



City of Lakewood

Planning Department
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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

Building Setbacks

Front (measured from edge of existing or future public improvements.)	Minimum: 15 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: 20%
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Permitted Land Uses

Permitted as a use by right.

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|---|---|
| Animal Care | Storage, Outdoor |
| Contractor Shop | Vehicle Dispatch Facility |
| Day Care Facility, Child or Adult | Warehouse or Distribution |
| Emergency Medical Facility | Community Building |
| Entertainment Facility Outdoor | Convention or Exposition Center |
| Manufacturing, Light/Heavy | Park |
| Mortuary | Religious Institution |
| Motor Vehicle Rental | School, Vocational or Trade Solar |
| Motor Vehicle Service | Garden |
| Car Wash | Transportation Facility, Public |
| Minor | Utility Facility, Minor |
| Office | Horticulture |
| Parking, Stand-Alone, Structured | Wireless Communications Facility |
| Plant Nursery | Stealth |
| Restaurant | New Freestanding Structure ≤ 60 ft. in height |
| Rental, Service, or Repair of Large Items | |

Limited Land Uses

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

- Accessory Dwelling Unit
- Solar Garden
- 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
- Construction or Sales Trailer
- Outdoor Display
- Satellite Dish Antenna
- Solar Collection System
- Wireless Communications Facility
 - Building Façade Mounted
 - Roof Mounted
 - Other Freestanding Support Structure