



# City of Lakewood

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[www.lakewood.org/planning](http://www.lakewood.org/planning)

## 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

<b>Front</b> (measured from edge of existing or future public improvements.)	Minimum: 15 feet
	Maximum: None
<b>Side</b>	Minimum: 5 feet
<b>Rear</b>	Maximum: 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%
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#### 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	
Entertainment Facility Outdoor	Community Building
Manufacturing, Light/Heavy	Convention or Exposition Center
Mortuary	Park
Motor Vehicle Rental	Religious Institution
Motor Vehicle Service	School, Vocational or Trade
Car Wash	Solar Garden
Minor	Transportation Facility, Public
Office	Utility Facility, Minor
Parking, Stand-Alone, Structured	
Plant Nursery	Wireless Communications Facility
Restaurant	Stealth
Rental, Service, or Repair of Large Items	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](#).

- Accessory Dwelling Unit
- Crematory
- Mini-Warehouse or Storage
- Motor Vehicle Service, Major
  
- Parking, Stand-Alone, Surface
  
- Apiaries
- Community Garden
- Temporary Use, Short-Term

**Special  
Land Uses**

Permitted with a special use permit, subject to compliance with Section 17.4.3.

- 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

**Accessory  
Land Uses**

Only permitted as accessory to a permitted use, subject to compliance with [Section 17.4.3](#).

- Retail
  
- 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