

TOWN OF MEAD, COLORADO
ORDINANCE NO. 719

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING THE FOLLOWING SECTIONS OF THE *MEAD MUNICIPAL CODE*: SECTION 16-1-150 WITH REGARD TO DEFINITIONS FOR ACCESSORY BUILDINGS, CHILD CARE CENTER, LARGE, CHILD CARE CENTER, SMALL AND HOME BASED CHILDCARE; AMENDING SECTION 16-2-120 (d) WITH REGARD TO OPEN SPACE REQUIREMENTS; AMENDING SECTION 16-2-180 (c) (9) a. 2 WITH REGARD TO THE LOCATION OF GARAGE DOORS; AMENDING SECTION 16-2-180 (f) WITH REGARD TO CONFORMANCE WITH RESIDENTIAL ARCHITECTURE STANDARDS; AMENDING TABLE 3.1 PRINCIPAL USES ALLOWED, WITH REGARD TO “CHILD CARE CENTER, LARGE”, “CHILD CARE CENTER, SMALL”, “HOME BASED CHILDCARE”, “HOUSEHOLD LIVING ACCESSORY DWELLING UNIT”, “RECREATION & ENTERTAINMENT, OUTDOOR, RV PARK”, “MIXED USE BUILDING”; AMENDING TABLE 3.3 DENSITY AND DIMENSIONAL STANDARDS, WITH REGARD MAXIMUM HEIGHT FOR PRINCIPAL/ACCESSORY BUILDINGS, WITH REGARD TO HEIGHT IN THE RMF-14 ZONING DISTRICT.

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. The definition of “accessory building” contained in Section 16-1-150 of the *Mead Municipal Code* is hereby amended to read as follows:

“*Accessory building* means a subordinate building or structure in both height and size, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot (or on a continuous lot in the same ownership) with the main building or use. Accessory buildings are only permitted when they are incidental for accessory to an existing and permitted principal or conditional use.”

Section 2. Section 16-1-150 of the *Mead Municipal Code* is hereby amended by the addition of the following definitions:

“*Childcare center, large*, means a facility that is maintained for the whole or part of the day for the care of 16 or more children who are under the age of sixteen years. Includes commercial child care centers

Child Care Center, small. means a facility that is maintained for the whole or part of the day for the care for more than 6, but less than 16 children..

Child Care, Home Based means a facility that is maintained for the whole or part of the day for the care for less than seven (7) children.”

Section 3. Section 16-2-120 (d) of the *Mead Municipal Code* is hereby amended by the addition of the following:

“(d) Open space requirements. *Open space* means any land or water area with its surface open to the sky, which serves specific uses of: providing park and recreation opportunities; conserving natural areas and environmental resources; structuring urban development form; and protecting areas of agricultural, archeological or historical significance. *Open space* shall not be considered synonymous with vacant or unused land but serves important urban functions. *Usable open space* shall exclude areas used for off-street parking, off-street loading, service driveways, areas less than thirty (30) feet in width, storm water detention/ retention ponds, drainage swales and setbacks from oil and gas wells and their appurtenances, or other hazards to the public. . . .”

Section 4. Section 16-to-180 (c) (9) a. 2. of the *Mead Municipal Code* is hereby amended to read as follows:

“2. Garage doors. Street facing garage doors shall be set back at least twenty-three (23) feet from the street property line.”

Section 5. Section 16-2-180 of the *Mead Municipal Code* is hereby amended by the addition of the following subsection (f):

“(f) Conformance. To determine conformance with the Residential Architecture standards, a Block Diversity Plan shall be submitted by an applicant at time of subdivision application, or site plan, as applicable, to demonstrate an adequate mix of housing models and styles are offered within a neighborhood and within each block face. A Block Diversity Plan shall be required for:

- (1) Single-family detached and duplex housing; and
- (2) Multi-family stacked units, including condominiums and apartments.”

