

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 02-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO, RECOMMENDING APPROVAL OF STAFF-INITIATED TEXT AMENDMENTS
TO SECTION 16-3-40 – TABLE 3.1 OF THE *MEAD MUNICIPAL CODE*, REGARDING
PERMITTED, ALLOWED, AND PROHIBITED LAND USES**

WHEREAS, Section 16-3-160(d) of the Town of Mead Municipal Code ("MMC") sets forth that any amendments to the text of Chapter 16 of the MMC ("Land Use Code") may be initiated by the Board of Trustees, the Planning Commission, Town Staff, or the written application of any property owner or resident of the Town, and any such text amendments"... shall be reviewed and considered by the Planning Commission and the Board of Trustees, at public hearings, and shall be enacted by ordinance; and

WHEREAS, Town Staff has proposed to repeal and replace Section 16-3-40- Table 3.1 of the MMC, regarding permitted, allowed, and prohibited land uses, as shown in **Exhibit A** attached to this Resolution (the "Revised Use Regulations"); and

WHEREAS, the criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160 of the MMC; and

WHEREAS, in accordance with applicable requirements of the MMC, the Town Clerk has caused a notice of the Planning Commission public hearing on the Revised Use Regulations to be published no later than fifteen (15) days prior to the hearing in a newspaper of general circulation; and

WHEREAS, the Planning Commission conducted the duly noticed public hearing on March 16, 2022, to consider the Revised Use Regulations; and

WHEREAS, the MMC requires the Planning Commission to make a recommendation to the Board of Trustees to approve, conditionally approve or deny any proposed text amendment; and

WHEREAS, based upon evidence set forth in the Agenda Item Summary that was presented to the Planning Commission and other evidence offered and accepted at the public hearing, the Planning Commission has determined that the approval criteria set forth in Sec. 16-3-160(f)(3) and (f)(4) of the MMC have been satisfied in that the Revised Use Regulations, if approved by the Board of Trustees, will assist with the accommodation of innovations in land use and development practices that were not contemplated at the adoption of the Town's existing Code, and will further the implementation of the goals and objectives of the Town's Comprehensive Plan; and

WHEREAS, the Planning Commission desires to recommend approval of the Revised Use Regulations to the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. Recitals incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Planning Commission.

Section 2. Recommendation. The Planning Commission finds and determines that it reviewed the Revised Use Regulations in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and

that the public hearing on the Revised Use Regulations was held, conducted and concluded in accordance with Sec. 16-3-160 of the MMC. The Planning Commission recommends that the Board of Trustees approve the Revised Use Regulations.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 16TH DAY OF MARCH, 2022.

ATTEST:

TOWN OF MEAD PLANNING COMMISSION:

By:

Jeannine Reed
Jeannine Read, Secretary



[Handwritten signature]

EXHIBIT A

REVISED USE REGULATIONS

[To begin on the next page]

Sec. 16-3-40. Use regulations.

The principal uses allowed within the Residential, Nonresidential and Agricultural zoning districts are identified in Table 3.1 of this Section.

- (1) Use categories and specific uses. All of the use categories listed in the first column of Table 3.1 are defined in this code (Definitions and Terms). The first column of each of the use tables contains an abbreviated definition of the respective use category. If there is a conflict between the abbreviated definition and the full explanation contained in this code the provisions of full explanation will control. In some cases, "Specific Use Type" is listed in the second column of the table. If a Specific Use Type is listed in the table, that use type is allowed only within the districts that allow the broader use category.
- (2) Allowed uses. An "A" indicates that the listed use is allowed by right within the respective zoning district. Allowed uses are subject to all other applicable standards of the land use code.
- (3) Conditional uses. A "C" indicates that the listed use is allowed within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review procedures in this code. Conditional uses are subject to all other applicable standards of the land use code.
- (4) Prohibited uses. A blank cell (one without an "A" or "C") indicates that the listed use type is not allowed within the respective zoning district, unless it is expressly allow by other regulation of this land use code.
- (5) Uses subject to specific regulations. Many uses are subject to use-specific regulations (in addition to general regulations that apply to development in general). The last column of the use table contains references to applicable use-specific standards.

