

ORDINANCE NO. 2026 - ____

AN ORDINANCE AMENDING VARIOUS SECTIONS IN TITLES 16 AND 17 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING ZONING

WHEREAS, Town staff recommends that certain provisions of Title 16 and Title 17 of the Castle Rock Municipal Code (the “Code”) be updated to clarify existing regulations, correct inconsistencies and reflect current land use practices; and,

WHEREAS, in particular, Town staff believes it is appropriate to modernize the Town’s home occupation regulations to better reflect today’s work-from-home economy and align the Town with neighboring jurisdictions in Douglas County; and

WHEREAS, the Town Council finds and determines that it is in the best interests of the residents of the Town to amend various sections in Title 16 and Title 17 of the Code, including, but not limited to, the Town’s home occupation regulations.

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

Section 1. Amendment. Section 16.06.010 of the Castle Rock Municipal Code is amended by the addition of a new subsection M, which subsection reads as follows:

16.06.010 – Plat review and approval criteria.

A plat must conform to the following:

M. Reasonable access shall be provided to all lots within the subdivision by means of an access easement or public right-of-way.

Section 2. Amendment. Chapter 16.10 of the Castle Rock Municipal Code is amended by the addition of a new section 16.10.020, which section reads as follows:

16.10.020 – Vacation of Plats.

The Town is authorized to vacate subdivision plats in accordance with the following procedures:

A. If the subdivision plat proposed for vacation contains no rights-or-way or access easements that have been improved or opened for public use, the vacation of such plat may be approved by the Town Manager.

B. If the subdivision plat proposed for vacation contains any rights-or-way or access easements that have been improved or opened for public use, the vacation of such plat may be approved by ordinance of the Town Council in accordance with the procedures outlined in Chapter 14.02 of the CRMC.

C. The party seeking the subdivision plat vacation must submit appropriate information as requested by the Development Services Department.

D. The adoption of a new or amended subdivision plat for property previously annexed to the Town shall result in the vacation of any existing subdivision plat for the same property.

Section 3. Amendment. The Castle Rock Municipal Code is amended by the addition of a new section 17.01.005, which section reads as follows:

17.01.005 - Title

Title 17 shall be referred to herein as the Castle Rock Zoning Code or Zoning Code.

Section 4. Amendment. Section 17.01.010 of the Castle Rock Municipal Code is amended by the addition of a new subsection D, which subsection reads as follows:

17.01.010 – Compliance with regulations.

D. No land use application shall be accepted, or land use approval shall be issued while a building or zoning code violation remains outstanding on the subject property, except, and to the extent that the proposed application or approval will directly remedy or mitigate the violation.

Section 5. Amendment. Subsection 17.01.020.D of the Castle Rock Municipal Code is amended to read as follows:

17.01.020 - Application; conflict with other laws.

B. All Town ordinances and regulations of general applicability, as the same are amended from time to time, shall apply to and be enforceable in all Zoning Districts, including the Planned Development Zoning District (PD). ~~Accordingly, the Any~~ Town ordinances and regulations ~~shall that govern the development and use of property and control over any conflicting provisions in the~~ shall apply to those areas with PD Zoning Regulations or other development standards ~~unless such conflicting provision is vested as~~ except and to the extent that the PD Plan or PD zoning regulations establish a different or more specific standard or such ordinances and regulations would otherwise conflict with an express vested property right under CRMC Chapter 17.08.

Section 6. Amendment. Section 17.04.105 of the Castle Rock Municipal Code is amended by the addition of a new subsection D, which subsection reads as follows:

17.04.105 – Administrative variance.

D. The Director may grant a request for a building envelope adjustment, provided that such adjustment meets the intent of the original building envelope placement.

Section 7. Amendment. Section 17.10.090 of the Castle Rock Municipal Code is amended to read as follows:

17.10.090 – Utilities.