Section 6. Section 16-3-40 of the *Mead Municipal Code* is hereby amended by the replacement of the “Day Care” subcategories in Table 3.1 with the following subcategories:

INSTITUTIONAL AND CIVIC	Specific Use Type	RESIDENTIAL					NON-RES				T	Specific Use Standard
		RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG	
“Day Care	Home-based day care	A	A	A	A	A	C	C			A	
	Child care center, large					C	C	C	C	C		
	Child care center, small	C	C	C	C	C						

Section 7. Section 16-3-40 of the *Mead Municipal Code* is hereby amended by the addition of a subcategory to the “Household Living” subcategories in Table 3.1 as follows:

RESIDENTIAL		RESIDENTIAL					NON-RES				T	Specific Use Standard
Use Category	Specific Use Type	RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG	
Household Living	Accessory dwelling unit	A	A	C								

Section 8. Section 16-3-40 of the *Mead Municipal Code* is hereby amended by the addition of a subcategory to “Recreation & Entertainment, Outdoor” subcategories in Table 3.1 as follows:

COMMERCIAL		RESIDENTIAL					NON-RES				T	Specific Use Standard
Use Category	Specific Use Type	RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG	
“Recreation & Entertainment, Outdoor	RV Park									C		

Section 9. Section 16-3-40 of the *Mead Municipal Code* is hereby amended by the addition of a “Mixed Use Building” subcategory to the “Commercial” use category in Table 3.1 as follows:

COMMERCIAL		RESIDENTIAL					NON-RES				T	Specific Use Standard
Use Category	Specific Use Type	RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG	
Mixed Use Building	Mixed Use Building						A	A	A			

Section 10. Section 16-3-80 of the *Mead Municipal Code* is hereby amended by the addition replacement of the existing Table 3.3, with a new Table 3.3 to read as follows:

Table 3-3 Density and Dimensional Standards

Zoning District	Density (Dwelling Units per Acre)		Minimum Lot Size (nt) ¹		Min. Street Frontage ⁴ (Feet)	Minimum Setbacks Principal/Accessory ³			Max. Lot Coverage (%)	Max FAR ²	Max Building Size ⁵ (Sq.Ft.)	Max. Height (Feet)
	Max.	Min.	Area (Sq.Ft.)	Width (Ft.)		Street (Feet)	Side ⁶ (Feet)	Rear (Feet)				
Residential Zoning Districts												
RSF-E	1 per 2.5 Ac.	na	2.5 Ac	100	50	20/25	15/5	25/10	15	na	na	35/30
RSF-1	1.0	2.5	43,560	100	50	20/25	15/10	30/10	20	na	na	35/30
RSF-4	4	2	8,000	75	50	20/25	7/5	25/10	50	na	na	35/30
RMF-8	8	4	5,000	50	20	20/25	See Note 9	25/10	70	0.45	na	35/30
RMF-14	14	8	4,000	40	20	20/25	5/5	25/10	75	0.75	na	47'
Non-Residential Zoning Districts												
DMU	14	na	5,000	50	na	20/25	0/0 ⁶	0/0 ⁶	100	4.00	15,000	40'
HC	8	na	7,500	50	na	20/25	0/0	0/0 ⁶	75	0.50		40'
GC	8	na	1 ac	50	na	20/25	0/0	0/0 ⁶	80	0.50	125,000 per business use	40'
LI	8	na	1 ac	100	na	20/25	0/0	25/25	80	0.25		40'
Rural Zoning District												
AG	1 per 5 Ac.	na	na	na	na	na	na	na	na	na	na	na

Notes to Table 3-3

- Garages with street facing doors shall be setback 23 feet from the street property line in all urban residential zones.
- 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.
- Buildings in excess of stated maximum size limits may be approved in accordance with the Conditional Use Permit procedures in this Code.
- Minimum street frontage on cul-de-sac reduced to 30 feet..
- FAR= Floor Area Ratio .
- 10-foot setback if abutting a residential zone or use.
- In RSF-4 and all RMF districts the minimum lot area is required for each dwelling unit (e.g., in the RSF-4 district 8,000 square feet is the minimum lot size per dwelling unit, meaning 16,000 square feet is the minimum lot size for a duplex).

8. 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.
9. 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. 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.
10. 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.

Section 11. Effective Date. This ordinance shall be published and become effective as provided by law.


Section 12. 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 13. 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 14. 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 13th DAY OF November, 2012.

ATTEST:

By 
Linda Blackston, CMC, Town Clerk

TOWN OF MEAD

By 
Richard W. Macomber, Mayor