

# The Lanterns

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Castle Rock, Colorado

## PD Zoning Regulations

Approved: September 23, 2002

1<sup>st</sup> Amendment: December 16, 2008

2<sup>nd</sup> Amendment: June 3, 2014

3<sup>rd</sup> Amendment: May 11, 2018

4<sup>th</sup> Amendment \_\_\_\_\_, 2019

Prepared for:

**Castle Lantern, LLC**  
12460 1st St.  
Eastlake, CO 80614

Prepared by:

**Norris Design**  
1101 Bannock St.  
Denver, CO 80204

## **Table of Contents**

Section 1	General Provisions	3
Section 2	Definitions	5
Section 3	Control Provisions	6
Section 4	Overall Project Standards	7
Section 5	General Use Areas	12
Section 6	Residential Use Area R-SF-1	13
Section 7	Residential Use Area R-SF-2	14
Section 8	Residential Use Area R-SF-3	15
Section 9	Residential Use Area R-SF-4	16
Section 10	Residential Use Area R-SF-AR-1	17
Section 11	Residential Use Area R-SF-AR-2	19
Section 12	Public Land Dedication (PLD)	20
Section 13	Open Space, Private (OSP)	21
Section 14	Open Space, Public (OSD)	22
Section 15	Non-Residential Use Area – Commercial NR-CM-1	23
Section 16	Residential Use Area – R-SF-4/PW	24
Section 17	Submission of Site Development Plans and/or Plats	25
Section 18	Transitional Use	26
Section 19	Signs	27
Appendix A	Lanterns Master Sign Plan	

## **Section 1 General Provisions**

### **1.1 Adoption / Authorization**

The Town Council has adopted the Lanterns Planned Development Plan and Planned Development Zoning Regulations, Amendment #4 pursuant to section 17.34 of Title 17 of the Castle Rock Municipal Code after appropriate public notice and hearing.

### **1.2 Applicability**

The Lanterns Planned Development Plan and Planned Development Zoning Regulations, Amendment #4 shall run with the land and bind all landowners of record, their successors, heirs, or assigns in interest to the property.

### **1.3 Maximum Level of Development**

The total number of dwelling units or total non-residential floor area approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwellings approved will be determined at the Site Development Plan / Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

### **1.4 Phasing**

The phasing order indicated on the Lanterns Planned Development Plan is advisory in nature and is obligatory upon the Developer per the terms of the approved Development Agreement.

### **1.5 Relationship to the Town of Castle Rock Regulations**

All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a Planned Development. 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.

### **1.6 Severability of Provisions**

In the event that any provision hereof shall be determine 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.

## 1.7 Development Agreement

In addition to these regulations, certain provisions of the development of the Lanterns Planned Development are controlled by an agreement between the Town of Castle Rock and the PD property owners. This development agreement is subject to the Planned Development Plan as approved by the Town on the 17th day of June, 2014 by Resolution No. 2014-44.

## **Section 2**

### **Definitions**

- 2.1 Age-Restricted Housing is defined by the Housing for Older Act (HOPA) of 1995 as housing intended and operated for occupancy by persons 55 years of age or older. A minimum of 80% of the occupied units designated as age-restricted must be occupied by at least one person 55 years or older.
- 2.2 Mother-In-Law or Nanny Units are defined as a detached or attached dwelling unit to be constructed on a site zoned for a single family residence in conjunction with a primary residence.

## **Section 3 Control Provisions**

### **3.1 Use Area Boundaries**

There shall be limited flexibility in determining the exact location of Land Use Area Boundaries as depicted on the Planned Development Plan due to the scale of the drawings and the diagrammatic depiction on the Land Use Areas. However, a twenty percent (20%) change or adjustment to Land Use Area boundaries for Planning Areas 5 – 14 and ten percent (10%) change or adjustment for Planning Areas 1 - 4 may be made with the Site Development Plan / Plat.

### **3.2 Road Alignments**

The Planned Development Plan is intended to depict general locations of roadways. Recognizing that final road alignments are subject to engineering studies, minor road realignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Planned Development Plan itself. Major road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Code.

### **3.3 Use Area Location Amendments**

The Town Council, at the time of Site Development Plan / Plat review, may permit relocation of all or part of Planning Areas 5 - 13 to any other location designated on the Planned Development Plan for residential use, provided; (i) the overall total permitted number of dwelling units for the Lanterns will not thereby be increased; and (ii) that the height criteria set forth elsewhere in the Ordinance will not thereby be violated.

Such amendments, if permitted by the Town Council, shall constitute amendments to the Planned Development Plan for the Lanterns and will not require separate approval.