- ~~A. Dry utilities. Dry utility lines and boxes must be located along the rear property lines unless topography and vegetation dictate that the utility lines and boxes be placed in the front yards.~~
- ~~B.~~ A. Wet utilities. Water, sewer and reuse improvements shall be designed and constructed in accordance with the PD plan and accompanying utilities plan, the Town's overall utility plans, master plans, and the Technical Manuals adopted by Title 15, ~~of this~~ CRMC also contains requirements relative to the extension of the public utility system.
- ~~C.~~ B. Utilities such as telephone, television cable, electric and gas services shall be installed in accordance with the standards of the ~~servicing company~~ service provider. All installations within public rights-of-way shall be approved by the Manager. These utilities shall be installed underground and shall be in place prior to street surfacing. Electric transmission lines of 16KV or greater capacity are exempt from this requirement due to the prohibitive cost of undergrounding such facilities.
- ~~D.~~ C. Water and sewer lines shall be designed to permit the extension to all adjacent properties which may develop at a later time.
- ~~E.~~ D. Unless waived as part of a large lot residential proposal, wastewater service shall be provided through connection to the Town's central sewer system.
- ~~F.~~ E. Water service shall be provided through connection to the Town's existing water supply system. All new water systems shall be looped in accordance with Town regulations.
- ~~G.~~ F. Easements for major public facilities and rights-of-way may be required to be conveyed to the Town at the time of PD zoning or major PD zoning amendment, or as otherwise provided in the development agreement.

Section 8. Amendment. Section 17.14.010 of the Castle Rock Municipal Code is amended by the addition of the following definitions, which definitions read as follows:

17.14.010 – Definitions.

Crematorium means a facility or building equipped with one or more furnaces (cremation chambers) used for the reduction of human or animal remains to ashes through the application of heat and flame.

Event center means a public or private, purpose-built or designated facility designed to host organized gatherings and activities—such as meetings, conferences, performances, exhibitions, celebrations, and community events—and intended to support economic development, tourism, and community engagement through programmed events.

Gross leasable area means that portion of the gross floor area available for leasing to a tenant, excluding common areas, such as lobbies, stairwells and elevators, restrooms, storage, utility and equipment rooms.

Large family child care home means a facility for child care as defined by the Child Care Facility Rules and Regulations promulgated by the Colorado Department of Early Childhood, 8 CCR 1402-1, as amended.

Section 9. Amendment. The following definitions in Section 17.14.010 of the Castle Rock Municipal Code are amended to read as follows:

17.14.010 – Definitions.

Family child care home means a ~~type of~~ facility for child care as defined by ~~C.R.S. § Section 26.5-5-303(7), C.R.S., as amended, and the Child Care Facility Licensing Rules and Regulations promulgated by the Colorado Department of Early Childhood, 8 CCR1402-1, as amended.~~

Gross floor area means the sum of the ~~gross horizontal areas area of the several all~~ floors of a building ~~or structure, including interior balconies and mezzanines, but excluding exterior balconies. All horizontal dimensions of each floor are to be measured by~~ from the exterior faces ~~face of exterior walls of each such floor, including the walls of roofed porches having more than one wall or from the centerline of walls separating attached buildings. The “Gross floor area” of a building shall include~~ includes the floor area of accessory buildings on the same lot, measured the same way ~~all enclosed and roofed floor space within the building, including basements, mezzanines, and interior circulation areas, but excludes parking garages and areas not enclosed by walls, including open balconies, decks, patios, and similar exterior spaces. In computing “gross floor area” for multifamily residential and commercial buildings or structures there shall also be excluded the following any floor area:~~

- a. ~~Any floor area devoted~~ Devoted to mechanical equipment serving the building ~~or structure;~~
- b. ~~Any floor area used~~ Used exclusively as parking space for motor vehicles; and
- c. ~~Any floor area which~~ Which serves as a pedestrian mall or public access way to shops and stores.

Structure means anything constructed or erected which requires a location on the ground or is attached to something having a location on the ground, but not including fences (or walls used as fences) less than 6-feet in height, poles, lines, cables or other transmission or distribution facilities of public utilities. All signs shall be considered structures. Retaining walls ~~less than forty-eight inches in height~~ will not be considered a ~~structure~~ structures for the purposes of enforcing setback requirements.

Section 10. Amendment. Subsections 17.18.030.A.5 and 8 of the Castle Rock Municipal Code are amended to read as follows:

17.18.030 – Uses by special review.

A. Uses permitted by special review in the R-1 District are:

5. Large family child care home, ~~subject to the licensing requirements of the State; provided that such large family child care home, as that term is defined by rules of the state by the Colorado department~~ Department of early childhood–Early Childhood, is located immediately adjacent to another large family child care home.
8. Group homes subject to the licensing requirements of the State ~~and not~~ located within 750 feet of another group home use.

