

ORDINANCE NO. 2025-026

**AN ORDINANCE AMENDING TITLE 17 OF THE CASTLE ROCK
MUNICIPAL CODE REGARDING THE CONTINUED AVAILABILITY
OF THE INTERCHANGE OVERLAY DISTRICT**

WHEREAS, Town staff recommends that the Castle Rock Municipal Code (the “Code”) be amended to discontinue the Interchange Overlay District; and

WHEREAS, all properties with existing Interchange Overlay District zoning shall continue to be subject to all of the requirements that apply to such zoning districts; and

WHEREAS, the Town Council finds and determines that the enactment of this ordinance is in the best interests of the Town and its residents.

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 to read as follows:

17.02.010 - Districts created.

A. 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.

<i>Name</i>	<i>District</i>	<i>Chapter</i>
Residential		
R-1	Single-Family Residence District	17.18
R-2	Single-Family and Duplex Residence District	17.22
R-3	Multifamily Residence District	17.24
MH	Manufactured 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
I-E	INDUSTRIAL EMPLOYMENT DISTRICT	17.28
Overlay		

DOD	Downtown Overlay District	17.42
FSOD	Front Street Overlay District	17.43
IO	Interchange Overlay District	17.44
WNZOD	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

- B. Beginning June 1, 2023, no additional properties will be zoned I-1 or I-2; provided, however, that all properties with existing I-1 or I-2 zoning will continue to be classified as I-1 or I-2, and will continue to be subject to the requirements that apply to I-1 and I-2 zoning districts.
- C. BEGINNING SEPTEMBER 1, 2025, NO ADDITIONAL PROPERTIES WILL BE ZONED IO; PROVIDED, HOWEVER, THAT ALL PROPERTIES WITH EXISTING IO ZONING WILL CONTINUE TO BE CLASSIFIED AS IO, AND WILL CONTINUE TO BE SUBJECT TO THE REQUIREMENTS THAT APPLY TO IO ZONING DISTRICTS.

Section 2. Amendment. Section 17.44.030 of the Castle Rock Municipal Code is amended to read as follows:

17.44.030 - Applicability and relationship to underlying zoning.

- A. This Chapter prescribes the process and approval criteria by which properties may obtain the right to develop under the IO zoning classification. Upon obtaining IO approval and execution and recordation of the applicable zoning documents and development agreement, the underlying zoning classification is thereafter extinguished and the zoning of the property is governed exclusively by the new IO zoning and development regulations and development agreement. Unless a landowner seeks and obtains such approval and recordation under this Chapter, development of such property shall be governed by the underlying zoning classification and development agreement, and, in such event, this Chapter shall have no effect on development of such property.
- B. BEGINNING SEPTEMBER 1, 2025, NO ADDITIONAL PROPERTIES WILL BE ZONED IO; PROVIDED, HOWEVER, THAT ALL PROPERTIES WITH EXISTING IO ZONING WILL CONTINUE TO BE CLASSIFIED AS IO, AND WILL CONTINUE TO BE SUBJECT TO THE REQUIREMENTS THAT APPLY TO IO ZONING DISTRICTS.

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 1st day of July, 2025, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ 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 ____ day of _____, 2025, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services