ZONE DISTRICT SUMMARY

LI-RD

Light Industrial Research and Development

The LI-RD district is intended to 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.

Building Setbacks

<table>
<thead>
<tr>
<th></th>
<th>Minimum:</th>
<th>Maximum:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>10 feet</td>
<td>None</td>
</tr>
<tr>
<td>Side</td>
<td>5 feet</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>5 feet</td>
<td></td>
</tr>
</tbody>
</table>

Height Requirements

<table>
<thead>
<tr>
<th></th>
<th>Minimum:</th>
<th>Maximum:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>None</td>
<td>60 feet</td>
</tr>
</tbody>
</table>

Open Space

| Minimum: | 15% |

Permitted Land Uses

Permitted as a use by right.

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

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

1Subject to height transition when adjacent to residential zoning, see 17.5.4.2.
**Limited Land Uses**  
Permitted as a use subject to compliance with any supplemental standards identified in [Section 17.4.3.](#)

- Accessory Dwelling Unit  
- Contractor Shop  
- Surface Parking, Stand-Alone  
- Solar Garden  
- Apiaries  
- Community 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

Land use definitions can be found in Article 14 of the [Zoning Ordinance.](#)