

# DOWNTOWN CODES & GUIDELINES

TOWN COUNCIL MEETING  
JUNE 21, 2022



# DOWNTOWN DEVELOPMENT

## Guidelines:

- 2022: Downtown Land Use and Traffic Capacity Evaluation
  - 2019: Downtown Mobility Study
  - 2017: Downtown Parking Study
  - 2017: Castle Rock 2030 Comprehensive Plan
  - 2008: Downtown Master Plan
  - 2008: Downtown Development Authority Downtown Plan of Development
  - 2007: Historic Preservation Plan
  - 2003: Castle Rock Design
  - 1996: Castle Rock Style
  - 1994: First Historic Regulations
  - 1990: Downtown Design Guidelines
  - 1990: Downtown Urban Development Plan
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## Town Code:

- 2010: Downtown Overlay District, Chapter 17.42 of CRMC
  - Regulates all development Downtown
- 2010: Historic Preservation Chapter 15.64 of CRMC
  - Regulates the Historic Downtown Area (includes Craig and Gould neighborhood)

# COMPARISON

Staff compared several standards across the following documents:

- Castle Rock Style
- Castle Rock Design
- Historic Preservation Plan
- Downtown Castle Rock Master Plan
- Downtown Castle Rock Plan of Development
- Downtown Overlay District (DOD) regulations, CRMC Chapter 17.42, 2010
- Castle Rock 2030 Comprehensive Master Plan
- CRMC Chapters specifically cross-referenced within the DOD

Categories of standards included:

- Development Standards (i.e. lot coverage, setbacks, etc.)
- Building crown design and height
- Design Standards (Architecture, landscaping, window transparency, parking, etc.)
- Allowed Uses

# SUMMARY OF COMPARISON

- Majority of standards are consistent across the guidelines and the codes:
  - Vision for Downtown, preservation of historic buildings, pedestrian focused, window transparency, multi-family and mixed use buildings
- Inconsistencies/Conflicts:
  - Building Height
  - Building Design/Materials

# CODES vs GUIDELINES

## Why are they different?

- Town recognized certain design standards were necessary, however did not want to be too restrictive as to limit creativity or redevelopment
- Economic vitality needed downtown, how to encourage redevelopment yet not make it too difficult to design infill development
- Purposefully did not want to regulate the architectural style of new buildings

# INCONSISTENCIES

## Downtown Overlay District (CRMC 17.42):

- Development “based” on Castle Rock Design and Downtown Master Plan
  - Castle Rock Design conflicts with the DOD Code’s allowable building height and does not identify specific architectural standards
  - Downtown Master Plan is a visioning document for Downtown, and in areas it conflicts with the DOD Code’s allowable building height and does not identify specific architectural standards

## Historic Preservation Code (CRMC 15.64):

- “Conformance” with Castle Rock Style and Castle Rock Design
  - Castle Rock Style is a guide to better help people understand the Town’s early development and architecture, does not dictate future development design
  - Castle Rock Design does not promote or require adherence to any particular architectural style

# OTHER INCONSISTENCIES

## Castle Rock Design

- Adopted in 2003, states it should be reviewed and updated at intervals of “approximately three years”
- In 2007 HP Plan acknowledges the intent to update Castle Rock Design, however recommends it may be more appropriate to incorporate standards into an overall downtown zoning plan.
  - 2010 the Downtown Overlay District was put in place

# RECOMMENDATIONS

1. Amend the HP Code and the DOD Code make it clear that the Code governs, and other documents are guidelines.
  - Ordinance making changes to HP Code Chapter 15.64.200:  
*“Guidance Documents, such as Castle Rock Style (1996) and Castle Rock Design (2003), as amended from time to time, may be used as guidelines and aid in such review; provided, however, that in the event of a conflict between the provisions of this Chapter and the guidance documents, this Chapter shall control.”*
  - Ordinance making changes to DOD Code Chapter 17.42.080.B:  
*“Projects within the DOD shall be reviewed on the following criteria. Guidance Documents, such as Castle Rock Design and the Downtown Mater Plan, as amended from time to time, may be used as guidelines and aid in such review; provided, however, that in the event of a conflict between the provisions of this Chapter and the guidance documents, this Chapter shall control.”*



# RECOMMENDATIONS

2. Adopt a new resolution that clarifies that the 2003 Castle Rock Design guidelines are a recommendation for design, and that instead of being updated on a set schedule, they will be updated when Town Council so chooses to direct staff.

- Resolution Amending Castle Rock Design:

*“Advisory Nature. The Town Council wishes to clarify and affirm the direction of the 2003 Town Council in Resolution No. 2003-64 that the design guidelines found in Castle Rock Design are intended to be advisory in nature.”*

*“Amendment. The paragraph in the introductory section of Castle Rock Design entitled, “Review and Updates,” is hereby amended to provide that this document will be reviewed and updated only upon the direction of the Town Council.”*

# MOTIONS

## Proposed Motion for Ordinance:

*“I move to adopt the Ordinance as introduced by title, as presented, on first reading.”*

## Alternative Motions for Ordinance:

*“I move to adopt the Ordinance as introduced by title, with the following changes  
\_\_\_\_\_, on first reading.”*

*“I move to continue this item to \_\_\_\_\_ (date), so \_\_\_\_ (additional information)\_\_\_\_ may  
be researched.”*

# MOTIONS

## Proposed Motion for Resolution:

*“I move to adopt the Resolution for Castle Rock Design, as introduced by title and as presented.”*

## Alternative Motions for Resolution:

*“I move to adopt the Resolution for Castle Rock Design as introduced by title, with the following changes \_\_\_\_\_.”*

*“I move to continue this item to \_\_\_\_\_(date), so \_\_\_\_ (additional information)\_\_\_\_ may be researched.”*



**QUESTIONS?**