ORDINANCE 314

AN ORDINANCE AMENDING THE LAKEWOOD MUNICIPAL CODE AND THE ZONING ORDINANCE OF CITY OF LAKEWOOD BY DELETING THE RIGHT TO HAVE HOUSE TRAILERS, MOBILE HOMES, AND MOBILE HOME PARKS IN COMMERCIAL DISTRICTS AND REPEALING SECTION 11-207 SUBSECTIONS (3) AND (4) OF THE LAKEWOOD MUNICIPAL CODE, AND FURTHER AMENDING SECTION 11-211 PROVIDING FIVE YEARS TO BRING A NON-CONFORMING USE INTO COMPLIANCE.

BE IT ORDAINED BY THE BOARD OF COMMISSIONS OF THE CITY OF LAKEWOOD as follows:

Section 1. The Lakewood Municipal Code and the Zoning Ordinance of the City of Lakewood are hereby amended by deleting Section 11-207, subsections (3) and (4). No new or additional House Trailers, Mobile Homes, or Mobile Home Parks will be allowed in the commercial districts of the City of Lakewood.

Section 2. The Lakewood Municipal Code and the zoning Ordinance of the City of Lakewood, Section 11-211 is hereby amended by adding the following:

> "House Trailers, Mobile Homes, or Mobile Home Parks, which on the effective date of this Ordinance, are not permitted in a commercial district, shall be allowed to continue as a nonconforming use for a period not longer than five years from the effective date of this Ordinance. After such period of time, such nonconforming use shall be automatically terminated."

Section 3. In the event that House Trailers, Mobile Homes, or Mobile Home Parks continue to exist in Lakewood as a nonconforming use, such House Trailers, Mobile Homes and Mobile Home Parks shall be required to continue to be subject to all regulatory provisions contained in Section 11-207, subsections (3) and (4), including, but not limited to, minimum lot area, set backs, encroachments, lighting, fire hydrants and parking requirements until such nonconforming use is terminated.

Section 4. The subsections of Section 11-207 are renumbered in the same order in Section 11-207 to reflect the above deletions.

Section 5. If there are any conflicts between this Ordinance and any other applicable law or Ordinance, the most restrictive provisions shall apply.

Section 6. If any provision of this Ordinance is declared invalid, unlawful or unconstitutional, such declaration shall not affect any other provision of this Ordinance.

Section 7. This Ordinance shall take effect upon final passage.

PASSED THIS:

FIRST READING 13th DAY OF February, 2003.

SECOND READING 10th DAY OF April, 2003.

Thom H. Faulk
MAYOR

ATTEST:

Virginia Moss
CITY RECORDER