

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 889**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING  
SECTIONS 16-1-150, 16-2-90, 16-2-120, 16-2-150, 16-3-40, AND 16-3-80 OF  
CHAPTER 16 OF THE *MEAD MUNICIPAL CODE*, REGARDING  
SINGLE-FAMILY ATTACHED DWELLINGS**

**WHEREAS**, pursuant to Article 23, Title 31 of the Colorado Revised Statutes, the Town has authority to regulate the development of land within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

**WHEREAS**, the Board of Trustees adopted the 2009 Land Use Code by enactment of Ordinance No. 653; and

**WHEREAS**, the Land Use Code has been codified as Chapter 16 of the *Mead Municipal Code* (the “MMC”); and

**WHEREAS**, Community Development staff is recommending certain changes to the Land Use Code, Sections 16-1-150, 16-2-90, 16-2-120, 16-2-150, 16-3-40, and 16-3-80, related to permitting single-family attached dwellings units in the General Commercial (GC) zone district; and

**WHEREAS**, Sec. 16-3-160 of the MMC permits Town staff to initiate text amendments to the Land Use Code; and

**WHEREAS**, in accordance with Sec. 16-3-160(d)(2) of the MMC, Town staff has prepared a written analysis of the proposed text amendments incorporated in this Ordinance, which description includes the rationale for the proposed change, specific difficulties with the existing text of the Land Use Code, and similar provisions in the zoning codes of other jurisdictions that support the proposed text amendments; and

**WHEREAS**, at a duly noticed public hearing, the Town of Mead Planning Commission recommended the proposed changes to the Land Use Code to the Board of Trustees for approval; and

**WHEREAS**, in conformance with the Sec. 16-3-160 of the MMC, the public hearings before the Planning Commission and the Board of Trustees were properly noticed, including publication in *The Longmont Times-Call*; and

**WHEREAS**, the Board of Trustees has specifically reviewed and analyzed the criteria for text amendments to the Land Use Code, and has determined that the amendments to the Land Use Code set forth in this Ordinance will: (1) accommodate innovations in land use and development practices that were not contemplated in 2009 at the time that the Town’s Land Use Code was originally adopted, and (2) the proposed amendments will further the implementation of the goals and objectives of the Town Comprehensive Plan; and

**WHEREAS**, the Board of Trustees has determined that the adoption of this Ordinance will further the public health, safety and welfare of the residents of the City.

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

**Section 1.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2.** Sec. 16-1-150 of the MMC is hereby amended as follows, with portions to be removed struck through and portions to be added underlined:

**Sec. 16-1-150. - Definitions.**

~~*Dwelling* means a building used exclusively for residential occupancy, including single family dwellings, two family dwellings and multi family dwellings.~~

~~*Dwelling, multi-family* means a dwelling containing three (3) or more dwelling units, not including hotels, motels, fraternity houses, sorority houses and similar group accommodations.~~

*Dwelling, single-family* means a building or structure designed exclusively for occupancy by one (1) family, but not including mobile home, otherwise provided herein.

*Dwelling, single-family attached* means a ~~residential~~ building or structure containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings. The term is intended primarily for such dwelling types as townhouses and duplexes.

*Dwelling, single-family detached* means a building or structure containing one dwelling unit, single-family dwelling which is not attached to any other dwelling unit or building by any means, excluding mobile homes and manufactured housing situated on a permanent ~~foundatizson~~ foundation.

*Dwelling, two-family* means a building or structure occupied by two (2) families living independently of each other. The term is intended primarily for dwelling types commonly referred to as duplexes or paired homes.

~~*Multiple-family Dwelling, multiple-family or multi-family* means a dwelling building or structure containing three (3) or more dwelling units, including what is commonly known as an apartment building, but not including single-family attached dwellings, group homes, row or townhouses, or hotels, motels or condominiums, fraternity and sorority houses and similar group accommodations.~~

**Section 3.** Sec. 16-2-90 of the MMC, Table 2.1 titled *Parking Requirements*, is hereby amended as follows, with portions to be removed struck through and portions to be added underlined:

**Table 2.1 Parking Requirements**

<i>Land Use</i>	<i>Required Minimum Parking (Must be out of rights-of-way)</i>
Single-family detached	2 enclosed spaces per unit
<del>Townhouse and duplex</del> Single-family attached	<del>1 enclosed space per bedroom, up to 2 per unit</del> <u>2 parking spaces per unit, minimum of 1 enclosed, plus 1 guest space per 3 dwelling units</u> (If units with 3 bedrooms or more are planned, staff may require a parking study to determine additional parking requirements, if any.)
Apartment dwellings	1 enclosed space per bedroom, up to 2 per unit
Accessory dwellings	1 enclosed space per bedroom, up to 2 per unit
Retail	1 space for every 350 square feet of gross floor area*
Office/business uses	1 space for every 500 square feet of gross floor area*
Institutional/churches	1 space for every 6 seats. On-street available parking shall not be used to satisfy this requirement.
Business park/industrial	1 space each for the maximum number of employees present at any 1 time*

**Section 4.** Subsection (d) of Sec. 16-2-90 of the MMC, titled *Parking*, is hereby amended as follows, with portions to be removed struck through and portions to be added underlined:

(d) Location of spaces.

