

REQUIRED SETBACKS BY ZONE

The table below lists the density and dimensional standards that apply within zoning districts. **These are base standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this land use code or site-specific conditions may further limit development.** Please refer to the full table of density and dimensional standards, Section 16-3-80 in the Mead Municipal code, for additional information.

Table 1 – Required Setbacks by Zoning District.

Zoning District	Minimum Setbacks (feet)			Maximum Height (feet)	Max Lot Coverage (%)	Max FAR ⁵
	<i>Principal/Accessory</i> ⁹					
	Street	Side	Rear			
RSF-E	20/25	15/5	25/10	35/30	15	n/a
RSF-1	20/25	15/10	30/10	35/30	20	n/a
RSF-4 ⁸	20/25	5/5 ¹²	25/10	35/30	50	n/a
RMF-8	20/25	<i>See Note 10</i>	25/10	35/30	70	0.45
RMF-14	20/25	5/5	25/10	47/47	75	0.75
DMU	0/0 ¹¹	0/0 ⁶	0/0 ⁶	40/40	100	4.00
HC	20/25	0/0	0/0 ⁶	40/40	75	0.50
GC	20/25	0/0	0/0 ⁶	40/40	80	0.50
LI	20/25	0/0	25/25	40/40	80	0.25
AG	n/a	n/a	n/a	n/a	n/a	n/a
Planned Unit Development (PUD) Overlays: Subdivision Specific Standards						
PUD	Minimum Setbacks (feet)					
	<i>Principal/Accessory</i> ⁹					
	Street	Side	Rear			
The Highlands	20' to structure or garage for front loaded garage	5/5	15' interior lots 20' at east and south property boundary lines	35/30	60%	N/A
	14' to structure for swing-in or corner side loaded corner garage		10' for accessory structures			
Sorrento	20' to structure or garage	5/5 Corner yard 10'	20/10	35/30	50%	N/A
Other:	Eaves and window wells may encroachment into side, rear and front setbacks up to 2'.					

Sources: Table 3-3 Density and Dimensional Standards, Sec. 16-3-80. - Density and dimensional standards and approved planned unit development overlay documents.

Notes to Table 3-3

¹ Garages with street facing doors shall be setback 23 feet from the street property line in all urban residential zones. Garages may be up to 5 feet in front of enclosed living areas of the home.

² Side setbacks for accessory structures apply to those that are located on the rear half of the lot. Principal setbacks apply to accessory structures that are not located on the rear half of the lot.

³ Buildings in excess of stated maximum size limits may be approved in accordance with the Conditional Use Permit procedures in this Code.

⁴ Minimum street frontage on a cul-de-sac is reduced to 30 feet.

⁵ FAR = Floor Area Ratio.

⁶ Five (5) foot setback between adjacent residential uses, ten (10) foot setback between residential zone or use and a commercial use.

⁷ In RSF-4 and all RMF districts the minimum lot area is required for each dwelling unit.

⁸ In RSF-4 districts, lot size may be reduced by not more than ten percent (10%), provided that the overall average lot size within the district is 6,250 square feet, (i.e., total area within the lots/number of lots = 6,250 square feet) The ten percent (10%) lot reduction provision does not trigger the clustering of lots as provided in Section 16-3-110(4).

⁹ A Principal structure is defined as the structure containing the principal use on the property including structures which are attached to and architecturally integrated with the principal structure. An accessory structure is defined in other sections of this Code.

¹⁰ RMF-8 Side yard setbacks for single family residences require a minimum of 5 feet from side lot line on one side and a minimum of 10 feet from side lot line on the other side retaining a minimum separation between adjacent principal structures of 15 feet. Accessory structures may be located 3 feet from side lot line. Multi-family setbacks for principal structures are 20 feet minimum from one side yard property and a minimum of 5 feet from the other side property line retaining a required minimum separation of 25 feet between multi-family principal structures on adjacent lots. Accessory structures to multi-family structures must be set back 5 feet from the property line.

¹¹ In DMU districts the minimum street setback for residential property is 20/25.

¹² In RSF-4 districts, on corner lots, the side lot line adjacent to a street shall have a minimum setback of 15 feet.

¹³ In RSF-4 districts, ranch style homes may have a maximum lot coverage of 60%.

¹⁴ General Note: See the Alternative Residential Development Standards of this Code for additional information regarding Flagpole Lots, Attached Housing, Zero Lot Line and Cluster Development.

¹⁵ Single-Family Attached Density and Dimensional Standards:

- 1) The minimum lot size shall be one thousand six hundred (1,600) square feet.
- 2) FAR calculation shall not apply to this type of development.

