

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 740**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING THE FOLLOWING SECTIONS OF THE *MEAD MUNICIPAL CODE*: AMENDING SECTION 16-2-180, WITH REGARD TO ALLOWED TYPES OF STREET ACCESSED SINGLE FAMILY RESIDENTIAL GARAGES; AMENDING SECTION 16-3-80, TABLE 3 - 3, NOTE 1, WITH REGARD TO ALLOWING FORWARD PROJECTING GARAGES IN SINGLE-FAMILY RESIDENTIAL ZONES.

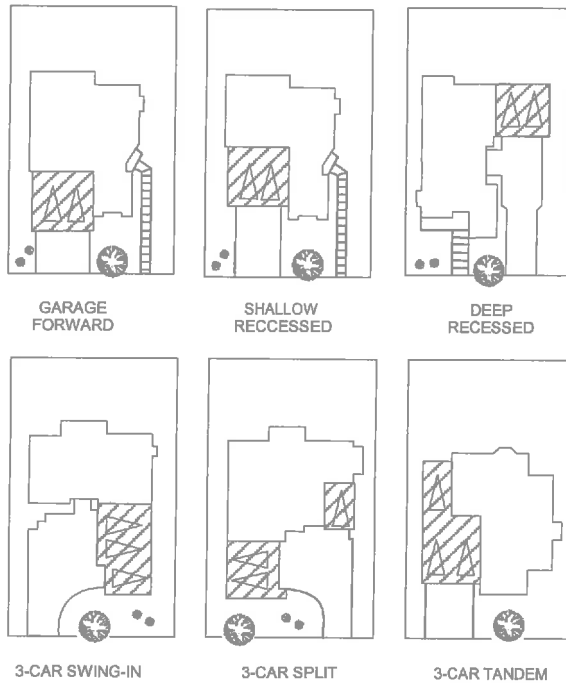
WHEREAS, the purpose of this amendment to the Land Use Code is to address various issues that have arisen since the adoption of the 2009 Land Use Code; and

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 16-2-180(c)(9)a. 1. of the *Mead Municipal Code* is hereby amended by the addition of a “Garage Forward” illustration to the “Allowed Types of Street Accessed Single Family Residential Garages” illustration, as follows:

**ALLOWED TYPES OF STREET ACCESS
SINGLE FAMILY RESIDENTIAL GARAGES**



Section 2. Section 16-3-80, Table 3-3 of the *Mead Municipal Code* is hereby repealed in its entirety and reenacted to read as follows:

“Table 3-3 Density and Dimensional Standards

Zoning District	Density (Dwelling Units per Acre)		Minimum Lot Size (net) ⁷		Min. Street Frontage ⁴ (Feet)	Minimum Setbacks Principal/Accessory ⁹			Max. Lot Coverage (%)	Max FAR ⁵	Max Building Size ⁸ (Sq.Ft.)	Max. Height (Feet)
	Max.	Min.	Area (Sq.Ft.)	Width (Ft.)		Street ¹ (Feet)	Side ² (Feet)	Rear (Feet)				
Residential Zoning Districts												
RSP-E	1 per 2.5 Ac.	na	2.5 Ac	100	50	20/25	15/5	25/10	15	na	na	35/30
RSP-1	1.0	2.5	43,560	100	50	20/25	15/10	30/10	20	na	na	35/30
RSP-4 ⁸	4	2	7,000 ⁷	65	50	20/25	7.5/5 ¹²	25/10	30 ¹³	na	na	35/30
RMF-8	8	4	5,000 ⁷	50	20	20/25	See Note 10	25/10	70	0.45	na	35/30
RMF-14	14	8	4,000 ⁷	40	20	20/25	3/5	25/10	75	0.75	na	47
Non-Residential Zoning Districts												
DMU	14	na	5,000	50	na	0/0 ¹¹	0/0 ⁶	0/0 ⁶	100	4.00	15,000	40
BC	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

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. 10-foot setback if abutting a residential zone or use.
7. In RSP-4 and all RMF districts the minimum lot area is required for each dwelling unit.
8. In RSP-4 districts, lot size may be reduced by not more than 10%, provided that the overall average lot size within the district is 7,000 square feet, (i.e., total area within the lots / number of lots = 7,000 square feet). The 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 RSP-4 districts, on corner lots, the side lot line adjacent to a street shall have a minimum setback of 15 feet.
13. In RSP-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.”

Section 3. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 4. 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 5. 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 6. 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 31st DAY OF March, 2014.

ATTEST:

TOWN OF MEAD

By 
Linda Blackston, CMC, Town Clerk

By 
Richard W. Macomber, Mayor

