

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 864**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING THE MEAD MUNICIPAL CODE, CHAPTER 16, ARTICLE III, ZONING, AS IT RELATES TO DENSITY AND DIMENSIONAL STANDARDS AND SPECIFIC USES IN THE VARIOUS ZONING DISTRICTS.

WHEREAS, the Town of Mead prepared and published the Public Draft of the Town of Mead Comprehensive Plan on February 28, 2018, and published a notice for public hearings for the Comprehensive Plan by the Planning Commission and Board of Trustees on March 19, 2018; and

WHEREAS, it is the desire of the Board of Trustees to adopt appropriate amendments to the Mead Municipal Code to more fully implement the goals, policies and strategies of the 2018 Town of Mead Comprehensive Plan;

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

Section 1. Section 16-3-40, of the *Mead Municipal Code*, is hereby amended by the replacement of the “Adult Entertainment” subcategory in Table 3.1 with the following subcategory:

“	Specific Use Type	RESIDENTIAL					NON-RES				T	Specific Use Standard	
		RSF-1	RSF-1	RSF-4	RMF-1	RMF-1	DMU	HC	GC	LI	AG		
Retail Sale & Services	“Adult Entertainment										C	AG	“Subject to Site Approval.”

Section 2. Section 16-3-40, of the *Mead Municipal Code*, is hereby amended by the deletion of the “Junk yards” and “Solid waste disposal site” subcategories in Table 3.1 .

Section 3. Section 16-3-40, of the *Mead Municipal Code*, is hereby amended by the replacement of the “Dairy” subcategory in Table 3.1 with the following subcategory:

“	Specific Use Type	RESIDENTIAL					NON-RES				T	Specific Use Standard	
		RSF-1	RSF-1	RSF-4	RMF-1	RMF-1	DMU	HC	GC	LI	AG		
Agricultural	“Dairy										A	AG	”

Section 4. Section 16-3-80, Table 3-3, of the *Mead Municipal Code*, line RSF-4 is repealed in its entirety and reenacted to read as follows:

Zoning District	Density (Dwelling Units per Acre)		Minimum Lot Size (net) ⁷		Min. Street Frontage ¹ (Feet)	Minimum Setbacks Principal/Accessory ⁸			Max. Lot Coverage (%)	Max FAR ⁵	Max Building Size ¹ (Sq.Ft.)	Max. Height (Feet)
	Max.	Min.	Area (Sq.Ft.)	Width (Ft.)		Street ¹ (Feet)	Side ² (Feet)	Rear (Feet)				
Residential Zoning Districts												
RSF-4 ⁸	4	2	6,250	50	40	20/25	5/5	25/10	50	na	na	35/30

Notes to Table 3-3

8. In RSF-4 districts, lot size may be reduced by not more than 10%, provided that the overall average lot size within the district is 6,250 square feet, (i.e., total area within the lots/number of lots = 6,250 square feet). The 10% lot reduction provision does not trigger the clustering of lots as provided in Section 16-3-110(4).⁹

Section 5. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 6. 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 7. 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 8. 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 9th DAY OF April, 2018.

ATTEST:

TOWN OF MEAD

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

By Gary R. Shields
Gary R. Shields, Mayor

Approved as to form:

Richard E. Samson