## Section 4 Overall Project Standards

These PD 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 would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as modified by the following:

### 4.1 General Project Description

The Lanterns PD consists of approximately 850 acres with a maximum of 1,200 residential units, including units that are designated as age-restricted homes. The overall gross residential density for the property is 1.4 units per acre, with densities in the various planning areas ranging from 2.5 - 4.0 units per acre. This designation of densities provides a logical transition from the properties located in the County to the south of The Lanterns to the existing / proposed densities located in the Town to the north and east of the site. The location of the property is a natural “gateway” to Castle Rock. The general character of the development includes, large contiguous open space corridors and parks (over 50% of the property), roads designed to generally minimize impacts to existing topography, preservation of high points to reduce visual impacts, incorporation of natural site amenities: ponds, wetlands and vegetation, provision of wildlife corridors, use of low visual impact construction materials and colors, and water conscious landscape guidelines throughout the project.

### 4.2 Parking

Off-street parking is required for all land uses. Except as otherwise specifically provided herein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of Site Development Plan / Plat, unless Developer can demonstrate to the satisfaction of the Town Council, at the time of Site Development Plan / Plat review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

### 4.3 Development Standards

The table below outlines the Development Standards for the Lanterns. Setbacks for non-residential uses (i.e. recreation buildings, school, club houses, etc.) will be defined during Site Development Plan / Plat for each use.

Planning Area	Min. Lot Width		Min. Lot Area		Setbacks (9)(4)(12)(13)(14)								Building Separation				Residential Max. Building Height (2)	Non-Residential Max. Building Height (2) (13)	Max. Building Lot Coverage (Non-Residential Uses Only)	
	Non-Transition Zone	Transition Zone (11)	Non-Transition Zone	Transition Zone (11)	Min. Front Yard Setback to Garage Face (1)(5)	Min. Front Yard Setback to Principal Structure(5)	Rear (6)(7)(8)	Side (Interior Lot) (9)(10)				Side (To Street) (9)(10)								
								Lot Width: Less than 70'	Lot Width: 70' to less than 80'	Lot Width: 80' and greater	Lot Width: Less than 70'	Lot Width: 70' to less than 80'	Lot Width: 80' and greater	Lot Width: Less than 70'	Lot Width: 70' to less than 80'	Lot Width: 80' and greater				
PA-1	50'	60'	5,000 sf	6,300 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-2	70'	70'	7,000 sf	7,350 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%	
PA-3	70'	75'	7,500 sf	9,000 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%	
PA-4	70'	80'	7,350 sf	9,600 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%	
PA-5	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-6	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-7	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-7A	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-8	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-9	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-10	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-11	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-12	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%	
PA-13	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	N/A	N/A	
PA-14	N/A	N/A	N/A	N/A	Crystal Valley Parkway													N/A	35'	35%
					30' (with 20' min. landscape buffer)															
					Plum Creek Parkway:															
					Public Land Dedication:															
		N/A			20' (with 15' min. landscape buffer)															
					Western Boundary:															
					10'															

#### SUMMARY TABLE NOTES

- The garage door face for the lot shall be at least 18' from the back of public sidewalks. Non-garage door face can have a minimum 10' setback.
- Building height excludes parapets and other architectural treatments that screen rooftop mechanical equipment from view. These items are subject to height limitations as deemed appropriate during the development review process.
- Bay windows, cantilevers, chimneys, exterior por/columns solar panels, mechanical equipment, light fixtures, roof overhangs and other architectural features are allowed to extend outward from the principal structure in front, side and rear yards. In no instance may an encroachment cross the property line.
- Setback measured from right-of-way/property line to the building plane of habitable space or other non-garage door side of building. Non-habitable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within public right-of-way or transportation and utility easements. The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
- 2' minimum rear and side setback for accessory structures.
- Raised decks will be allowed a 10' rear setback when lot backs onto public or private open space with a depth of at least 30 feet. The home structure must meet the minimum required rear setback.
- Alley load product rear setbacks shall be determined at Site Development Plan.
- Residential layouts with Side Yard Encroachment are permitted and shall be determined at Final Plat.
- For side setbacks, if a lot is located in a cluster of semi-similar sized lots but would technically be subject to a different range of setback standards, side setbacks shall be consistent with typical lot size requirements for the cluster in which it is located (i.e. a 70' wide lot in a cluster of 65' wide lots would be subject to a 65' wide lot side setback standards).
- To facilitate density transitions for Planning Areas 1, 2, 3 & 4 where adjacent to existing off-site residential uses, a 250' lot "Transition Zone" has been created. Within this Zone, lot widths and lot areas must meet minimum standards. These extra requirements shall only apply to Planning Areas 1, 2, 3 & 4 as denoted on the FDP.
- Setbacks included in chart shall apply to single-family detached uses only. Setbacks for Place of Worship and/or Community Centers shall be a minimum of 20' for buildings with a 10' landscape buffer 20' landscape buffer where directly adjacent to residential uses).
- Maximum height of 50' is permitted for office buildings as Use by Special Review.
- Setbacks for monumentation signs shall be 10'.

