front Minimum: 15 feet (Measured from edge of existing or Maximum: None future public improvements.)

Side Minimum: 5 feet Rear Minimum: 5 feet

Minimum: None Maximum: 60 feet ¹Subject 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 Community Building

Contractor Shop, Indoor/Outdoor Convention or Exposition Center Day Care Facility, Adult and Child **Emergency Medical Facility**

Entertainment Facility, Outdoor Manufacturing, Light/Heavy

Micro-Brew Restaurant

Mortuary

Motor Vehicle Rental or Leasing

Motor Vehicle Service

Car Wash

Minor

Office

Parking, Stand-Alone Structured

Park

Plant Nursery

Religious Institution

Rental, Service, or Repair of Large Items

Restaurant

School. Vocational or Trade

Solar Garden Storage, Outdoor

Transportation Facility, Public

Utility Facility, Minor Vehicle Dispatch Facility Warehouse or Distribution

Wireless Communications Facility

New Freestanding Structures 60 ft. in

Height or Less

See back for Limited, Special and Accessory Uses.

Limited Land Uses

Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3. Animal Care, Indoor/Outdoor Community Garden Crematory Mini-Warehouse or Storage Motor Vehicle Service, Major Parking, Stand-Alone Surface Temporary Use, Short-term Wireless Communications Facility, Stealth

Special Land Uses

Permitted if reviewed and approved in accordance with the special use procedures in Article 2 of the Zoning Ordinance, subject to compliance with Section 17.4.3. Correctional Institution
Junkyard or Motor Vehicle Wrecking
Temporary Use, Long-term
University or College
Utility Facility, Major
Wind-Powered Electric Generator, Freestanding
Wireless Communications Facility
New Freestanding Structures Greater than 60 ft. in Height

Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3. Construction or Sales Trailer
Horticulture
Outdoor Display
Retail
Satellite Dish Antenna
Solar Collection System
Wireless Communications Facility, On Existing Structures
Building Façade Mounted
Other Freestanding Support Structure

Roof Mounted