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	
RESIDENTIAL												
Household Living	Accessory dwelling unit	A	A	C			A				A	
	Duplex				A	A	C	C				
	Manufactured housing park			C	C	A	C					
	Multi-family units				A	A	A	C	C			16-3-50(14)
	Rooming/boardng house				A	A	A					
	Single-family detached (include manufactured housing)	A	A	A	A	A	C				A	
	Townhomes				A	A	A	C	C			
	All other household living			A	A	A	A	C	C			
Group Living	Assisted living facility	C	C	C	C	C	C	C	C		C	16-3-50(9)
	Large group living facility				C	C	C	C	C	C		

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	
	Small group living facility	C	C	C	C	C	C	C	C	C	C	
	Treatment facility	C	C	C	C	C	C	C	C	C	C	
INSTITUTIONAL AND CIVIC												
Colleges & Vocational Schools	Colleges & universities				C	C	C	A	A	C		
	Vocational/technical/trade schools						C	A	A	A		
	All other educational institutions						C	C	C	C		
Community Service	Community activity building	A	A	A	A	A	A	A	A		C	
	All other community services	C	C	C	C	C	C	A	A	C	C	
Cultural	Museums, art galleries, libraries						A	A	A	C	C	
Day Care	Child care center, large					C	C	A	A	C		
	Child care center, small	C	C	C	C	C	C	C	A	C		
	Family child care, home	A	A	A	A	A						
Detention Facilities	Jails, honor camps, reformatories									C		Vote by Trustees
	Law enforcement rehab centers									C		Vote by Trustees
Hospital/Clinic	Medical & dental clinics					C	A	A	A	A		
	Counseling centers (nonresidential)						A	A	A	A		
	Hospital/mental hospital						C	A	C	A		
	Physical & mental rehab (residential)						C	A	C	A		
	All other						C	C	C	C		
Public Property	Cemetery	A	C	C	C	C	C	C	A	A	A	
	Golf course	A	A	C	C	A	C	C	A	A	A	
	Golf driving range	A	C	C	C	C	C	C	A	A	C	
	Parks	A	A	A	A	A	A	A	A	A	A	
	Lakes and Reservoirs	A	A	C	C	C	C	C	C	A	A	
	All other Define	A	A	A	A	A	A	A	A	A	A	
Religious Assembly	Churches, temples, synagogues & mosques	A	A	A	A	A	A	A	A	A	A	16-3-50(15)

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		
Safety Services	Fire station, police station, all others	C	C	C	C	C	A	A	A	A	C	
Schools	Boarding school	C	C	C	C	A	A	A	A			
	Elementary schools	A	A	A	A	A	A	A	A		A	
	Secondary schools	A	A	A	A	A	A	A	A		A	
Utilities, Basic	Utility service facilities (underground)	A	A	A	A	A	A	A	A	A	A	
	All other basic utilities	C	C	C	C	C	C	C	A	A	C	
Utility Corridors	Transmission lines (aboveground)	C	C	C	C	C	C	C	C	A	C	16-3-50(5)
	Transmission lines (underground)						C	C	A	A	C	
	Utility treatment, production or service facility								C	C		
	All other	C	C	C	C	C	C	C	C	C	C	
COMMERCIAL												
Entertainment Event, Major	Indoor facilities						C	C	C	C	C	
	Outdoor facilities							C	C	C	C	
Lodging	Bed & breakfast (1—3 guest rooms)	A	A	A	A	A	A	A	A		A	16-3-50(2)
	Bed & breakfast (4—5 guest rooms)	C	C	C	C	C	A	A	A		A	
	Hotels and motels						A	A	A			
Mixed Use Building	Mixed use building						A	A	A			
Offices	General offices						C	A	A	A		
	Office with drive-through							A	A			
Parking, Commercial	Parking lots or structure						A	A	A	A		
Recreation & Entertainment, Outdoor	Amusement park							C	C	C		
	Campgrounds							A	A		A	16-3-50(4)
	Drive-in theater							C	C	C		
	Miniature golf								A	A		
	Riding academy or equestrian area										A	
	RV park									C		

Created: 2021-06-17 10:51:44 [EST]

(Supp. No. 16)

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	
	Shooting ranges										C	
	Swimming pools					A	A	A	A		A	
	Zoos							C	C		C	
	All other outdoor recreation							C	C	C	C	
Retail Sale & Services	Adult entertainment										C	Subject to site approval.
	Alcohol sales, retail						A	A	A	C		
	Alcohol sales, by the drink (primary use)						A	A	A	C		
	Animal care/boarding/sales, indoor	A						A	A	A	A	
	Animal care/boarding/sales, outdoor							C	C	C		
	Brew pub						A	A	A	C		As accessory to an allowed restaurant use only
	Contractors & trade shops, indoor operation & storage							A	A	A		
	Contractors & trade shops, indoor operation & outdoor storage (including heavy vehicles)								C	A	A	
	Contractors & trade shops, outdoor operation & outdoor storage								C	C	A	
	Deliver & dispatch service (vehicles on-site)								C	C	A	
Drive-through uses								C	C	C		

