



City of Lakewood

Planning Department
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ZONE DISTRICT SUMMARY

	<h1>R-MH</h1> <h2>Mobile Home Residential</h2>
<p>The R-MH district is intended to allow for developments where spaces are either sold or rented for the placement of a mobile home in a park-like setting, where the homes are used as seasonal or permanent residences.</p>	

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

Subdivision Standards

New Parcel Size	Minimum:	5 acres
New Dwelling Size	Minimum:	2,400 square feet (single wide) 3,600 square feet (double wide)
New Lot Width	Minimum:	35 feet (single wide) 40 feet (double wide)

Building Setbacks

Primary Structure (Front setbacks are measured from back of curb. Where no curb exists, add 3 feet to setback dimensions and measure from edge of asphalt).	Front Minimum:	25 feet
	Non-Primary Front Minimum:	20 feet
	Side Minimum:	5 feet
Accessory Structure (Structures larger than 32 feet in length or with wall heights greater than 12 feet in height must meet Primary Structure Setbacks.)	Rear Minimum:	15 feet
	Front Minimum:	Behind front edge of primary structure
	Non-Primary Front Minimum:	20 feet
	Side Minimum:	5 feet
	Rear Minimum:	5 feet

Height

Primary Structure	Maximum:	35 feet
Accessory Structure	Maximum:	20 feet

Open Space

Minimum: 25%

Other Standards

Accessory Structure Lot Coverage	Maximum:	No more than 50% of rear, side, and non-primary front yards and no more than 10% of total lot area
Fence Standards	Front:	Maximum 4 feet in height, Minimum 50% open
	Side/Rear/Non-Primary Front:	Maximum 6 feet in height, solid allowed

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Mobile Home Group Home (1 - 8 client residents)</p> <p>Community Building Park Religious Institution School, Public or Private Horticulture</p>	<p>Transportation Facility, Public Utility Facility, Minor</p> <p>Wireless Communications Facility Stealth New Freestanding Structure, ≤ 60 ft. in height</p>
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<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	<p>Community Garden</p>	
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<p>Special Land Uses</p> <p>Permitted with approval of a Special Use Permit and subject to compliance with Section 17.4.3.</p>	<p>Utility Facility, Major</p> <p>Temporary Use, Long/Short Term</p> <p>Home Business, Major</p> <p>Wind-Powered Electric Generator, Freestanding</p>	<p>Wireless Communications Facility New Freestanding Structure > 60 ft. in height</p>
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<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Construction or Sales Trailer</p> <p>Home Business, Minor</p> <p>Satellite Dish Antenna Solar Collection System</p>	<p>Wireless Communications Facility Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>
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