

# Arapahoe County Land Development Code

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## **PART 1                    ZONING REGULATIONS**

### **SECTION 2400    CURRENT ZONE DISTRICT R-M**

#### **RESIDENTIAL MANUFACTURED/MOBILE HOME**

#### **1-2401    INTENT**

- To provide for areas which encourage the construction of manufactured homes (as defined by Senate Bill 102, as amended), and to permit mobile homes in areas of unincorporated Arapahoe County.

#### **1-2402    PRINCIPAL PERMITTED USES**

- Manufactured home.
- Mobile home.
- Type A Group Home.

#### **1-2403    ACCESSORY USES**

- Building and use customarily appurtenant to the principal permitted use.
- Supervisory, management and/or other facilities for the operation and/or maintenance of the manufactured home/mobile home park.
- Home occupation.
- Structure, roof, or building face mounted microcell or repeater CMRS facility limited to quasi-public or public use areas only (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

#### **1-2404    SPECIAL EXCEPTION USES**

- Small wind energy conversion system.

#### **1-2405    USE BY SPECIAL REVIEW**

- Quasi-public use (church, etc.).
- Type B Group Home.

## **1-2406 MAXIMUM BUILDING HEIGHT**

- Not to exceed twenty-five feet (25') for mobile homes, nor thirty-five feet (35') for manufactured homes.

## **1-2407 MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS**

- Minimum lot width is 50'.
- Front yard is 20' (principal structure); front building line (accessory structure).
- Side yard is 0' (principal structure); 5' (accessory structure).
- Rear yard is 10' (principal structure); 5' (accessory structure).
- From public right-of-way is 20'.
- Minimum distance between principal structures is 20'.
- Minimum lot area is 5,000 square feet.

## **1-2408 DENSITY RESTRICTIONS**

- Not to exceed seven (7) units per gross acre.

## **1-2409 ADDITIONAL REQUIREMENTS**

### **1-2409.01**

- Manufactured/mobile home parks or subdivisions shall abut or have access to streets and highways no less than sixty feet (60') wide.

### **1-2409.02**

- The manufactured home, or mobile home park or subdivision shall be so arranged that all residences have direct access to an interior roadway.

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## **1-2409.03**

- Approved landscaping shall not interfere with the transporting of a mobile home unit.

## **1-2409.04**

- Ten foot (10') setbacks shall be provided along the front, side and rear perimeter of the park to be used for no other purpose than landscaping, and shall be so designated on the Preliminary Development Plan.

## **1-2409.05**

- In each manufactured/mobile home park there shall be provided the following areas:
  - Adequate laundry facilities for residents.
  - Two (2) off-street parking spaces for each residence.
  - A recreation area for the residents.

## **1-2409.06**

- Garbage and trash containers, rodent and insect control features, and water and sewer provisions must meet with the approval of the Tri-County Health Department and/or the State Health Department.

## **1-2410 AIRPORT INFLUENCE AREA REGULATIONS**

- This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

## **1-2411 SPECIAL AREA AND ACTIVITY REGULATIONS**

- This zoning district may be affected by special area and activity regulations as set forth in these Regulations.

**1-2412 VOIDED/DE-ANNEXED/DISCONNECTED LAND**

**REGULATIONS**

- This zoning district may affect land that has been de-annexed from a municipality as set forth in these Regulations.