

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 743**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING THE FOLLOWING SECTIONS AMENDING SECTION 16-3-60(f), OF THE MEAD MUNICIPAL CODE WITH REGARD TO HOME OCCUPATIONS ALLOWED AS AN ACCESSORY USE.

WHEREAS, the purpose of this amendment to the Land Use Code is to address various issues that have arisen since the adoption of the 2009 Land Use Code; and

WHEREAS, the Board of Trustees desires to regulate land use in a manner that promotes the public health, safety and general welfare;

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Section 16-3-60(f) of the *Mead Municipal Code* is hereby amended by the deletion of Sections 16-3-60(f)(2)o and 16-3-60(f)(3)k in their entirety, and the renumbering of Sections 16-3-60(f)(3)l and 16-3-60(f)(3)m, as 16-3-60(f)(3)k and 16-3-60(f)(3)l respectively.

Section 2. Section 16-3-60(f) of the *Mead Municipal Code* is hereby amended by the addition of a new paragraph (5) to read as follows:

“(5) **Effective Date.** The regulations of this Subsection apply to all businesses created as a Home Occupation or opening as a Home Occupation after February 10, 2014. For Home Occupation businesses created or open as a Home Occupation prior to February 10, 2014, a permit is required per (1) a., however, only sections (2) e., (3) e., and (3) i. of this Subsection apply. Any Home Occupation created or open as a Home Occupation prior to February 10, 2014 shall also be governed by this Section (5) until such time as the business closes or ceases operation for 30 (thirty) consecutive days. At that time, the property will be required to come into conformance with the Home Occupation requirements under (1), (2), and (3) of this subsection. The use of a residential property under this Home Occupation subsection attaches to the original owner of the business(es) and does not transfer.”

Section 3. Table 3.2 of the *Mead Municipal Code* is hereby amended by to read as follows:

“Table 3.2 Summary of Home Occupation Regulations

	Minor Home Occupation	Major Home Occupation
Where Allowed	As accessory use to allowed household living use (by right).	May be allowed as accessory use to allowed household living use in any Rural or Urban Residential zoning districts if reviewed and approved in accordance with the Conditional Use Permit procedures.
Prohibited Uses	Vehicle and Equipment Repair Dispatch Centers Mortuaries Animal Care or Boarding Facilities Medical Offices or Clinics.	Vehicle and Equipment Repair within 200 feet of (off-site) dwelling units.

Employees	None	2 (Maximum)
Resident Operator	Operator must be full time resident of dwelling unit	
Customers	6 per day (Maximum) between hours of 8 a.m. and 8 p.m.	12 per day (Maximum) hours established through CUP process
Floor Area	25% of dwelling Unit (Maximum)	N/A
Signs	2 square feet (Maximum)	2 square feet (Maximum)
Outdoor Activities	None	N/A
Exterior Appearance	No change that makes the dwelling appear less residential in nature and no visible evidence of home occupation	No visible evidence of home occupation
Operational Impacts	No odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible off site.	
Trucks and Vehicles	One truck or van with a payload rating of no more than 1 ½ ton parked at the site allowed	One truck or van with a payload rating of no more than 1 ½ ton parked at the site allowed
Deliveries	Only between 8 a.m. and 8 p.m.	N/A
Retail Sales	None except as accessory to allowed service	Permitted
Off-street Parking	None required	1 space per nonresident employee which may be stacked within a driveway."

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases are declared invalid.

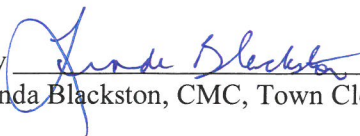
Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

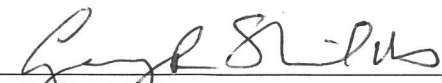
Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 28th DAY OF May, 2014.

ATTEST:

TOWN OF MEAD

By 
Linda Blackston, CMC, Town Clerk

By 
Gary R. Shields, Mayor