- (1) Off-street parking facilities for residential uses shall be provided and located on the same lot as the building they are intended to serve.
- (2) Off-street parking areas intended for residential guest parking in single-family attached dwelling unit projects shall be provided. These shall be located a minimum of thirty (30) feet from any adjacent right-of-way and shall not be placed in the required minimum side or rear yard areas of any dwelling unit. The amount of guest parking spaces to be provided shall be ~~determined on a case-by-case basis~~ 1 space per 3 dwelling units.
- (3) Required off-street parking in residential zones shall not lie within the front yard setback nor within any required side yard setback adjacent to a street. (Driveway spaces within these setbacks cannot be counted for required off-street parking.)
  - a. The location of required off-street parking facilities for other than residential uses shall be within seven hundred (700) feet of the building they are intended to serve when measured from the nearest point of the building or structure. The Town encourages location of parking areas to the rear or side of the building.
  - b. Except within a three-car garage, tandem parking is not allowed to meet required off-street parking requirements.

- c. Garages or required off-street parking spaces shall be set back thirty (30) feet from the back of the sidewalk, or in the case where no sidewalk is constructed, thirty (30) feet from the ROW adjacent to arterials and twenty-five (25) feet from other roadways.

**Section 5.** Subsection (d)(3) of Sec. 16-2-120 of the MMC, titled *Parks and open space*, is hereby amended as follows, with portions to be removed struck through and portions to be added underlined:

(d)(3) Amount of open space required. The amount of functional open space required in each development will be based on the density of the development, the recreational requirements of the anticipated users and the anticipated opportunities for public recreation within walking distance of the site (one-quarter (¼) mile) at the time of subdivision. This dedication can be credited toward the overall open space required for the subdivision.

- a. Single-family residential developments. RSF-E and RSF-1 zoning districts, the developer shall provide a minimum of ten percent (10%) of the gross land area as functional open space. RSF-4 zoning districts, the developer shall provide a minimum of fifteen percent (15%) of the gross land area as functional open space. PUD Single Family zoning districts, the developer shall provide a minimum of twenty percent (20%) of the gross land area as functional open space. Single-family attached residential developments in all allowed zone districts (RMF-8, RMF-14, DMU, HC & GC), the developer shall provide a minimum of twenty percent (20%) of the gross land area as functional open space. Functional open space may include: plazas, neighborhood parks, community parks, trails, recreational amenities, natural areas and amenities for residents or other civic purposes.
  - 1. Pocket parks for residences located more than one-quarter (¼) mile from any neighborhood park or community park;
  - 2. The land and construction cost of one (1) neighborhood park per every three hundred (300) dwelling units or portion thereof which shall be constructed in the subdivision within a one-quarter-mile radius of the proposed homes or a fair-share, cash-in-lieu contribution for the cost of the neighborhood park that will serve the development; and/or
  - 3. The land and construction cost for one (1) community park for every three thousand (3,000) dwelling units or portion thereof which shall be constructed in the subdivision, or a fair-share contribution for the cost of the regional park, provided by the park impact fee, that will serve the development; and
  - 4. The land and construction of an internal trail system and the trails designated on the Mead Comprehensive Plan Land Use and Public Facilities Map.

**Section 6.** Subsection (c)(2) of Sec. 16-2-150 of the MMC, titled *Landscape design*, is

hereby amended as follows, with portions to be removed struck through and portions to be added underlined:

(c)(2) Multi-family, single-family attached and mixed-use ~~district~~ residential landscaping standards:

- a. In addition to right-of-way landscaping, the developer or assigns shall provide:
  1. Site trees. A minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed on the site.
  2. Shrubs. A minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted for up to one-half ( $\frac{1}{2}$ ) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.
  3. Groundcover. Irrigated turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed free and maintained at a maximum height of five (5) inches. There shall be a minimum of seventy-five percent (75%) live materials between the front of the house and the curb, unless approved by the Town.
- b. Landscape setback to parking lots. Landscaping shall be required in the adjacent thirty (30) feet from the inner sidewalk edge or the ROW line along arterials or twenty-five (25) feet from other streets, as is determined by the Town. The purpose of the setback is to provide a buffer between street parking areas. This setback may be reduced to twenty (20) feet if used in combination with a three- to four-foot masonry or stone decorative wall. Signage may be included in this setback.

