



**TOWN OF MEAD, COLORADO**  
**ORDINANCE NO. 724**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING THE FOLLOWING SECTIONS OF THE *MEAD MUNICIPAL CODE*: SECTION 16-2-170, WITH REGARD TO PERIMETER FENCES AND WALLS ADJACENT TO FEDERAL AND STATE HIGHWAYS; SECTION 16-3-40 USE REGULATIONS, TABLE 3.1 PRINCIPAL USES ALLOWED, WITH REGARD TO FARMERS MARKETS; SECTION 16-3-50 SPECIFIC USE STANDARDS FOR FARMERS MARKETS; SECTION 16-3-80 DENSITY AND DIMENSIONAL STANDARDS; SECTION 16-3-120 CONDITIONAL USE REVIEW PROCESS; SECTION 16-4-60 PRELIMINARY PLAT; SECTION 16-4-70 FINAL PLAT; SECTION 16-4-100 SITE PLAN; SECTION 16-13-20 FAIR CONTRIBUTIONS FOR SCHOOL SITES.**

**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.** Subsection 16-2-170 b (5), of the *Mead Municipal Code* is hereby amended by the addition of sub paragraph h. to read as follows:

“h. Fences adjacent to state or federal highways may be up to eight feet (8') in height.”

**Section 2.** Subsection 16-2-170, of the *Mead Municipal Code* is hereby amended by the renumbering of paragraph (7) as paragraph (8) and the insertion of a new paragraph (7) to read as follows:

“(7) Perimeter Fencing: Where perimeter fencing or walls are provided around a subdivision or development, such fences shall be subject to the following standards:

a. Fences and walls shall be constructed of durable, easily maintained materials such as, but not limited to, stone or simulated stone, metal, brick, vinyl, or treated, stained or painted wood sections. Chainlink, wire mesh, or other similar products shall be prohibited. In residential areas, light wire mesh may be attached to an open fence such as a wood, three (3) rail fence to keep pets and children from crossing through.

b. The "finished" side of the fence or wall shall face the adjacent street, trail, or open space.

c. Perimeter fencing shall include columns with a maximum spacing of fifty feet (50'). Individual columns shall be a minimum of two feet by two feet (2' x 2'), with a minimum of one foot (1') projecting in front of the fence towards the street. Columns shall include a cap detail for visual interest.

d. A minimum eight foot (8') buffer shall be provided between the back of a sidewalk and a fence or wall. Landscaping, including trees, shall be incorporated within the buffer to soften the appearance of the wall or fence.

e. No more than seventy five percent (75%) of any street frontage shall be occupied by the fence or wall.

f. The required twenty five percent (25%) openings in the fence or wall frontage shall serve to visually link intersecting streets, view corridors into and out of the development, pedestrian entryways, and parks or open space. Fences or walls that have a surface area that is not more than fifty percent (50%) opaque, hedges and screens composed of living plant material, or any land use with a wall or fence lower than forty two inches (42") may count toward the twenty five percent (25%) requirement."

**Section 3.** Section 16-3-40 of the *Mead Municipal Code* is hereby amended by the replacement of the "Farmer' Market/Flea Market" subcategories in Table 3.1 with the following subcategory:

"COMMERCIAL"		RESIDENTIAL					NON-RES				T	
Use Category	Specific Use Type	RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG	Specific Use Standard
Retail Sale & Services	"Farmer's Market/Flea Market						A	A	A	A	A	Subject to Site Approval."

**Section 4.** Section 16-3-50 (7), of the *Mead Municipal Code* is hereby amended to read as follows:

"(7) Farmer's market/flea market. All farmer's market/flea markets within nonresidential zoning districts shall be subject to the standards listed below:

a. No booths, stalls or other display areas shall be placed or maintained within any required setback.

b. Sanitary facilities shall be provided on site.

c. All items for sale shall be stored indoors (or within an approved screened storage area) or removed from the site at the close of each business day. Farmer's markets/flea markets shall not be open for business in excess of sixteen (16) hours per day.

d. No items other than those available for retail sale may be stored on the premises unless confined within an approved screened storage area."

**Section 5.** Section 16-3-80, Table 3-3 of the *Mead Municipal Code* is hereby amended to read as follows:



“e. Step 5: Refer application to parties in interest. The Town shall specify the specific information to be included in the referral packets. Referrals should be mailed by certified mail at least fifteen (15) days prior to the date scheduled for the initial public hearing at Planning Commission.”

