

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 843**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING
TABLE 3-3 OF SECTION 16-3-80 OF THE *MEAD MUNICIPAL CODE* WITH
REGARD TO THE SETBACK SEPARATION BETWEEN INDIVIDUAL USES
IN THE DOWNTOWN MIXED USE (DMU) ZONING DISTRICT.**

WHEREAS, the DMU zoning district was originally platted in 1907 with twenty-five (25') foot lots; and

WHEREAS, the 2009 Land Use Code failed to provide a minimum sideyard setback standard between principal residential buildings within the DMU, which has prompted several requests for waivers for sideyard setbacks; and

WHEREAS, the RSF-14 zoning district contains similar density and dimension standards as the residential lots in the DMU and allows five-foot sideyard setback which has been determined to be appropriate for the DMU zone;

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

Section 1. Table 3-3 of Section 16-3-80, row DMU is hereby amended to read as follows:

| | | | | | | | | | | | | |
|-----|----|----|-------|----|----|-------------------|------------------|------------------|-----|------|--------|----|
| DMU | 14 | na | 5,000 | 50 | na | 0/0 ¹¹ | 0/0 ⁶ | 0/0 ⁶ | 100 | 4.00 | 15,000 | 40 |
|-----|----|----|-------|----|----|-------------------|------------------|------------------|-----|------|--------|----|

⁶ Five (5) foot setback between adjacent residential uses, ten (10) foot setback between residential zone or use and a commercial use.

¹¹ In DMU districts the minimum street setback for residential property is 20/25.

Section 2. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 3. 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 part, section, subsection, sentence, clause or phrase is declared invalid.

Section 4. 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 All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.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 5. 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 8th DAY OF May, 2017.

ATTEST:

TOWN OF MEAD

By Melissa C Mata
Melissa Mata, Interim Town Clerk

By Gary R. Shields
Gary R. Shields, Mayor