**Section 7.** Sec. 16-3-40 of the MMC, Table 3.1 titled *Principal Uses Allowed*, is hereby amended as follows, with portions to be removed struck through and portions to be added underlined:



Table 3.1 Principal Uses Allowed

Use Category	Specific Use Type	Residential					Nonresidential				T	Specified Use Standard (Reference No.)
		RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG	
<b>RESIDENTIAL</b>												
Household Living	Accessory dwelling unit	A	A	C								
	Duplex				A	A	A	C	C			
	Home occupation	C	C	C	C	C	A	A	A	C		16-3-50(3)
	Manufactured housing park			C	C	A	C					
	Multi-family units				A	A	A	C	C			16-3-50(14)
	Rooming/boarding house				A	A	A	C				
	Single-family detached (include manufactured housing)	A	A	A	A	A	A	C			A	
	Single-family attached Townhomes				A	A	A	C	C			
	All other housing household living			A	A	A	A					

**Section 8.** Sec. 16-3-80 of the MMC, Table 3-3 titled *Density and Dimensional Standards*, is hereby amended as follows, with portions to be removed struck through and portions to be added in italics and underlined, with Note 15 added and all other notes to Table 3-3 to remain in full force and effect:

Table 3-3 Density and Dimensional Standards

Zoning district	Density (dwelling units per acre)		Minimum lot size (net) <sup>7,15</sup>		Min. Street Frontage <sup>4</sup> (feet)	Minimum Setbacks Principal/Accessory <sup>9,15</sup>			Max. Lot Coverage (%)	Max. FAR <sup>5,15</sup>	Max. Building Size <sup>3</sup> (sq. ft.)	Max. Height (feet)
	Max	Min.	Area (sq. ft.)	Width (ft.)		Street <sup>1</sup> (feet)	Side <sup>2</sup> (feet)	Rear (feet)				
<b>Residential zoning districts</b>												
RSF-E	1 per 2.5 Ac.	<del>na</del>	2.5 Ac	100	50	20/25	15/5	25/10	15	<del>na</del>	<del>na</del>	35/30
RSF-1	1	2.5	43,560	100	50	20/25	15/10	30/10	20	<del>na</del>	<del>na</del>	35/30
RSF-4 <sup>8</sup>	4	2	6,250	50	40	20/25	5/5	25/10	50	<del>na</del>	<del>na</del>	35/30
RMF-8	8	4	5,000 <sup>7,15</sup>	50 <sup>15</sup>	20	20/25 <sup>9,15</sup>	See Notes 10, <u>15</u>	25/10 <sup>15</sup>	70	0.45	<del>na</del>	35/30
RMF-14	14	8	4,000 <sup>7,15</sup>	40 <sup>15</sup>	20	20/25	5/5	25/10 <sup>15</sup>	75	0.75	<del>na</del>	47
<b>Nonresidential zoning districts</b>												
DMU	14	<del>na</del>	5,000 <sup>15</sup>	50 <sup>15</sup>	<del>na</del>	0:0 <sup>11,15</sup>	0:0 <sup>6,15</sup>	0:0 <sup>6,15</sup>	100	4	15,000	40
HC	8	<del>na</del>	7,500 <sup>15</sup>	50 <sup>15</sup>	<del>na</del>	20:25 <sup>15</sup>	0:0	0:0 <sup>6</sup>	75	0.5		40
GC	8	<del>na</del>	1 ac <sup>15</sup>	50 <sup>15</sup>	<del>na</del>	20:25 <sup>15</sup>	0:0	0:0 <sup>6</sup>	80	0.5	125,000 per business use	40
LI	8	<del>na</del>	1 ac	100	<del>na</del>	20/25	0:0	25/25	80	0.25		40
<b>Rural Zoning District</b>												

15. Single-Family Attached Density and Dimensional Standards:

- a. The minimum lot size shall be 1,600 square feet.
- b. FAR calculation shall not apply to this type of development.
- c. The front setback shall be 10 feet from the lot line, rear setback shall be 20 feet, side setbacks shall be 0 for interior lots and 10 feet for end or corner lots, or the same as the underlying zone district.
- d. For additional clarification, refer to Land Use Code Section 16-3-110- alternative residential development options (2) (a), (b), and (c).

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

**Section 6. Remaining provisions.** Except as specifically amended hereby, all other provisions of the Mead Municipal Code shall continue in full force and effect.

**Section 7. Codification Amendments.** The codifier of Mead's Municipal Code is hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the provisions of this ordinance within the Mead Municipal Code.


**Section 8. 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 9. 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 10. 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.

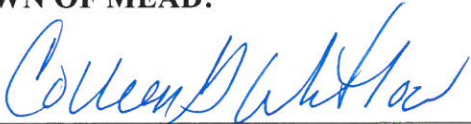
**INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF MAY, 2019.**

**ATTEST:**

By:   
Mary E. Strutt, Town Clerk



**TOWN OF MEAD:**

By:   
Colleen E. Whitlow, Mayor