

ORDINANCE NO. 2016-009

AN ORDINANCE AMENDING SECTION 17.02.010 AND REPEALING AND REENACTING CHAPTER 17.30 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING THE PL ZONING DISTRICT FORMERLY KNOWN AS THE POS ZONING DISTRICT

WHEREAS, several parks and other Town-owned properties have zoning classifications other than POS-1 or POS-2, the designated zoning for public property and it is anticipated that the Town will commence proceedings to rezone such public property to POS-1 or POS-2,

WHEREAS, it has also been determined that certain parks and Town-owned properties have facilities and/or uses that are not consistent with the uses permitted in the POS-1 and POS-2 Zoning Districts,

WHEREAS, in order to better align permitted uses within the POS-1 and POS-2 with the types of facilities that currently exist, or that are planned in the future it is necessary to amend Chapter 17.30 of the Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Amendment. Section 17.02.010 of the Castle Rock Municipal Code is amended in its entirety to read as follows:

17.02.010 Districts created.

The following Zoning Districts ("Zoning Districts") are established within the Town. A description of each Zoning District is provided in the designated chapter of this Title 17.

Name	District	Chapter
Residential		
R-1	Single-Family Residence District	17.18
R-1A	Single-Family Residence District, Detached	17.20
R-2	Single-Family and Duplex Residence District	17.22
R-3	Multifamily Residence District	17.24
MH	Mobile Home District	17.26
Business/Commercial/Industrial		
B	Business Commercial District	17.28
I-1	Light Industrial District	17.28

I-2	General Industrial District	17.28
Overlay		
DOD	Downtown Overlay District	17.42
FSOD	Front Street Overlay District	17.43
IO	Interchange Overlay District	17.44
WZNOD	Wolfensberger North Zoning Overlay District	17.46
SR	Skyline/Ridgeline Protection District	17.48
Open Space		
PL	Public Land District	17.30
Planned Development		
PD	Planned Development	17.32

Section 2. Repeal and Reenactment. Chapter 17.30 of the Castle Rock Municipal Code is repealed and reenacted to read as follows:

**Chapter 17.03
PL Public Land District**

- 17.30.010 Description and purpose**
- 17.30.020 PL-1 District**
- 17.30.030 PL-2 District**
- 17.30.040 Existing uses and improvements**

17.30.010 Description and purpose.

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

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: 50-feet;
2. Minimum front yard setback: a minimum of 15-feet from the property line; 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 17.42.060.

C. Use by Special Review. Applications for use by special review shall be evaluated under 17.38.050 of the Code, provided 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 50 feet in height, but not to exceed 75-feet in height.

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: 25-feet;
2. Minimum front yard setback: 25-feet.

C. Use by Special Review. Applications for use by special review shall be evaluated under 17.38.050 of the Code, provided 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.

17.30.040 Existing uses and improvements.

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

Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 15th day of March, 2016 by a vote of -6- for and -0- against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 5th day of April, 2016, by the Town Council of the Town of Castle Rock by a vote of for and against.

ATTEST:

TOWN OF CASTLE ROCK

Sally A. Misare, Town Clerk

Paul Donahue, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Bill Detweiler, Director of Development Svcs.