

ORDINANCE NO. 112

AN ORDINANCE AMENDING LAND-USE ZONING REGULATIONS IN THE TOWN OF MEAD.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, WELD COUNTY, COLORADO:

Section 1. Sections I(A) and I(B) of Ordinance 42 of the Town of Mead are repealed and reenacted to read as follows:

(A.) Establishment of Districts

In order to carry out the provisions of this Ordinance, the Town of Mead, Colorado, may be divided into any one or more of the following zoning districts:

- R-1: Single-family residential district.
- R-2: Multiple-family residential district.
- RM-1: Single-family, mobile home residential district.
- MH: Mobile home park district.
- C: Commercial district.
- I: Industrial district.
- A: Agricultural district.

(B.) Zoning Map

The boundaries of the various districts are established as shown on a map entitled "Town of Mead Zoning District Map" in the custody of the Town Clerk, originally dated July 2, 1973, but as amended by Ordinance thereafter and is made a part of this Ordinance.

Section 2. Ordinance 42 of the Town of Mead is amended by the addition of a new Section III-A which shall read as follows:

Section III-A

RM-1 - SINGLE-FAMILY, MOBILE HOME RESIDENTIAL DISTRICT

A. Uses Permitted.

1. Single-family dwellings including factory built housing as defined in this Ordinance and modular homes as defined in this Ordinance.
2. Public schools.
3. Parks.
4. Open space.
5. Recreational areas.
6. Playgrounds.
7. Churches.
8. Church schools.
9. Public utilities, including mains, transmission lines and substations.
10. Home occupations.

11. Accessory buildings and structures normally appurtenant to allowed uses.

12. Mobile homes as defined in this Ordinance subject to receiving a Special Use Permit as set forth in paragraph B of this Section III-A.

B. Mobile Home - Special Use Permit.

Mobile homes, as defined in this Ordinance, shall be allowed as a Special Use in an RM-1 zone in the Town of Mead provided a Special Use Permit is applied for and approved by the Board of Trustees. A Special Use Permit shall be granted an applicant, provided each of the following conditions is met:

1. All requirements of the Mead Building Code are complied with.

2. The unit for which the application is made complies with the then current "Federal Manufactured Home Construction and Safety Standards" and proof of such compliance is produced for the Town by the applicant and also bears the insignia of approval of the Colorado Division of Housing.

3. All applicable Zone District standards as set forth in Section IX and X of Ordinance 42 of the Town of Mead are complied with.

4. Each mobile home shall have its own sewer tap, water tap and electrical hook-up.

5. Skirting, in addition to other requirements, shall completely enclose the area between the ground and the bottom of the mobile home. In addition, the skirting shall naturally blend with the unit or shall be painted, textured or otherwise treated so that it does blend with the unit.

C. All Zone District standards in Section IX and Section X of Ordinance 42 applicable to the R-1 zone shall also be applicable to the RM-1 zone.

Section 3. All Ordinances, resolutions, and Motions of the Board of Trustees of the Town of Mead or parts thereof, in conflict with the provisions of this Ordinance, are to the extent of such conflict hereby superseded and repealed.

Section 4. The sections of this Ordinance are hereby declared to be severable, and if any section, provisions, or part thereof shall be held unconstitutional or invalid, the remainder of this Ordinance shall continue in full force and effect, it being the legislative intent that this Ordinance would have been adopted even if such unconstitutional or invalid matter had not been included therein. It is further declared that if any provision or part of this section, or the application thereof to any person or circumstances, is held invalid, the remainder of this Ordinance and the application thereof to other persons shall not be effected thereby.

In the opinion of the Board of Trustees of the Town of Mead, Weld County, Colorado, this Ordinance is necessary for the immediate protection and preservation of the public health, safety, convenience, and general welfare, and it is enacted for that purpose and shall be in full force and effect after its passage and final publication.

Approved, adopted, and ordered published by the Board of Trustees

of the Town of Mead, on the 13th day of June,
1983.

Harvey O. Potts
Mayor

ATTEST:

Beverly J. Marsh
Town Clerk