

2026 Titles 16 and 17 Code Update – Summary of Code Amendments

Title 16 – Subdivisions

16.06.010 – Plat Review and Approval Criteria: The proposed amendment clarifies that reasonable access to every lot is required through an access easement or public right-of-way.

16.10.020 – Vacation of Plats: The proposed new section establishes a clear process for vacating subdivision plats. A plat without improved or publicly opened rights-of-way or access easements may be vacated administratively by the Town Manager. If an improved or publicly opened right-of-way or access easement is involved, Town Council approval by ordinance is required.

Title 17 – Zoning

17.01.005 – Title: The proposed new section establishes Castle Rock Zoning Code or Zoning Code as the short title for Title 17.

17.01.010 – Compliance with Regulations: The proposed amendment clarifies that the Town generally will not accept a land-use application or issue a land-use approval while a building or zoning violation remains outstanding on the property. An application may proceed when the proposed work will directly remedy or mitigate the violation.

17.01.020 – Application and Conflict with Other Laws: The proposed amendment clarifies how generally applicable Town ordinances and regulations apply within Planned Development zoning districts. Approved PD standards may establish a different or more specific standard, and express vested property rights remain protected.

17.04.105 – Administrative Variance: The current administrative-variance section does not expressly address building-envelope adjustments. The proposed amendment authorizes the Director to approve an adjustment when it meets the intent of the original building-envelope placement.

17.10.090 – Utilities: The proposed amendment reorganizes and clarifies utility provisions, including wet-utility design, underground dry utilities, extension of service to adjacent property, connection to Town water and wastewater systems, and conveyance of necessary easements and rights-of-way.

17.14.010 – Definitions: The proposed amendments add definitions for crematorium, event center, and gross leasable area. They also update family childcare home, gross floor area, and structure to align terminology, clarify included and excluded floor areas, and clarify when certain fences and retaining walls are treated as structures.

17.18.030 – R-1 Uses by Special Review: The proposed amendment updates State agency and statutory references applicable to large family childcare homes and clarifies the separation standard for group homes.

17.18.040, 17.22.040, and 17.24.040 – Attached Garages in R-1, R-2, and R-3 Districts: The proposed amendments allow an alley-accessed attached garage to use the rear setback applicable to an accessory building. The option applies only when the rear lot line abuts an alley and the garage satisfies height, placement, and principal-building setback limitations.

17.24.020 and 17.24.040 – R-3 Uses and Lot-Area Standards: The proposed amendments clarify that R-1 and R-2 uses permitted in the R-3 District are subject to R-3 development standards and clarify the terminology used when calculating minimum lot area for the first single-family dwelling unit.

17.28.030 – Business, Industrial, and Overlay Use Table: The proposed amendment updates the place-of-worship entry across the applicable business/commercial, industrial, and overlay zoning districts and corrects the table terminology used for permitted and special-review uses.

17.34.040 – Planned Development Zoning Regulations: The proposed amendment updates the required contents and application of PD zoning regulations. It clarifies language for maximum development levels, the relationship between PD standards and generally applicable Town regulations, required use-area data, and use-area labeling conventions.

17.39.010 – Use by Special Review Criteria: The proposed amendment clarifies review criteria addressing compatibility, nuisance impacts, traffic and parking, pedestrian access, landscaping, buffering, and screening. It also provides that an approval runs with the land unless superseded by an approved new or amended site development plan.

17.42.080 – Downtown Landscape Design Standards: The proposed amendment clarifies landscaping terminology and planting ratios. Developments with more than ten on-site parking spaces must also provide parking-lot landscaping consistent with the Town's Landscape and Irrigation Criteria Manual.

17.42.090 – Downtown Design Review Board: The proposed amendment changes the term for property-owner representatives within the Downtown Development Authority boundary from two years to three years and retains the requirement that a member who loses the qualification for appointment also loses the seat.

17.52.130 – Fences, Walls, and Hedges: The proposed new subsection requires owners and occupants to maintain fences, walls, and hedges in a structurally safe and sound condition. A fence, wall, or hedge that presents a substantial public health or safety danger because of inadequate maintenance, dilapidation, obsolescence, abandonment, or another Code violation must be repaired or, when necessary, removed.

17.52.200 – Commercial and Industrial Noise: The proposed amendment clarifies noise limits and enforcement for business/commercial and industrial property. It addresses short-duration exceedances, impulsive or predominant tones, properties adjoining different zones, mitigation next to residential property, and certain preexisting industrial uses.

17.52.230 – Home Occupations: The current regulations contain categorical restrictions that do not fully reflect modern home-based work. The proposed amendment retains neighborhood-compatibility standards while allowing no more than one nonresident employee and regulating visible evidence, retail activity, outdoor storage, noise and other off-site impacts, traffic, deliveries, parking, licensing, and compliance with other laws. Specified personal services would no longer be categorically prohibited and instead would be evaluated under these operational standards.

17.54.040.C and Table 64-1 – Parking Requirements: The proposed amendments clarify when parking ratios are based on gross floor area or gross leasable area and confirm that fractional requirements are rounded up. Table 64-1 is repealed and reenacted with updated terminology, organized alphabetically, and parking ratios stated consistently by use category.