

**ZONE DISTRICT SUMMARY**



**C-R**

**Commercial - Regional**

The C-R district is intended to provide for regional commercial development along major street corridors and near highway interchanges. The district is intended to accommodate the highest levels of motor vehicle activity, although pedestrian activity will still be an important element of design. The district reflects a more suburban character, with parking allowed in front of buildings, and commercial buildings separated from residential uses.

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>	Minimum: 5 feet

**Height Requirements<sup>1</sup>**

Minimum: None
Maximum: 90 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.

- |  |   |
|--|---|
| Group Residential Facility             | Restaurant                                    |
| Animal Care                            | Retail  |
| Bar                                    | Rental, Service, or Repair of Large Items     |
| Club, Lodge, or Service Organization   | Vehicle Dispatch Facility                     |
| Contractor Shop                        | Community Building                            |
| Day Care Facility, Child or Adult      | Convention or Exposition Center               |
| Emergency Medical Facility             | Hospital                                      |
| Entertainment Facility, Indoor/Outdoor | Park  |
| Fitness or Athletic Facility, Private  | Religious Institution                         |
| Gallery or Studio                      | School, Public or Private                     |
| Hotel                                  | School, Vocational or Trade                   |
| Manufacturing, Light                   | Transportation Facility, Public               |
| Mortuary                               | University or College                         |
| Motel                                  | Utility Facility, Minor                       |
| Motor Vehicle Rental                   |   |
| Motor Vehicle Sales, Indoor/Outdoor    | Horticulture                                  |
| Motor Vehicle Service                  |   |
| Car Wash                               | Wireless Communications Facility              |
| Office                                 | Stealth                                       |
| Parking, Stand-Alone, Structured       | New Freestanding Structure ≤ 60 ft. in height |
| Personal Service                       |   |
| Plant Nursery                          |   |

**Limited Land Uses**

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

- Accessory Dwelling Unit
- Adult Business
- Medical Marijuana Business
- Mini-Warehouse or Storage
- Motor Vehicle Service, Major/Minor
- Parking, Stand-Alone, Surface
- Pawnbroker
  
- Apiaries
- Community Garden
- Solar Garden
  
- Temporary Use, Short-Term

**Special Land Uses**

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

- Shelter
- Crematory
- Storage, Outdoor
- Correctional Institution
- Utility Facility, Major
- Motor Vehicle Service
- Fueling Station
- 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](#).

- Construction or Sales Trailer
- Outdoor Display
- Satellite Dish Antenna
- Solar Collection System
- Wireless Communications Facility
- On Existing Structures
  - Building Façade Mounted
  - Roof Mounted
  - Other Freestanding Support Structure