

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1049**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
AMENDING SECTIONS 16-1-150, 16-3-80 – TABLE 3.3, 16-3-90(g), AND 16-11-40(9)
OF THE MEAD MUNICIPAL CODE, REGARDING FLOOR AREA RATIO STANDARDS
FOR DEVELOPMENT**

WHEREAS, in accordance with Section 16-3-160 of the Town of Mead Municipal Code ("MMC"), amendments to the text of Chapter 16 of the MMC may be initiated by the Board of Trustees, the Planning Commission, the Town Staff or written application of any property owner or resident of the Town; and

WHEREAS, certain text amendments are required to be reviewed by the Planning Commission at a public hearing; and

WHEREAS, following review and consideration of the Board of Trustees following a public hearing, text amendments to Chapter 16 of the MMC are enacted by Ordinance;

WHEREAS, Town Staff proposed certain text amendments to Sections 16-1-150, 16-3-80- Table 3.3, 16-3-90(g), and 16-11-40(9) of the MMC, regarding floor area ratio standards for development, as shown in **Exhibit A** attached to this Ordinance (collectively, the "Amendments"); and

WHEREAS, the Planning Commission considered the Amendments at a duly noticed public hearing on November 15, 2023, and recommended approval of the Amendments by Resolution No. 08-PC-2023; and

WHEREAS, at the same public hearing on November 15, 2023, the Planning Commission also considered certain Staff-initiated text amendments to Section 16-3-90(e)(2) of the MMC (regarding encroachments into setbacks); and

WHEREAS, a Planning Commission resolution recommending approval of the amendments to Section 16-3-90(e)(2) (regarding encroachments into setbacks) to the Board of Trustees was not adopted; and

WHEREAS, Town Staff has elected to not bring forward the proposed amendments to Section 16-3-90(e)(2) of the MMC to the Board at the current time; and

WHEREAS, in accordance with applicable requirements of the MMC, the Town Clerk has caused a notice of the Board of Trustees public hearing, regarding the Amendments, to be published no later than fifteen (15) days prior to the public hearing in a newspaper of general circulation; and

WHEREAS, the Board of Trustees considered the Amendments at a duly noticed public hearing on November 27, 2023; and

WHEREAS, the Board of Trustees desires to approve the Amendments as specifically set forth in **Exhibit A** attached hereto, finds that the approval of the Amendments is in the best interest of the health, safety, and welfare of the public, and further finds that the criteria for text amendments to the zoning code set forth in Section 16-3-160(f) have been satisfied.

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

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

Section 2. Amendment. The Amendments set forth in **Exhibit A** of this Ordinance are hereby approved.

Section 3. Effective Date. This Ordinance shall be published and become effective as provided by law.

Section 4. Remaining Provisions. Except as specifically amended hereby, all other provisions of the MMC shall continue in full force and effect.

Section 5. Instructions to Codifier. The codifier of the MMC is hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the Amendments set forth in **Exhibit A** of this Ordinance within the MMC.

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 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 27TH DAY OF NOVEMBER, 2023.

ATTEST:

TOWN OF MEAD

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT A

Amendments – Mead Municipal Code Sections 16-1-150, 16-3-80 – Table 3.3, 16-3-90(g), and 16-11-40(9)

Section 16-1-150 is hereby amended to delete the definition of Floor Area Ratio (FAR), as shown below in strike-through. Section 16-1-150 shall remain unchanged except as explicitly provided in this Exhibit A.

~~*Floor Area Ratio (FAR) means the amount of gross floor area of all principal buildings on a lot or block, as the case may be, divided by the total area of such lot, or the block size, respectively, on which such buildings are located. For mixed use blocks, the residential square footage shall be added to the commercial development for a total block FAR.*~~

Section 16-3-80 – Table 3.3 is hereby amended as reflected below, with additions shown underlined and deletions in strike-through.

[Attached beginning on the following page.]

Section 16-3-90(g) is hereby amended as shown below, with additions underlined and deletions in strike-through. Section 16-3-90 shall remain unchanged except as explicitly provided in this Exhibit A.

(g) *Floor Area Ratio (FAR)* is measured as the ~~gross floor area~~ of all buildings on a lot or parcel, divided by the lot ~~area~~. ~~$Floor Area Ratio = \frac{Gross Floor Area}{Lot Area}$~~ Reserved.

Section 16-11-40(9) is hereby amended as shown below, with additions underlined and deletions in strike-through. Section 16-11-40 shall remain unchanged except as explicitly provided in this Exhibit A.

(9) *Floor area ratio*: ~~not to exceed 0.4~~. Reserved.