**Section 10.** Section 16-13-20 (7) of the *Mead Municipal Code* is hereby repealed in its entirety and reenacted to read as follows:

“(7) The following Tables 1 through 5, contain School Planning Standards and Calculations of In Lieu Fees, shall be used to determine the Fair Contribution for Public School Sites required for the various occupancies addressed in such tables:

**School Planning Standards and Calculations of In-Lieu Fees**

**Table 1**

<b>Single-Family School Planning Standards</b>							
	<b>Number of Units</b>	<b>Projected Student Yield</b>	<b>Student Facility Standard</b>	<b>Site Size Standard Acres</b>	<b>Acres of Land Contribution</b>	<b>Developed Land Value</b>	<b>Cash-in-Lieu Contribution</b>
Elementary	100	0.22 22	525	10	0.42	\$80,117	
Middle Level	100	0.1 10	750	25	0.33	\$80,117	
High School	100	0.11 11	1200	50	0.46	\$80,117	
<b>Total</b>		<b>43</b>			<b>1.21</b>	<b>\$80,117</b>	\$96,999
Single Family Student Yield is 0.43							\$970/Unit

**Table 2**

<b>Duplex/Triplex Family School Planning Standards</b>								
	<b>Number of Units</b>	<b>Projected Student Yield</b>	<b>Student Facility Standard</b>	<b>Site Size Standard Acres</b>	<b>Acres of Land Contribution</b>	<b>Developed Land Value</b>	<b>Cash-in-Lieu Contribution</b>	
Elementary	100	0.2 20	525	10	0.38	\$80,117		
Middle Level	100	0.09 11	750	25	0.30	\$80,117		
High School	100	0.09 9	1200	50	0.38	\$80,117		
<b>Total</b>		<b>38</b>			<b>1.06</b>	<b>\$80,117</b>	<b>\$84,600</b>	
Single Family Student Yield is 0.38								\$846/Unit

**Table 3**

<b>Multi-Family School Planning Standards</b>								
	<b>Number of Units</b>	<b>Projected Student Yield</b>	<b>Student Facility Standard</b>	<b>Site Size Standard Acres</b>	<b>Acres of Land Contribution</b>	<b>Developed Land Value</b>	<b>Cash-in-Lieu Contribution</b>	
Elementary	100	0.15 15	525	10	0.29	\$80,117		
Middle Level	100	0.06 8	750	25	0.20	\$80,117		
High School	100	0.06 2	1200	50	0.25	\$80,117		
<b>Total</b>		<b>25</b>			<b>0.74</b>	<b>\$80,117</b>	<b>\$58,943</b>	
Multi-Family Student Yield is 0.25								\$589/Unit

**Table 4**

<b>Condo/Townhouse School Planning Standards</b>							
	<b>Number of Units</b>	<b>Projected Student Yield</b>	<b>Student Facility Standard</b>	<b>Site Size Standard Acres</b>	<b>Acres of Land Contribution</b>	<b>Developed Land Value</b>	<b>Cash-in-Lieu Contribution</b>
Elementary	100	0.07 7	525	10	0.13	\$80,117	
Middle Level	100	0.04 4	750	25	0.13	\$80,117	
High School	100	0.04 4	1200	50	0.17	\$80,117	
<b>Total</b>		<b>15</b>			<b>0.43</b>	<b>\$80,117</b>	<b>\$34,717</b>
Condo/Townhouse Student Yield is 0.29							\$347/Unit

**Table 5**

<b>Mobile Home School Planning Standards</b>							
	<b>Number of Units</b>	<b>Projected Student Yield</b>	<b>Student Facility Standard</b>	<b>Site Size Standard Acres</b>	<b>Acres of Land Contribution</b>	<b>Developed Land Value</b>	<b>Cash-in-Lieu Contribution</b>
Elementary	100	0.16 16	525	10	0.30	\$80,117	
Middle Level	100	0.09 9	750	25	0.30	\$80,117	
High School	100	0.09 9	1200	50	0.38	\$80,117	
<b>Total</b>		<b>34</b>			<b>0.98</b>	<b>\$80,117</b>	<b>\$78,496</b>
Mobile Home Student Yield is 0.42							\$785/Unit"

**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 10th DAY OF June, 2013.**

**ATTEST:**

By Linda Blackston  
Linda Blackston, CMC, Town Clerk

**TOWN OF MEAD**

By Richard W. Macomber  
Richard W. Macomber, Mayor

