



City of Lakewood

Planning Department
 Civic Center North
 470 South Allison Parkway
 Lakewood, CO 80226-3127
 Voice: 303-987-7571
 Fax: 303-987-7990

www.lakewood.org/planning

ZONE DISTRICT SUMMARY



LI-RD

Light Industrial Research and Development

The LI-RD district is intended foster the development of new and existing research, technology, and light industrial uses in a campus-style setting. This district is intended to be located where access to public transportation infrastructure is in close proximity.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front (measured from edge of existing or future public improvements.)	Minimum: 10 feet
	Maximum: None
Side	Minimum: 5 feet
Rear	Maximum: 5 feet

Height Requirements¹

Minimum: None	¹ Subject to height transition when adjacent to residential zoning, see 17.5.4.2 .
Maximum: 60 feet	

Open Space	Minimum: 15%
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Permitted Land Uses

Permitted as a use by right.

- | | |
|-----------------------------------|---|
| Day Care Facility, Child or Adult | Wireless Communications Facility |
| Emergency Medical Facility | Stealth |
| Manufacturing, Light | New Freestanding Structure ≤ 60 ft. in height |
| Motor Vehicle Rental | |
| Office | |
| Restaurant | |
| Vehicle Dispatch Facility | |
| Warehouse or Distribution | |
| Community Building | |
| Park | |
| Religious Institution | |
| Transportation Facility, Public | |
| Utility Facility, Minor | |
| Horticulture | |

Limited Land Uses

Permitted as a use subject to compliance with any supplemental standards identified in [Section 17.4.3](#).

- Contractor Shop
- Parking, Stand-Alone, Surface
- Apiaries
- Community Garden
- Temporary Use, Short-term
- Accessory Dwelling Unit
- Solar Garden

Special Land Uses

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

- Manufacturing, Heavy
- Hospital
- School, Vocational or Trade
- 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
- Construction or Sales Trailer
- Outdoor Display
- Satellite Dish Antenna
- Solar Collection System
- Wireless Communications Facility
 - Building Façade Mounted
 - Roof Mounted
 - Other Freestanding Support Structure