- 3) The front setback shall be ten (10) feet from the lot line, rear setback shall be twenty (20) feet, side setbacks shall be zero (0) for interior lots and ten (10) feet for end or corner lots, or the same as the underlying zone district.
- 4) For additional clarification, refer to Land Use Code Section 16-3-110 alternative residential development options (2)a., (2)b., and (2)c.

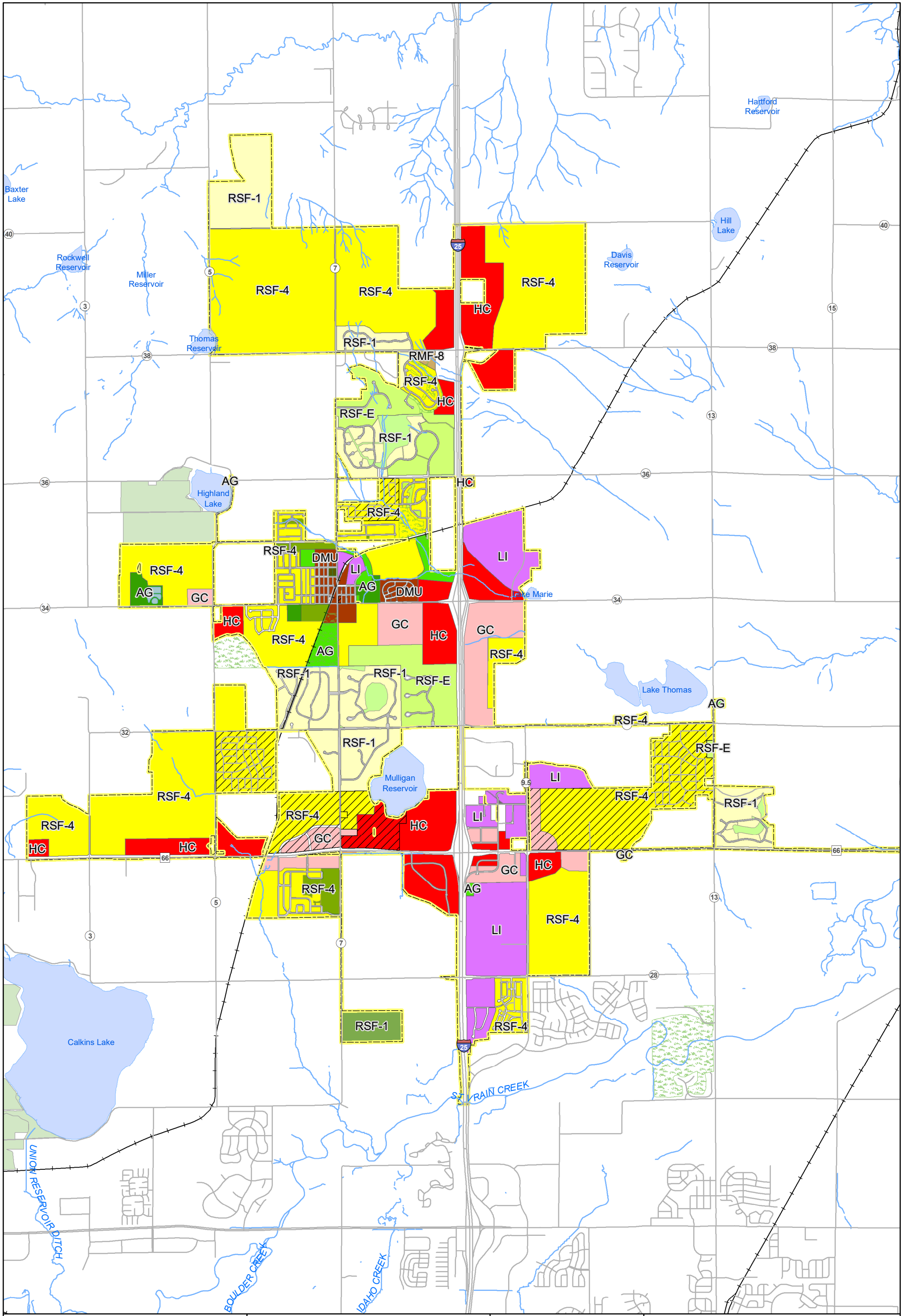
Measurements and Exceptions:

Exceptions and permitted encroachments. Setbacks must be unobstructed from the ground to the sky, except that the following features may encroach into required setbacks, as long as they do not interfere with the site triangle of roadways, alleys and streets:

