

Zoning Regulations

Your Storage Center at Castle Rock

Planned Development Plan

Approved: _____, 20__

**Zoning Regulations
For
Your Storage Centers at Castle Rock**

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SECTION I: GENERAL PROVISIONS.

Adoption/Authorization. The Town Council has adopted the Your Storage Centers at Castle Rock Planned Development Plan (PDP) and Planned Development Zoning Regulations pursuant to Chapter 17.34 of this Code after appropriate public notice and hearing.

Applicability. The Your Storage Centers at Castle Rock Planned Development Plan shall run with and bind all landowners of record, their successors, heirs or assigns of the land as approved by Town Council.

Maximum level of development. The maximum Floor-to-Area-Ratio (F.A.R.) approved for development within the established use areas is the maximum allowed for platting and development. The actual floor area approved will be determined at the plat and Site Development Plan (SDP) stage of review based upon development constraints, utility and street capacity, and conformity with the approved PD Plan and zoning regulations.

Relationship to Town regulations. The provisions of this PD plan and zoning regulations shall prevail and govern the development of the Your Storage Centers at Castle Rock PDP; provided, however, that where the provisions of the Town zoning ordinance, as amended, or any other applicable provisions of this Code shall be applicable.

Severability of provisions. In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION II: DEVELOPMENT AGREEMENT.

In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town and the PD property owners.

This agreement, entitled Your Storage Centers at Castle Rock Development Agreement, was adopted by the Town on the ____ day of _____, 201_, by Ordinance No. _____.

SECTION III: SITE DEVELOPMENT PLANS AND PLATS.

Following approval of the Your Storage Centers at Castle Rock Planned Development Plan, the property owners shall submit an SDP plan for all or any portion or portions of the general use areas as are then ready for development. No building permit will be issued until an SDP and subdivision plat have been approved.

SECTION IV: USE AREAS

The Property has been portioned into two use areas, Light Industrial Use Area (LI), and Open Space – Private (OSP).

Permitted Uses:

A. Light Industrial

- 1) Commercial warehouse and logistics
- 2) Alcoholic beverages sales and production
- 3) Light industry, wholesale, manufacturing, processing and fabrication
- 4) Mini-storage facility (with or without caretaker's residence)
- 5) Automobile, motorcycle and ATV sales and leasing (UBSR Only)
- 6) Vehicle, RV, boat and equipment sales and leasing, including outdoor display (UBSR Only)
- 7) Banks/financial institutions
- 8) Churches, synagogues, places of worship (UBSR Only)
- 9) Fine arts gallery and/or fine arts studio
- 10) Indoor recreation facilities
- 11) Laboratory except those which involve any hazardous process or emit noxious noise, dust and
- 12) Personal service shops, such as barber, beauty parlor
- 13) Pharmacy
- 14) Printing/reproduction shop
- 15) Professional, Business and Medical offices or clinics
- 16) Public utilities
- 17) Restaurants, cafes, and other places service food and beverages
- 18) Retail business stores, sales establishments, and centers
- 19) Services, commercial
- 20) Services, repair
- 21) Studios, including television and radio
- 22) Theatres
- 23) Veterinary clinic
- 24) Indoor/Outdoor Entertainment Facilities

Accessory Uses:

Outdoor Storage Yards to be used as an accessory for light industrial/warehouses uses.

A. Open Space – Private (OSP)

- 1) Detention/Water Quality
- 2) Storm Sewer Systems
- 3) Landscaping

SECTION V: DESIGN STANDARDS

To ensure an architecturally compatible and unified development, the type and design of each building, now and in the future, shall be of high quality construction and architecturally designed so that its exterior elevation (including signs) and color will be structurally and aesthetically compatible and harmonious with all other building within the Your Storage Center PD, as well as meeting the overall intent to provide an architecturally positive development to the Town of Castle Rock.