Section 11. Amendment. Subsection 17.18.040 of the Castle Rock Municipal Code is amended by the addition of a new subsection E.3, which subsection reads as follows:

17.18.040 – Development standards.

Development standards for the R-1 District are:

E. Minimum rear yard:

3. Attached garages may have the same minimum rear yard setback as an accessory building when all of the following criteria are met:
 - a. The rear lot line abuts an alleyway;
 - b. Vehicular access to the attached garage is taken from the alleyway;
 - c. The attached garage does not exceed 20 feet in height when located between the accessory-structure setback and the principal-building setback. When located within the principal-building setback, the attached garage may exceed 20 feet in height, subject to the maximum height permitted for the principal structure;
 - d. The reduced rear yard setback shall apply only to the attached garage portion of the principal building; and
 - e. All other portions of the principal building shall comply with the minimum rear yard setback required for principal buildings.

Section 12. Amendment. Subsection 17.22.040 of the Castle Rock Municipal Code is amended by the addition of a new subsection E.3, which subsection reads as follows:

17.22.040 – Development standards.

Development standards for the R-2 District shall be as follows:

E. Minimum rear yard:

3. Attached garages may have the same minimum rear yard setback as an accessory building when all of the following criteria are met:
 - a. The rear lot line abuts an alleyway;
 - b. Vehicular access to the attached garage is taken from the alleyway;
 - c. The attached garage does not exceed 20 feet in height when located between the accessory-structure setback and the principal-building setback. When located within the principal-building setback, the attached garage may exceed 20 feet in height, subject to the maximum height permitted for the principal structure;
 - d. The reduced rear yard setback shall apply only to the attached garage portion of the principal building; and
 - e. All other portions of the principal building shall comply with the minimum rear yard setback required for principal buildings.

Section 13. Amendment. Subsection 17.24.020.A of the Castle Rock Municipal Code is amended to read as follows:

17.24.020 - Permitted uses.

Uses permitted by right in the R-3 District shall be as follows:

- A. Any use permitted in the R-1 and R-2 Districts, subject to ~~all requirements specified for such districts~~ the development standards of this Chapter.

Section 14. Amendment. Subsection 17.24.040.A of the Castle Rock Municipal Code is amended to read as follows:

17.24.040 – Development standards.

Development standards for the R-3 District shall be as follows:

- A. Minimum area of lot for multifamily residential dwellings:
 1. ~~First~~ Single-family dwelling unit, 5,000 square feet.
 2. Duplex, 6000 square feet.

2-3. Per additional dwelling unit, 1,000 square feet. Multi-Family (3 or more units), 7,000 square feet for the first three (3) units and 1,000 square feet for each additional unit.

Section 15. Amendment. Subsection 17.24.040 of the Castle Rock Municipal Code is amended by the addition of a new subsection E.3, which subsection reads as follows:

17.24.040 – Development standards.

Development standards for the R-3 District shall be as follows:

E. Minimum rear yard:

3. Attached garages may have the same minimum rear yard setback as an accessory building when all of the following criteria are met:

a. The rear lot line abuts an alleyway;

b. Vehicular access to the attached garage is taken from the alleyway;

c. The attached garage does not exceed 20 feet in height when located between the accessory-structure setback and the principal-building setback. When located within the principal-building setback, the attached garage may exceed 20 feet in height, subject to the maximum height permitted for the principal structure;

d. The reduced rear yard setback shall apply only to the attached garage portion of the principal building; and

e. All other portions of the principal building shall comply with the minimum rear yard setback required for principal buildings.

Section 16. Amendment. The “place of worship” entry in the use table found in Section 17.28.030.A of the Castle Rock Municipal Code is amended to read as follows:

17.28.030 – Uses.

A. Uses permitted by right (P), allowed by Use by Special Review (UBSR), or disallowed (N) in each of the respective Business/Commercial, Industrial and Overlay Zoning Districts are listed in the chart below. For overlay districts, a (U) indicates that a use is permitted or disallowed on the basis of the underlying zoning district.

<i>Use</i>	<i>B Business/ Commercial</i>	<i>I-1 Light Industrial</i>	<i>I-2 General Industrial</i>	<i>I-E Industrial Employment District</i>	<i>WNZOD Wolfensberger Overlay</i>	<i>DOD Downtown Overlay</i>	<i>FSOD Front Street Overlay</i>
Place of worship	P	UBSR-P	UBSR-P	N	P	U	UBSR-P

Section 17. Amendment. Section 17.34.040 of the Castle Rock Municipal Code is amended to read as follows:

17.34.040 – PD Zoning regulations.