- a. Landscaping;
- b. Clothesline post;
- c. Driveways, curbs and sidewalks;
- d. Flagpoles;
- e. Heating and cooling units, not to exceed three (3) feet;
- f. Mailboxes;
- g. Overhanging roof, eave, gutter, cornice or other architectural feature and awnings, not to exceed two (2) feet;
- h. Septic systems, wells and underground utilities;
- i. Signs;
- j. Steps, stairs or fire escapes (non-enclosed), not to exceed six (6) feet;
- k. Uncovered, unenclosed terraces or porches, not to exceed six (6) feet within front and rear setbacks only;
- l. Accessory buildings, within required rear setbacks only;
- m. Fences or walls six (6) feet or less in height, if otherwise allowed by Town regulations (Note: fences or walls over six (6) feet in height require a Building Permit and shall be subject to all setback standards); and
- n. Yard and service lighting fixtures and poles.

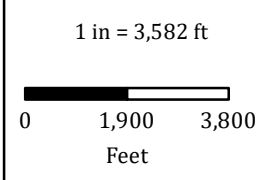
Uncovered Deck Exceptions:

Notwithstanding the rear yard setback requirements for residential dwellings contained in Section 16-3-80 or 16-3-90, and unless otherwise subject to restrictive covenants, decks less than thirty (30) inches above the adjacent grade may encroach into the required rear yard setback fifteen (15) feet. Decks greater in height than thirty (30) inches above the adjacent grade may encroach into the rear yard setback ten (10) feet. In no case shall a deck encroach into the side yard setback or be located closer than ten (10) feet from the rear lot line. Decks shall not be enclosed with insect screening, nor covered by a permanent structure. Decks shall not be used for temporary or permanent storage of personal property; provided, however, this shall not be construed to limit the storage and use of outdoor patio tables and chairs, freestanding porch swings or gliders, barbecues and hot tubs on the deck.



Town of Mead

Zoning Map



This draft document was prepared for internal use by the Town of Mead, CO. The Town makes no claim as to the accuracy or completeness of the data contained herein.

Due to security concerns, The Town requests that you do not post this document on the internet or otherwise make it available to persons unknown to you.
File: 11x17_Portrait.mxd Updated: 3/16/2022

Plot Plans and Setbacks



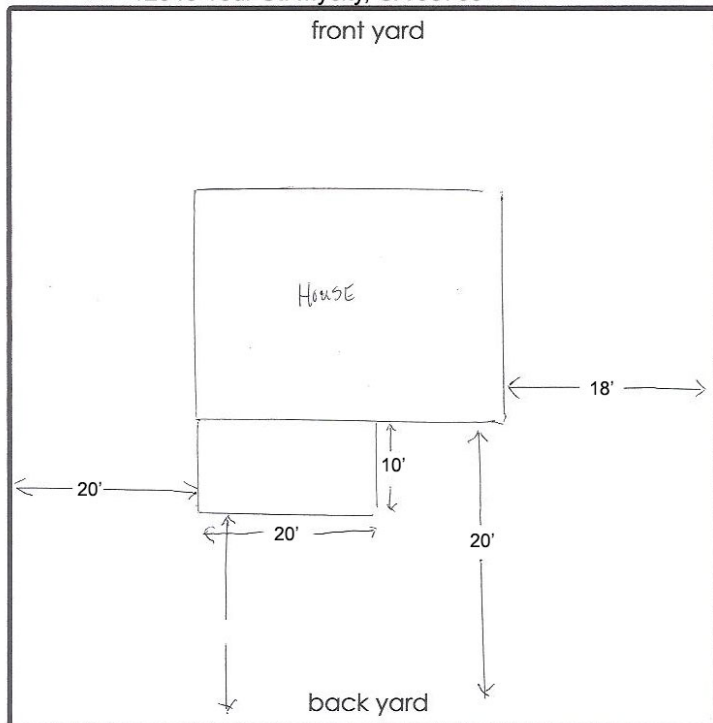
A **plot plan** is a plan, drawing, or diagram, in a birds-eye view of the entire property, which shows the buildings, utility runs, and equipment layout, the position of roads and other constructions of an existing or proposed project site at a defined scale. These plans should include all easements, property lines, **setbacks**, and legal description of the home. Plot plans are also known more commonly as site plans.

A **setback** is the required separation between a lot line (and/or right-of-way line) and a building or structure. Setbacks vary by zoning district and accommodate a variety of lot circumstances. Setback compliance is a necessary consideration for any construction project; therefore, the precise location of property lines should be ascertained early in the design process.

Here are two examples of Plot Plans showing setbacks.

Plot Plan

Address: 12345 Your St. Mycity, CA 98765



Owner: Jack & Jill Johnson
Phone: 555-321-4567

PLOT PLAN EXAMPLE

