

provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use(s).

- 8.2 **Town Center.** Off-street parking for the TC Neighborhood Use Area shall be provided in accordance with the parking ratios provided at Table VIIIA. On-street parking within 300' of a proposed use may be counted to meet the parking requirements for retail and other non-residential uses. Assignment of on-street parking shall be allocated at the time of approval of the Final PD Site Plan.

**TABLE VIIIA
PARKING REQUIREMENTS**

| USE | PARKING SPACE REQUIREMENTS |
|------------------------------|--|
| Multi-Family Dwellings Units | One space per bedroom |
| Retail | One space for each 250 s.f. of useable retail floor area |
| Restaurant | One space per each 100 s.f. of dining space floor area |
| Hotel/Motel | One space for each guest room |
| Office | One space per 330 s.f. of useable office space |
| Civic/Institutional Uses | One space for each 330 s.f. of floor area |

SECTION IX TOWN CENTER STREETS

In the TC Neighborhood Use Area, streets shall be constructed pursuant to the right-of-way widths, streetscapes and visibility triangles provided in the street sections and intersections diagrams attached hereto as **Exhibit B**. Street alignments are subject to modification and adjustment as provided by Section 4.2 of these Amended Zoning Regulations.

SECTION X LANDSCAPING

In the TC Neighborhood Use Area, street tree planting and tree lawn areas shall be provided. All landscaping shall conform to the Castle Rock water conservation standards. Tree planting areas and tree lawn areas may be located within public right-of-way and shall meet the requirements shown at Table XA and the diagrams attached hereto as **Exhibit C**.