



City of Lakewood

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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 Requirements¹

Minimum: None	¹ Subject to height transition when adjacent to residential zoning, see 17.5.4.2 .
Maximum: 90 feet	

Open Space	Minimum: 20%
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Permitted Land Uses

Permitted as a use by right.

- | | |
|----------------------------------------|-----------------------------------------------|
| Group Residential Facility | Personal Services |
| Animal Care | Plant Nursery |
| Bar | Restaurant |
| Club, Lodge, or Service Organization | Retail |
| Contractor Shop | Rental, Service, or Repair of Large Items |
| Day Care Facility, Child or Adult | Vehicle Dispatch Facility |
| Emergency Medical Facility | Community Building |
| Entertainment Facility, Indoor/Outdoor | Convention or Exposition Center |
| Fitness or Athletic Facility, Private | Hospital |
| Gallery or Studio | Park |
| Hotel | Religious Institution |
| Manufacturing, Light | School, Public or Private |
| Mortuary | School, Vocational or Trade |
| Motel | Solar Garden |
| Motor Vehicle Rental | Transportation Facility, Public |
| Motor Vehicle Sales, Indoor/Outdoor | University or College |
| Motor Vehicle Service | Utility Facility, Minor |
| Car Wash | |
| Fueling Station | Wireless Communications Facility |
| Office | Stealth |
| Parking, Stand-Alone, Structured | 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