

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 860**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING  
TABLE 3.1, OF SECTION 16-~~3~~<sup>3</sup>-40 AND SECTION 16-3-50 (18) OF THE *MEAD  
MUNICIPAL CODE* AS THEY RELATE TO ENCLOSED MINI-STORAGE  
WAREHOUSES, SELF-SERVICE STORAGE FACILITIES, AND/OR AUTO,  
RECREATIONAL VEHICLE, BOAT AND TRUCK STORAGE STANDARDS** (mes 4/25/2018)

**WHEREAS**, the Town of Mead is in the process of updating its Comprehensive Plan and reviewing the Mead Land Use Code; and

**WHEREAS**, the Board of Trustees is of the opinion that an adequate number of self-service storage units and open air and enclosed recreational vehicle parking/storage spaces are currently available, or under construction within the Town to serve the needs of the residents of Mead; and

**WHEREAS**, the Board of Trustees is concerned that extensive development of self-service storage units and open-air and enclosed recreational vehicle parking/storage spaces will adversely impact the development of the Town’s commercially and industrially zoned property, driving away potential commercial and retail businesses; and

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

**Section 1.** Table 3.1, Principal Uses Allowed, contained in Section 16-~~3~~<sup>3</sup>-40, of the *Mead Municipal Code*, the row titled “Self-Service Storage”, is hereby repealed in its entirety and reenacted to read as follows:

“

Use Category	Specific Use Type	Residential					Nonresidential				T	Specific Use Standards (Reference No.)		
		RSF -E	R SF-1	RS F-4	RMF-8	RMF-14	DMU	HC	GC	LI			AG	
Self-Service Storage	Mini-Storage warehouse, self-service storage, open-air storage facilities.										A	A		16-3-50 (18) Site Plan Required, 16-4-100

”

**Section 2.** Section 16-~~3~~<sup>3</sup>-50 (18) of the *Mead Municipal Code* is hereby repealed in its entirety and reenacted to read as follows:

- “(18) Mini-storage warehouse, self-service storage, open-air storage facilities. Enclosed mini-storage warehouse facilities (rental or condominium), self-service storage and/or storage for autos, recreational vehicles (RV), boat and truck storage (indoor or outdoor) shall conform to the following standards.
- a. All self-service storage facilities shall be located in areas with limited development opportunities, such as oil and gas well setbacks, or areas with other physical land constraints that limit the development of structures.
  - b. All storage, equipment and refuse areas shall be concealed from view from

less intensive land uses, residential areas, abutting public rights-of-way and trails or trail corridors.

- c. All storage facilities shall be concealed through the use of a solid fence or wall that shall not have an uninterrupted length exceeding fifty feet (50'). The maximum height of the fence shall be eight feet (8'). Pilasters, brick, texture transitions and stepping of the fence planes are required. The use of additional landscaping (including plant materials and berming) that provides year-round screening of a sufficient height to further conceal all stored materials is required to prevent visual impacts on neighboring businesses, residential uses and the streetscape.
- d. Storage shall not be permitted within any applicable setback, public right-of-way or in landscaped areas.
- e. A minimum of twenty-five percent (25%) of the site must be maintained in live landscaped area.
- f. A thirty-foot (30') landscaped buffer is required along all perimeter streets if storage is adjacent to the right-of-way.
- g. A minimum five-eighths-inch ( $\frac{5}{8}$ " ) water tap must be purchased to serve the property.
- h. A mechanism for long-term maintenance of all fencing is required (i.e., owners' association or covenants).
- i. Storage facilities shall not be located within a three-mile (3) radius of a legally existing storage facility within the Town of Mead or within another jurisdiction.
- j. All buildings must utilize three (3) different types of building materials resulting in significant variation in the building facades. The building materials used for buildings, roofs, and other structures shall be compatible with the desired character of the zone.
- k. Outdoor loudspeaker systems are prohibited."

**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 part, section, subsection, sentence, clause or phrase is 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 12<sup>TH</sup> DAY OF March, 2018.**

**ATTEST:**

By Mary E. Struy  
Mary E. Struy, CMC, Town Clerk



**TOWN OF MEAD:**

By Gary R. Shields  
Gary R. Shields, Mayor