The applicant shall propose PD zoning regulations as part of ~~the any~~ PD Plan submittal. ~~These~~ Such PD zoning regulations must be in the format specified in the Development Procedures Manual and shall incorporate the following:

A. General provisions:

1. Applicability. The ~~(insert name here)~~ PD Plan and PD zoning regulations shall run with the land and bind owners of record and successors in interest to the property.
2. Maximum level of development. The total number of dwelling units or total commercial, industrial or other nonresidential floor area approved for development within the ~~established use areas~~ established by the PD Plan ~~is as~~ the maximum allowed for platting and development shall be specified. The actual number of dwellings or total floor area approved will be ascertained in an approved Site Development Plan.
3. Relationship to Town regulations. All Town ordinances and regulations of general application, as the same are amended from time to time, shall apply to and be enforceable in a PD. ~~Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD zoning regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.~~

B. Overall project standards. The provisions of the PD Plan and PD zoning regulations shall govern the development and use of the property that is subject to such PD Plan and PD zoning regulations. The standard zoning requirements that govern the development and use of property of in the Town Castle Rock zoning ordinance Zoning Code, including, but not limited to, off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes, shall apply to those areas with PD zoning except and to the extent that the PD plan or PD zoning regulations establish a different or more specific standard. ~~The PD zoning regulations shall not preclude the application of Town ordinances, including revisions to this Title, which are of general application throughout the Town, unless such application or such requirements would otherwise conflict with an express vested property right (see under CRMC Chapter 17.08;).~~

C. Use area categories and density caps. ~~Designate, in chart form for each use area or larger sub-area, the~~ The name of the use area designation; gross acreage; percent of total acreage; gross residential density; maximum number of dwelling units; and maximum nonresidential square footage or FAR (Floor Area Ratio) shall be designated in chart form for each use area or larger sub-area. ~~Include areas~~ All areas devoted to open space and/or public land dedication and streets shall be included.

- D. Use area category labeling. All use area categories shall include label designations in addition to any numbering scheme as may be necessary to distinguish one use area from another. Mixed use areas shall utilize a combination of the principal use labels.

Section 18. Amendment. Section 17.39.010 of the Castle Rock Municipal Code is amended to read as follows:

17.39.010 – Review and approval criteria.

A. In addition to the criteria set forth in Section 17.38.040, Use by Special Review applications shall also be evaluated under the following criteria:

~~A.~~ 1. Demonstrates design compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.

~~B.~~ 2. Demonstrates compatibility of the proposed use with existing and planned uses on adjacent properties.

~~C.~~ 3. Mitigates adverse impacts or nuisance effects such as, but not limited to, visual impacts, noise, vibrations, light intensity, odors, loitering or level of outdoor activity, hours of operation or deliveries.

~~D.~~ 4. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided. Pedestrian access must be adequately addressed when this type of access is identified as a significant component or need of the proposed use.

~~E.~~ 5. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

B. An approved Use by Special Review (UBSR) shall run with the land and be applicable to subsequent owners or operators of the subject property unless and until a new or amended site development plan for the subject property is approved pursuant to this Code.

Section 19. Amendment. Subsection 17.42.080.B.6 of the Castle Rock Municipal Code is amended to read as follows:

17.42.080 – Design standards.

B.6. Landscaping. All developments shall adhere to the following landscaping requirements with a focus on the pedestrian space and sidewalk areas. A landscaping plan will be required with all site plans, showing the proposed landscaping for the site. One (1) large canopy tree will be required for every twenty-two (22) linear feet (on center) or one (1) small canopy tree will be required for every fifteen (15) linear feet (on center) of property fronting along a public roadway. ~~The landscaping plan is subject to approval by Castle Rock Water and~~

~~Public Works Departments.~~ Routine tree maintenance, such as trimming, thinning, watering and, if necessary, tree replacement may be needed to ensure the quality of the streetscape. The following landscaping provisions include a ratio relationship between the number of plantings required, based upon the number of trees required. All shrubs ~~plants~~ must be a minimum size of five (5) gallons at planting and all flowering perennial plants must be a minimum of one (1) gallon at planting. For every required tree, a corresponding number of plantings or trees, from either ~~Subparagraph~~ subsection 6.a., b., or c., below, will be required for each site plan:

- a. Shrubs: Five (5) per required tree.
- b. Perennial plants: Seven (7) per required tree.
- c. Trees: One (1) per required tree.