Architectural Standards:

1. Building mass, form, length and proportions shall be designed to provide a variety of visual interest and maintain a human scale that is appropriate to surroundings.
2. A breakdown of building mass at all significant entryways and walls that front pedestrian activities to mark entryways.
3. Building facades shall meet one of the following standards:
 1. Facades adjacent to and facing the S. Wilcox Ave. Right-of-Way, greater than 50 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade.
 2. Facades adjacent to the north property line, greater than 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade.
 3. Each building façade shall have a repeating pattern that includes three instances of either (excluding self-storage buildings interior to the site which are not visible from the right-of-way):
 - i. Color change
 - ii. Texture changes
 - iii. Material module change
 - iv. Expression of an architectural or structural bay through a change in plane.
 4. All building sides shall receive the same façade treatment.
4. Alternative building designs are allowed, which significantly articulate a wall plane. Architectural fenestration in accordance with this section shall be applicable to all sides (excluding self-storage buildings which are not visible from the right-of-way).
5. Ground floor facades facing a primary access street shall have clearly defined customer entrances that feature three of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, outdoor patios, display windows, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
6. Building materials shall present an image of high quality and permanence. Predominant exterior building materials shall be high quality, durable material such as, but not limited to: brick, cultured or native stone, integrally colored, textured concrete masonry units, high quality metal wall and roof panels as accents (no all-metal buildings or exposed fasteners) high quality prestressed concrete systems and exterior installation finish systems (EIFS).
7. All sides of the building shall include materials consistent with those on the front.
8. Roof design shall incorporate variation in rooflines. Roofing materials shall be of a color and material consistent with the architectural character of the building to convey a sense of permanence and quality. Roof-mounted mechanical equipment shall be screened from

public view on all sides with a screening treatment consistent with the character of the building finish.

Screening Requirements:

1. Site elements to be screened include, but are not limited to: 1. Trash enclosures. 2. Outdoor storage. 3. Gangs of utility meters (six or more). 4. Rooftop mechanical equipment. 5. Ground mechanical units. 6. Utility or other units larger than 4-feet by 4-feet in size. 7. Loading docks capable of accepting more than one semi-trailer.
2. Site elements shall be screened from view using materials and colors compatible with the primary building materials or with materials found in the surrounding neighborhoods. 1. Utility meters not ganged (five or less) shall be painted a color that blends with the background materials. 2. Loading docks capable of accepting more than one semi-trailer shall be screened by a wall using materials compatible with the main building.
3. Site elements shall be screened so that they are not visible from adjacent residential zoned land or abutting open space and rights-of-way. The maximum required screen height shall be one foot above the unit to be screened.

SECTION VI: DEVELOPMENT STANDARDS

Planning Area	2.99 acres
<u>Setbacks:</u>	
Front	15'
Rear	5'
Side	5'
Max. building coverage/(F.A.R.)	40%
Max. building height	35'
Min. building separation	5'
<u>Parking Standards:</u>	The number of required off-street parking spaces shall be determined per Town of Castle Rock Municipal Code.

5.1 Lighting: Lighting shall comply with the Town of Castle Rock Illumination Regulations.

5.2 Landscaping: Landscaping shall comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.

5.3 Signage: Signage must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.

SECTION VII: DEFINITIONS

- 1) **Building:** A structure wholly or partially enclosed within exterior walls, or within exterior and partial walls, and a roof, affording shelter to persons, animals, or property.
- 2) **Building Separation:** The required separation between any two buildings located on the same lot or parcel of land.
- 3) **Floor Area Ratio:** The relationship between the total amount of usable floor area that a building has, or has been permitted for the building, and the total area of the lot on which the building stands
- 4) **Building Coverage:** The area that is covered by buildings or other roofed structures. A roofed structure includes any structure more than 6 feet above grade at any point, and that provides an impervious cover over what is below. Building coverage also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade. Eaves are not included in building coverage.
- 5) **Building Setback:** The horizontal, perpendicular distance between a building and a platted lot line (including ROW and PD boundary lines, but excluding PD Use Area boundary lines). This distance does not include the projections of eaves, overhangs, fireplaces, patios, decks, fire escapes, mechanical units, or similar architectural appurtenances, except that no projection shall extend beyond any ROW or PD boundary line.