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	
	Farm implement/equipment sales & service							A	A	A	C	Site Plan Required, 16-4-100
	Farmer's market/flea market						A	A	A	A	A	Subject to Site Approval.
	Feed store								A	A	C	
	Food services, catering						A	A	A	A		
	Food services, restaurant (including alcohol sales)						A	A	A	A		
	Food services, restaurant with drive-through							C	C	C		
Retail Sale & Services (cont'd.)	Fuel sales, automotive/appliance							A	A	A		
	Fuel sales, heavy vehicle							A		A		
	General retail sales, indoor operations display & storage						A	A	A	A		
	General retail sales, outdoor operations display & storage							C	C	A		16-3-50(11) 16-3-50(16)
	Landscape material sales									A	A	
	Manufactured building sales, service & storage									A		
	Rental service, indoor display/storage							A	A	A		
	Rental service, outdoor display/storage							C	C	A		
	Repair, small appliance							A	A	A		
Retail Sale & Services	Repair, large appliance								A	A		
	Personal services						A	A	A	A		
	All other retail sales & services						A	A	A	C		

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	
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
Vehicle Repair	Auto & light truck mechanical repair							A	A	A		
	Body shop								A	A		
	Truck stop/travel plaza							C		A		
	Tire recapping & storage									A		
	All other vehicle repair								C	A		
	Car wash								C	C	A	
Vehicle Service, Limited	Gasoline service station							A	A	A		
	Quick lubrication							A	A	A		
	All other vehicle service, limited								A	A		
INDUSTRIAL												
Manufacturing & Production - Indoor Operation - Indoor Storage	Assembly									A		
	Brewery, distillery, winery (5,000 sq. ft. or less, with an on-site tasting room)							A	A	A	A	
	Brewery, distillery, winery (over 5,000 sq. ft. with an on-site tasting room)								A	A	A	
	Brewery, distillery, winery without an on-site tasting room									A		
	Hazardous materials										C	
	Food products										A	
	Manufacturing/processing										A	
Manufacturing & Production - Indoor Operation - Outdoor Storage	Assembly										A	
	Hazardous materials										C	
	Food products										A	
	Manufacturing/processing										A	

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
Outdoor Operations & Storage	Assembly										A		
	Hazardous materials										C		
	Food products										A		
	Manufacturing/processing										A		
	All other industrial service										A		
Warehouse & Freight Movement	Indoor operation, storage & loading										A		
	Hazardous materials										C		
	Indoor operation, with outdoor loading docks										A		
	Outdoor storage or loading										A		
	Gas or petroleum storage										A		
	Sand or gravel storage										A		
	All other										A		
Waste-Related Activities	Nonhazardous waste transfer										C		
	Medical/hazardous waste transfer station										C		
	Recycling collection										A	A	
	All other waste related										A	A	
Wholesale Sales	Wholesale business (no highly flammable materials/liquids)										C	A	
	Hazardous waste										C		
	Agricultural products										A	A	
	All other wholesale uses										C	A	
OTHER													
Agricultural	Animal confinement	A									C	A	16-3-50(6)
	Beekeeping	A	A	A								A	
	Hazardous materials										C	C	
	Dairy											A	
	Confined animal feeding operation, feedlot	C										C	16-3-50(6)
	Pasture	A										A	
	All other agriculture	C										A	

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	
Aviation or Surface Passenger Terminal	Airports/heliports										C	
	Hazardous materials										C	
	Bus/commuter stops	A	A	A	A	A	A	A	A	A	A	
	Bus/railroad depot								C	C	A	
	All other aviation or surface passenger terminal								C	C	C	
Mining	Oil and gas drilling	C	C	C	C	C	C	C	C	C	C	16-3-50(19)
	Hazardous materials										C	
	Sand or gravel extraction or processing										C	16-3-50(13)
	All other mining										C	
Telecom Facilities	Telecommunication support structures							C	C	C	C	Ch. 16, Art. IX
	Telecommunications facilities						C	C	C	C	C	Ch. 16, Art. IX
Parks, Open Space, Public Buildings, Publicly Owned Maintenance Facilities, Water And Sewer Facilities		A	A	A	A	A	A	A	A	A	A	