For any development that includes more than ten (10) off-street parking spaces on-site, additional parking lot landscaping shall be provided in accordance with the applicable parking lot landscaping requirements of the Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended. Such parking lot landscaping shall be in addition to the streetscape and pedestrian-oriented landscaping otherwise required by this Section.

Section 20. Amendment. Subsection 17.42.090.B of the Castle Rock Municipal Code is amended to read as follows:

17.42.090 – Design Review Board.

B. Terms for each member of the Design Review Board shall be as follows:

- 1. Planning Commission representative - One-year term.
- 2. Downtown Development Authority representatives - One-year term.
- 3. Historic Preservation Board - One-year term.
- 4. Property owners with the Downtown Development Authority boundary – ~~Two~~ Three-year term.

If at any time a Design Review Board member loses his or her qualification for appointment, such member shall concurrently lose his or her seat on the Design Review Board.

Section 21. Amendment. Section 17.52.130 of the Castle Rock Municipal Code is amended by the addition of a new subsection D, which subsection reads as follows:

17.52.130 – Fences.

- D. It shall be the duty of every owner or occupant of real property within the Town to maintain any fence, wall, or hedge located upon such property in a structurally safe and sound condition. Should the condition of any fence, wall, or hedge present a substantial danger or hazard to public health or safety, whether by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or otherwise be in violation of this Code, it shall be the responsibility of such owner or occupant to repair and, if necessary, remove such fence, wall, or hedge.

Section 22. Amendment. Subsection 17.52.200.A of the Castle Rock Municipal Code is amended to read as follows:

17.52.200 – Restrictions on noise and vibration within business/commercial and industrial zoned areas.

~~Chapter 9.16 of this Code regulates noise and vibration levels within the Town. However, Chapter 9.16 specifically exempts industrial (I-1 and I-2) zoned properties from certain noise level restrictions.~~ The following noise and vibration standards apply to business/commercial and industrial zoned properties within the Town:

A. Noise.

1. Subject to Paragraph 2 below, every use in ~~an~~ a business/commercial or industrial district, unless expressly exempted by this Chapter, shall be operated so that the volume of sound inherently and recurrently generated by the use does not impact contiguous residential, business/commercial, office or industrial zoned property in excess of the following standards as measured from any point on the boundary line of the site on which the use is located:

Zone Area	Allowable dBA	
	7:00 a.m. to 7:00 p.m.	7:00 p.m. to 7:00 a.m.
All businesses business/commercial and industrial zones abutting residential zones	55	50
All industrial zones abutting business/commercial zones	60	55
All industrial zones abutting other industrial zones	80	75

2. It is unlawful for any person ~~or entity~~ to generate any noise or to allow the generation of any noise which causes the noise level to exceed the applicable noise standard on any business/commercial or industrially zoned property ~~that is owned, leased, occupied or otherwise controlled by an entity.~~
 - a. These limits may be exceeded by ten dBA for no longer than fifteen minutes in any one-hour period.
 - b. Periodic, impulsive or predominant tones consisting of speech, music or shrill sounds shall be unlawful when the noise levels reach five dBA less than those specified in ~~Subparagraph~~ subsection 2.a. above.

- c. In the event that the sound course affects different abutting zones, the standards for the more restrictive zone shall apply.
- d. Any site plan which includes business/commercial or industrial development abutting a residential zone must show how any noise impact on the residential area will be mitigated.
- e. With respect to any industrially zoned property on which active industrial uses predate residential or commercial uses, the applicable noise standard shall not exceed 70 dBA. Such levels may be exceeded only pursuant to ~~Subparagraphs~~ subsections 2.a. and b. above.

Section 23. Amendment. Section 17.52.230 of the Castle Rock Municipal Code is amended to read as follows:

17.52.230 – Accessory uses; home occupations.

