

Town of Mead

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441 Third Street
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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	<i>Principal/Accessory</i>		
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

Source: Table 3-3 Density and Dimensional Standards, Sec. 16-3-80. - Density and dimensional standards.

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.

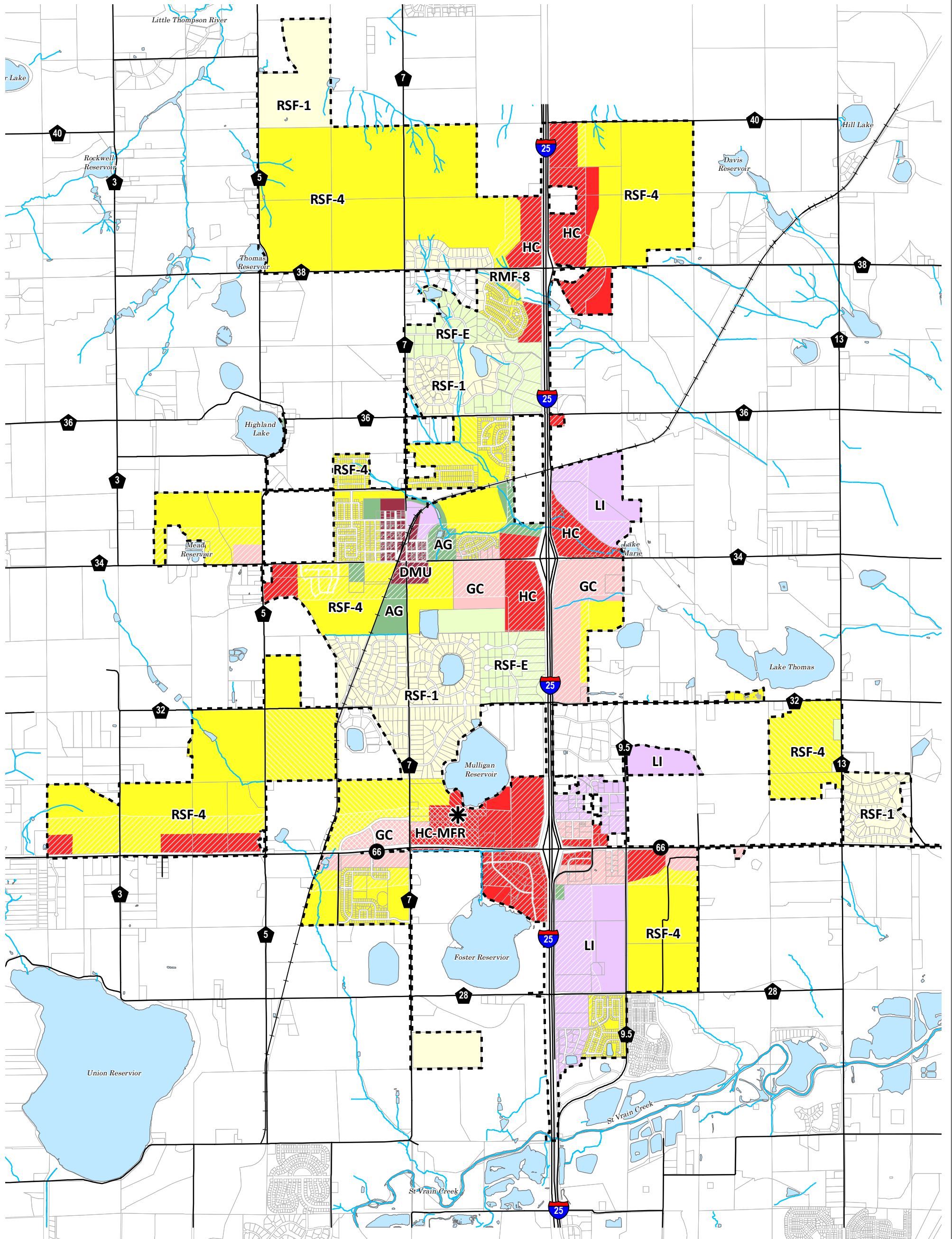
¹⁰ RMF-8 Side yard setbacks for single family residences require a minimum of 5 feet from side lot line on one side and a minimum of 10 feet from side lot line on the other side retaining a minimum separation between adjacent principal structures of 15 feet. Accessory structures may be located 3 feet 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.



Zoning Districts

- | | |
|---|---|
|  AG Agricultural |  DMU Downtown Mixed-Use |
|  RSF-E Residential Single Family-Estate |  GC General Commercial |
|  RSF-1 Residential Single Family-1 |  HC Highway Commercial |
|  RSF-4 Residential Single Family-4 |  LI Light Industrial |
|  RMF-8 Residential Multi Family-8 |  Not in Town (No Color) |

- | | |
|--|--|
|  Highway Design Overlay District |  Interstate 25 |
|  Planned Unit Development Overlay |  State Highway 66 |
|  County Road |  Mead Town Limits |
|  Highway Commercial and Multi-Family Residential Zoning - Contact Town for Full Description | |

INTREPRETATION OF BOUNDARY LINES
 In the event uncertainty is deemed to exist on this zoning district map, district boundaries shall be on section lines, lot lines, the center lines of highways, streets, alleys, railroad rights-of-way or such lines extended; municipal corporation lines; natural boundaries, such as streams; or other lines to be determined by the use of scales shown on the map. The Town Manager shall be responsible for determining any disputes or correction to this map.

DISCLAIMER:
 All data and information contained herein are for planning purposes only. This information does not replace legal description information in the chain of title and other information contained in official governmental records such as at the Weld County Clerk and Records Office or in the courts. Also, the representation of locations in the map data cannot be substituted for actual legal surveys.

The information contained herein is believed accurate and suitable for limited use and is subject to the limitations set forth above. The Town of Mead makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which flow from the user's use of information.