

ORDINANCE NO. 2025-025

AN ORDINANCE AMENDING SECTION 17.42.070 OF THE CASTLE ROCK MUNICIPAL CODE REGARDING CROWN DESIGN AND BUILDING HEIGHT WITHIN THE DOWNTOWN OVERLAY DISTRICT

WHEREAS, in 2010, the Town Council (the “Town Council”) of the Town of Castle Rock (the “Town”) enacted Ordinance 2010-20 creating the Downtown Overlay District (the “DOD”); and

WHEREAS, the DOD was created by for the purpose of establishing architectural, landscaping, design, building, and use and site development regulations within the Downtown Castle Rock area in furtherance of the Town’s Downtown Master Plan; and

WHEREAS, since its inception, the DOD has been divided into three separate subdistricts – the Downtown Core District, the North District, and the South District; and

WHEREAS, the sole purpose of this division was to establish a different maximum building height for the three subdistricts, thereby allowing for the construction of six-story buildings with no maximum height limitation on the periphery of the Downtown Core; and

WHEREAS, after fifteen (15) years of development within Downtown Castle Rock, the Town Council no longer believes that a valid public purpose is served by the differing height limitations; and

WHEREAS, accordingly, the Town Council finds and determines that a single maximum building height should apply to all new building construction throughout the DOD; and

WHEREAS, the Town Council further finds and determines that the building height limitation that presently applies within the Downtown Core District – four stories – should also apply to the North and South Districts; and

WHEREAS, this change is intended to apply prospectively to new construction and, as such, will not have any impact upon any development or redevelopment projects within the DOD that were previously approved by the Town.

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

Section 1. Amendment. Section 17.42.070 of the Castle Rock Municipal Code is amended to read as follows:

17.42.070 - Crown design and building height.

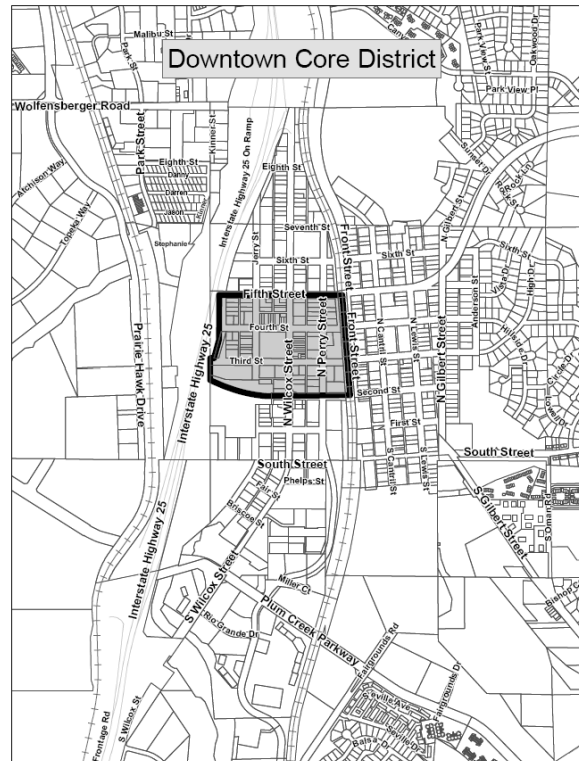
- A. A building's crown design shall be reviewed by and is subject to approval of the Board based UPON aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the

structure that is above the top floor, and may include angled roofs, decorative elements, towers and other similar construction.

B. ~~THE M-maximum building heights within the DOD are regulated as follows:~~

~~1. Downtown Core District: The Downtown Core District is defined as that area depicted on Figure 1 below.~~

~~Figure 1~~
(to be deleted)



~~a. Building height in the Downtown Core District is limited to four stories; with a maximum height of 60 feet. A building's crown cannot exceed the sixty foot building height limitation.~~

~~2. North and South Districts: The North District is defined as the area depicted on Figure 2 below. The South District is defined as the area depicted on Figure 3 below.~~

~~Figure 2~~
(to be deleted)

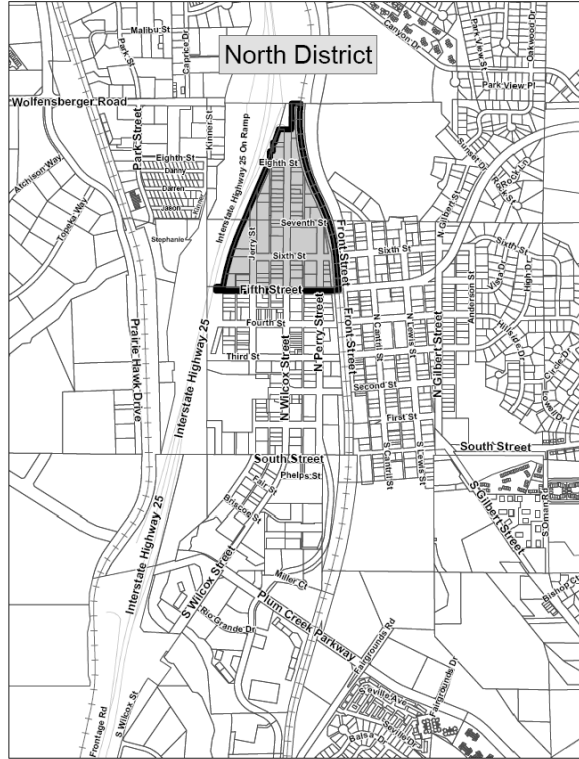
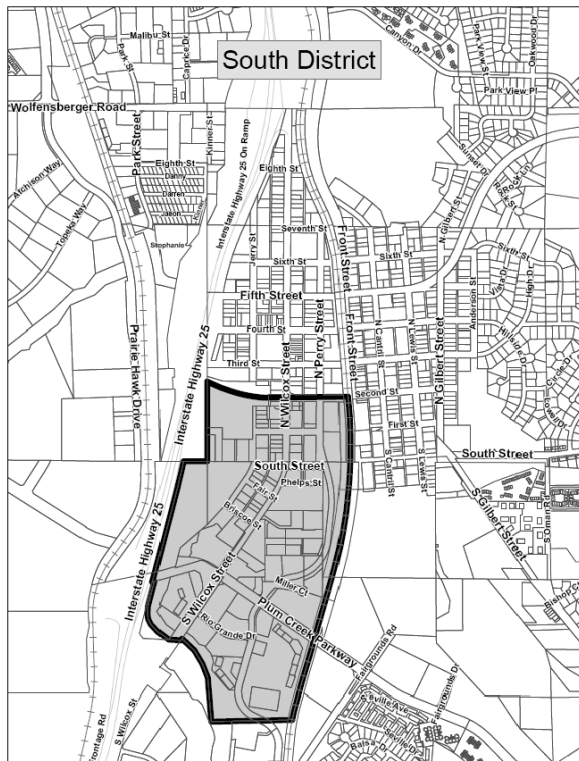


Figure 3
(to be deleted)



a. ~~Building height in the North or South Districts is limited to six (6) stories, with no maximum height limitation.~~

C. ~~A landowner may request one (1) additional floor (with the corresponding increase in building height) in the Downtown Core District, or two (2) additional floors in the North and South Districts through the Board. The Board, at its discretion, may grant an additional floor request after considering the following criteria:~~

1. ~~Whether the project will incorporate design elements found in adjacent Landmark structures; and~~

2. ~~The impacts of the increased building height on adjacent properties.~~

Section 2. Severability. If any part or provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. 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, 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 _____, 2025, 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