- A. Purpose and Intent. ~~A home occupation is a business, profession, occupation or trade conducted entirely within a residential principal or accessory building, which use is accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building or the neighborhood and is compatible with other permitted uses. The purpose and intent of this section is to allow limited business activities within residential zoning districts that are incidental to and compatible with residential uses.~~
- B. Applicability. A home occupation is a permitted accessory use in any R1, ~~R-1A~~, R-2, R-3, MH Zoning District or any residential uses-use area within a ~~Planned Developments Development~~ (PD) Zoning Districts District, subject to the following regulations:
 - 1. ~~Such use is~~ The home occupation shall be conducted entirely within a principal dwelling unit or an accessory building structure;
 - 2. ~~Such use~~ The home occupation shall be conducted ~~only~~ solely by the occupant or occupants ~~thereof of the dwelling unit, plus not provided that the occupant or occupants may employ no more than one (1) non-resident employee;~~
 - 3. ~~Such use~~ The home occupation shall be clearly incidental and secondary subordinate to the primary residential use of the residence as a dwelling and shall not ~~change~~ alter the residential character ~~thereof of the property or surrounding area~~;
 - 4. ~~The total area used for such purpose does not exceed the limitations of subsection 17.52.210.C, except that this requirement shall not apply to those home occupations that meet the definition of "Daycare, in-home small;"~~

5. ~~4.~~ There shall be no change in the ~~No evidence~~ of the home occupation shall be visible from outside appearance of the dwelling unit or lot, indicating the conduct of such home occupation including, without limitation, advertising any signs, or displays, or exterior alterations;
6. ~~5.~~ The operation of any ~~Any retail or wholesale or retail business is~~ sales of tangible personal property are prohibited unless it is such sales are:
 - a. ~~conducted~~ Transacted entirely by mail (~~U.S. Postal Service, United Parcel Service and the like~~) or delivery service;
 - b. ~~or such wholesale or retail sales on the premises is not substantial. However, Conducted as part of one an onsite retail sales event, which event may occur no more than once per calendar week (e.g., Tupperware party); or~~
 - c. ~~Incidental sales of products shall be permitted (e.g., instructional books sold in conjunction with music lessons)~~ to the primary service provided;
7. ~~6.~~ There shall be no outside ~~Outdoor storage on the premises of any materials, supplies, or equipment associated or used in connection with the home occupation is prohibited;~~
8. ~~7.~~ There shall be no excessive or offensive ~~The home occupation shall not be conducted in a manner that results in noise, vibration, smoke, dust, odors, heat, glare, or light noticeable or extending that is detectable beyond the lot property line or is otherwise inconsistent with the residential character of the neighborhood;~~
9. ~~8.~~ Traffic shall not be generated which significantly affects ~~The home occupation shall not be conducted in a manner that generates traffic, deliveries, or parking demand that exceeds the capacity of the lot or is otherwise inconsistent with the residential character of an area or in a volume that would create a need for parking greater than that which can be accommodated on the site or which is inconsistent with the normal parking usage of the Zoning District the neighborhood; and~~
10. ~~9.~~ Such use ~~The home occupation shall comply with an all applicable development guide, building code, fire code, health regulation or any other local, state, or and federal laws, ordinances, rules, and regulation regulations, including, but not limited to, building, fire, and health codes. The permission granted or implied by this section shall not be construed as an exemption from such regulation. Authorization of a home occupation does not waive or supersede these requirements.~~

C. The following uses are not ~~considered~~ permitted to be conducted as home occupations:

1. Motor vehicle repair and motor vehicle body shops;
2. Medical or dental clinics, hospitals;

3. ~~Personal services such as beauty and barber shops, tattoo, and massage services;~~
 4. ~~3.~~ Bed and breakfast establishments;
 5. ~~4.~~ Animal clinics, hospitals, or grooming establishments; or
 6. ~~5.~~ Retail businesses or any similar uses generating more than occasional or minimal vehicular traffic.
- D. ~~In the event of a conflict between the provisions of this Chapter 17.52 and the~~ When conducting a home occupation, it shall be the sole obligation of the property owner occupant or occupants of the dwelling unit to comply with all covenants, conditions and restrictions of record applicable to the subject property, the more restrictive provision(s) shall govern and control. The Town shall have no responsibility for independently verifying such compliance.
- E. ~~In the event that any of the regulations in~~ of a conflict between this section ~~conflict with and the Planned Development zoning regulations of any Planned Development Zoning District, these regulations~~ this section shall supersede and govern.
- F. ~~All~~ Each person who intends to engage in a home occupations occupation shall apply for and obtain a Business and Sales Tax License from the Town ~~of Castle Rock~~ before commencing ~~operation~~ operations.

