

Chapter 17.30 - Public Land District

*Footnotes:**--- (15) ---*

Editor's note— Ord. No. 2019-028, § 2, adopted September 17, 2019, repealed the former Ch. 17.30, §§ 17.30.010—17.30.040, and enacted a new Ch. 17.28 as set out herein. The former Ch. 17.30 pertained to similar subject matter and derived from Ord. No. 2016-009, § 1, 4-5-2016.

17.30.010 - Description and purpose.

The PL-1, PL-2, and PL-3 Districts are intended primarily for municipally owned property and public uses.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.30.020 - PL-1 District.

A. Permitted Uses. Uses permitted by right in the PL-1 District are:

1. Active and developed parks, recreation center and facilities and related uses including, but not limited to, rest rooms, parking and drives, information kiosks and maintenance and storage buildings;
2. Facilities for cultural/art uses, community events and other civic uses;
3. All municipal and/or quasi-municipal facilities or utilities; and
4. Educational facilities.

B. Development Standards. Development standards for the PL-1 District are as follows:

1. Maximum Height: Fifty (50) feet;
2. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street. However, for property within the Downtown Overlay District (see Chapter 17.42), setbacks shall be governed exclusively by the standards set forth in Section 17.42.060.

C. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.38.050 of the Code, provided Section 17.38.040 shall have no application. Uses permitted by special review in the PL-1 District are as follows:

1. Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;

2. Special district buildings and structures (C.R.S. Title 32); and
3. Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.30.030 - PL-2 District.

- A. Permitted Uses. Uses permitted by right in the PL-2 District are:
 1. Open space, wildlife sanctuary, trails and associated service facilities.
 2. Off-street parking and drives.
- B. Development Standards.
 1. Maximum Height: Twenty-five (25) feet;
 2. Minimum Front Yard Setback: Twenty-five (25) feet.
- C. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.38.050 of the Code, provided Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:
 1. Any use allowed in the PL-1 District.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.30.035 - PL-3 District.

- A. Permitted Uses. Uses permitted by right in the PL-3 District are:
 1. Open space, wildlife sanctuary, trails and associated service facilities, including restrooms, picnic pavilions and information kiosks.
 2. The star and flagpole located at Rock Park.
 3. Off-street parking and driveways.
 4. Temporary community events sponsored by the Town of Castle Rock.
 5. Such uses which are compatible and reasonably necessary for the uses set forth in this Subsection A.
- B. Accessory Uses.
 1. All public utilities, including, but not limited to, water, sanitary sewer, storm water, electric and similar uses, but excluding commercial communication towers and facilities.

2. Rock stabilization.
 3. Rock fall mitigation.
- C. Prohibited Uses. All uses other than Permitted Uses and Accessory Uses.
- D. Development Standards.
1. Maximum Height: Habitable structures - Twenty-five (25) feet, non-habitable structures - Forty (40) feet.
 2. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street.
 3. Lighting shall be limited to illumination of the star and flagpole, off-street parking and driveways, picnic facilities, restroom, and associated service facilities.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.30.040 - Existing uses and improvements.

Lawful, preexisting uses, building or lots which do not conform to the requirements of this Chapter may continue as provided in Chapter 17.16.

(Ord. No. 2019-028, § 2, 9-17-2019)