



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
Maximum:	60 feet

¹Subject to height transition when adjacent to residential zoning, see [17.5.4.2](#).

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

- Wireless Communications Facility
 - Stealth
 - 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](#).

- Contractor Shop
- 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.

- 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
- 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