Section 24. Amendment. Subsection 17.54.040.C of the Castle Rock Municipal Code is amended to read as follows:

17.54.040 - Parking space requirements by use.

- C. ~~Floor area calculations. Where required parking and loading is determined on the basis of gross floor area (GFA), gross floor area shall be determined as the sum of the gross horizontal areas of the several floors of the building, including accessory storage area, and any basement floor area devoted to retailing activities, the production or processing of goods, or offices. Gross leasable area (GLA) shall be defined as that portion of the gross floor area available to leasing to a tenant, and excluding common areas, such as lobbies, stairwells and elevators, restrooms, storage, utility and equipment rooms.~~
1. ~~—~~ Parking ratios are based upon the gross floor area (GFA) or the gross leasable area (GLA) contained within the building, the amount of seating available or the number of employees. When the computation of the required off-street parking spaces results in a fraction, the requirement shall be rounded up to the nearest whole interval.

Section 25. Amendment. Section 17.54.040, Table 64-1 of the Castle Rock Municipal Code is repealed and reenacted to read as follows:

<i>Use categories</i>	<i>Required and permitted parking spaces</i>
Alcoholic beverage sales	5 spaces per 1,000 sq. ft. of GFA
Assisted living/memory care	1.10 spaces per unit
Auto body and vehicle/RV/boat equipment and repair	1 space per employee plus 3 spaces per bay
Automobile/vehicle/RV/boat/motorcycle/all-terrain vehicles/equipment sales and leasing	1.5 spaces per 1,000 sq. ft. of indoor display area plus 3 spaces per service bay plus 1 space per employee on maximum shift
Automobile service/fuel station/wash/rental	1 space per employee plus 1 space per bay or stall plus adequate space for pull-out and drive aisles
Bed and breakfast	1.2 spaces for each guest room plus required spaces for all accessory uses
Clinic	5 spaces per 1,000 sq. ft. of GLA
College/university/vo-tech	As determined by the Director of Development Services in consultation with the Director of Public Works
Commercial amusement, indoor - Bowling alley	2 spaces per lane plus 1 space per employee on maximum shift
Commercial amusement, indoor - Sports arena	5 spaces per 1,000 sq. ft. of GFA
Commercial amusement, indoor - Movie theatre	1 space per 5 seats
Commercial amusement, indoor - Skating/Arcade	1 space per 250 sq. ft. of GFA
Commercial amusement, outdoor - Driving range	1.5 spaces for each tee area
Commercial amusement, outdoor - Golf course	4 spaces per hole plus 0.5 spaces per employee on maximum shift. Additional spaces may be required for other on-premises uses, such as restaurants, lounges, retail stores and other recreational uses
Commercial amusement, outdoor - Miniature golf	1 space per hole plus 0.5 space per employee
Crematorium	1 space per employee on the largest shift plus 2 customer spaces
Educational facility - Grades K to 8	1 space per classroom plus 1 space per 1.5 employees plus adequate off-street loading areas for school buses and cars. Additional parking may be required for auditorium or gymnasium.
Educational facility - Grades 9 to 12	1 space for each 3 students plus 1 space for each employee plus off-street loading areas for school buses.
Educational facility - Trade school, college and university	1 space per 3 students, plus 1 per employee
Event Center	1 space per 1000 sq. ft. of GFA

