

**ORDINANCE NO. 2017-030**

**AN ORDINANCE AMENDING CHAPTER 17.30 OF THE  
CASTLE ROCK MUNICIPAL CODE BY ADDING A NEW  
SECTION 17.30.035 CREATING THE PL-3 ZONE DISTRICT**

**WHEREAS**, it is necessary and advisable to create an additional zoning district for public lands owned by the Town of Castle Rock,

**WHEREAS**, this new PL-3 District is anticipated to be an appropriate zoning classification for the iconic 62 acres  $\pm$  Rock Park that will place appropriate limitations and standards on future development or use of Rock Park, and preserve the historic character and community traditions of Rock Park.

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

**Section 1. Amendment.** Chapter 17.30 of the Castle Rock Municipal Code is amended to add a new Section 17.30.035 PL-3 District, to read as follows:

**17.30.035 - PL-3 District.**

A. Permitted Uses. Uses permitted by right in the PL-3 District are:

1. Open space, wildlife sanctuary, trails and associated service facilities, including restrooms, picnic pavilions and information kiosks.
2. The star and flagpole located at Rock Park.
3. Off-street parking and driveways.
4. Temporary community events sponsored by the Town of Castle Rock.
5. Such uses which are compatible and reasonably necessary for the uses set forth in this Subsection A.

B. Accessory Uses.

1. All public utilities, including but not limited to water, sanitary sewer, storm water, electric and similar uses, but excluding commercial communication towers and facilities.
2. Rock stabilization

3. Rock fall mitigation
- C. Prohibited Uses. All uses other than Permitted Uses and Accessory Uses.
- D. Development Standards.
  1. Maximum Height: habitable structures – Twenty-five (25) feet, non-habitable structures - Forty (40) feet.
  2. Minimum Front Yard Setback: a minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street.
  3. Lighting shall be limited to illumination of the star and flagpole, off-street parking and driveways, picnic facilities, restroom, and associated service facilities.

**Section 2. 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 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 17th day of October, 2017 by a vote of 6 for and 0 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 7th day of November 2017, 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

\_\_\_\_\_  
Jennifer Green, Mayor

**Approved as to form:**

**Approved as to content:**

\_\_\_\_\_  
Robert J. Slentz, Town Attorney

\_\_\_\_\_  
Jeff Brauer, Director of Parks and Recreation