Fuel Station with convenience store	1 space per employee plus 2 spaces per pump island plus 4 spaces per 1,000 sq. ft. of GFA plus 2 spaces per service bay
Group home (multifamily structure)	1.0 space for unit 1.5 spaces per unit 2.0 spaces per unit Plus 1 space per 4 dwelling units for visitor parking
Group home (residential)	same as single family
Gym/health club	4 spaces per 1,000 sq. ft. GFA
Heavy industry	1 space per 1000 sq. ft. of GFA
Hospital	1 space per 2 beds plus 1 space per 5 outpatients plus 1 space per employee on maximum shift
Hotel/motel	1.2 spaces for each guest room plus required spaces for all accessory uses
Institutional care	1 space per 3 beds plus 1 space per 2 employees
Kennel/doggy daycare	5 spaces per 1,000 sq. ft. of GFA
Light industry	1 space per 1,000 sq. ft. of GFA
Medical lab	1 space per 1,000 sq. ft. of GFA
Multi-family - Downtown Overlay District	1.25 spaces per unit
Multi-family - NOT in DOD	2.0 spaces per unit
Natural medicine healing center	5 spaces per 1,000 sq. ft. of GLA
Natural medicine cultivation facility, natural medicine products manufacturer, and natural medicine testing facility	1 space per 1,000 sq. ft. of GFA
Nursery/greenhouse	3.5 spaces per 1,000 sq. ft. of GFA
Nursing home	1.10 spaces per unit
Office - Bank	3.5 spaces per 1,000 sq. ft. of GFA plus 1 space per employee plus 3 stacking spaces per drive-up window
Office - General Office	4 spaces per 1,000 sq. ft. of GLA
Office - Medical Office	5 spaces per 1,000 sq. ft. of GLA
Office - Government Facilities	3.5 spaces per 1,000 sq. ft. of GFA
Place of worship	1 space for each 3 fixed seats in the main assembly area plus 5 spaces per 1,000 sq. ft. of floor area for other rooms used for assembly plus required spaces for each additional use
Private club	1 space per 125 sq. ft. of GFA
Public facilities	3.5 spaces per 1,000 sq. ft. of GFA
Recreation, indoor - Tennis/Racquetball court	3 spaces for each court
Recreation, indoor - Bowling Alley	2 spaces per lane plus 1 space per employee on maximum shift
Recreation, outdoor - Tennis/Racquetball court	3 spaces for each court

Recreation, outdoor - Driving range	1.5 spaces for each tee area
Recreation, outdoor - Golf Course	4 spaces per hole plus 0.5 spaces per employee on maximum shift. Additional spaces may be required for other on-premises uses, such as restaurants, lounges, retail stores and other recreational uses
Recreation, outdoor - Miniature Golf	1 space per hole plus 0.5 space per employee
Recycling center and salvage	1 space for each 10,000 sq. ft. of GFA
Recycling drop-off	1 space for each 10,000 sq. ft. of GFA
Rehabilitation clinic/facility	2 spaces per 1,000 sq. ft. of GFA
Restaurant - Fast food	10 spaces per 1,000 sq. ft. of GFA plus 8 stacking spaces per drive-thru
Restaurant - Full service	1 space per 3 seats OR 12 spaces per 1,000 sq. ft. of GFA, whichever provides the most parking
Restaurant - Tavern/Lounge	1 space per 3 seats OR 12 spaces per 1,000 sq. ft. of GFA, whichever provides the most parking
Retail- Repair-oriented use	5 spaces per 1,000 sq. ft. of GFA
Retail - Shopping Center	4 spaces per 1,000 sq. ft. of GLA minimum and 4.5 spaces per 1,000 sq. ft. of GLA maximum
Retail - Furniture, appliance, floor coverings, electronics or other retail use with a high percentage of on-site storage or showroom	3.5 spaces per 1,000 sq. ft. of GFA
Retail -Grocery Store	5 spaces per 1,000 sq. ft. of GFA
Self-storage facility	1 space per 100 units or portion thereof plus 1 space per employee
Service, commercial	5 spaces per 1,000 sq. ft. of GFA
Service, personal	5 spaces per 1,000 sq. ft. of GFA
Service, repair	5 spaces per 1,000 sq. ft. of GFA
Sexually oriented business	1 space per 50 sq. ft. of GFA
Shooting range, indoor	6 spaces per 1,000 sq. ft. of GFA
Single Family	2 spaces per dwelling unit
Storage yard	1 space plus 1 space for each 10,000 sq. ft. of yard
Studio classes	4 spaces per 1,000 sq. ft. GFA
Urgent care	5 spaces per 1,000 sq. ft. of GLA
Vehicle/RV/boat storage	1 space per 100 units or portion thereof plus 1 space per employee
Veterinary clinic	5 spaces per 1,000 sq. ft. of GFA
Warehousing and distribution	1 space per 1,000 sq. ft. of GFA plus 3 spaces per 1,000 sq. ft. of retail or office use plus 1 space per company vehicle

Section 26. 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 27. 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 ____ day of _____, 2026, by the Town Council of the Town of Castle Rock, Colorado, 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 _____, 2026, by the Town Council of the Town of Castle Rock, Colorado, 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