#### GENERAL NOTES

- When necessary, head of first entry step may be located immediately adjacent to public sidewalk, as long as the step is not within the right-of-way.
- A tandem garage configuration is calculated the same way as a garage with standard configuration for meeting residents parking requirements.
- For residential lots with multiple street frontages, all sides of the home facing the street must follow the setbacks for "Min. Front Yard Setback to Principal Structure" and "Min. Front Yard Setback to Garage Face".
- A 10' easement on all rear lot lines is required. A 5' utility easement along one side of each lot line is required. Roof overhangs, cantilever bay or box windows, window wells, Residences with a maximum 2' encroachment, foundation counterforts (provided that the counterfort is constructed 3' below the top of the foundation and at one-to-one slope from a point not more than 1' from foundation wall, fences, landscaping with plant shrubs, woody plants, nursery stock or other crops and other architectural features) may be located within these easements provided they do not interfere with the use of, obstruct the operation of, or access to said easement. Approvals of this Preliminary Development Plan does not constitute approval of any deviations from the Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- Urban/Village Interface Area Management Plan to be evaluated by the Town of Castle Rock Planning Department as appropriate to each Planned Development (PD). If a Management Plan has been developed for this PD the details of that Plan are to be outlined on Sheet 2.
- Graded Private Street Standards to be specified as appropriate to this PD. No note is necessary if no graded streets are proposed for this PD on Sheet 3.



#### 4.4 Street Standards

All streets within the Lanterns shall meet Town of Castle Rock design criteria or Town approved alternative street standards as deemed appropriate and necessary at later stages in design and development.

#### 4.5 Gated Private Streets

Gated private streets are only permitted within Planning Areas 12 & 13 (PA-12 & PA-13) and must meet the following criteria:

1. Adequate emergency access shall be provided.
2. Entry gates shall be equipped with opticom scanning devices, a Knox key activation, or other entry device, and 60 hour backup power with default opening upon power failure.
3. Opticom devices, key code access or key cards shall be provided to the Town of Castle Rock Police and Fire Department and Utilities Department for access onto the property.
4. Any gate shall not be placed in such a manner so that access to a public amenity is denied.
5. The gated street shall meet all Town public street standards.
6. Adequate vehicular turn around area shall be provided for vehicles that enter the site and are denied access.
7. Minimum stacking distance from a gate is 100 feet and may be achieved by cumulation of distances and lanes. In no instance, shall the gate be placed closer than 60 feet from the edge of the nearest intersecting public roadway.
8. Street, entry gate, and fence maintenance and snowplowing shall be the responsibility of the Homeowner's Association.
9. Access for school buses shall be provided or a school bus loading zone shall be provided outside of the gate.

#### 4.6 Lighting

Lighting shall comply with the Town of Castle Rock Illumination Regulations. (Refer to 10.5 Additional Use Standards for specific lighting requirements for PA 13.)

#### 4.7 Temporary Uses

Construction offices and material storage shall be permitted in all use areas during construction and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area. Sales offices and associated improvements shall be permitted in all use areas during sales and for a period of thirty (30) days after cessation of actual sales in those areas being served by such sales office.

#### 4.8 Additional Design Standards

In addition to the Development Standards and other requirements set forth in these regulations, the Development will be subject to one or more Declaration of Covenants, Codes, and Restrictions (CCRs). Where there is conflict between the CCRs and the Development Standards, the more stringent shall apply. Design Standards will be addressed in the Site Development Plan.

#### 4.9 Fencing

Fencing regulations will be addressed in the Site Development Plan and also be provided in future codes, covenants, or restrictions.

#### 4.10 Landscaping

Landscaping shall, at a minimum, comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.

#### 4.11 Signs

Sign regulations will be provided in future codes, covenants, or restrictions. Signs must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.

#### 4.12 Accessory Structures

Accessory structures shall be subject to square footage limitations and architectural control limitations as established in future codes, covenant and restrictions.

#### 4.13 Buildings / Improvements

Any buildings to be constructed as recreational facilities shall have the plans approved by the Homeowners Association or other entity beyond those approvals required by the Town. Such buildings and improvements must be included in the Site Development Plan for specific areas within the Lanterns. Recreational facilities shall include but not be limited to clubhouses, recreational centers, lavatory facilities, etc. Buildings and Facilities located within Public Land Dedication are exempt from this provision.

#### 4.14 Compliance with Skyline/Ridgeline Protection Regulations

All areas within the Lanterns that are identified as within the Skyline / Ridgeline protection area as shown on the District Map shall be in compliance with Chapter 17.48 of the Castle Rock Municipal Code.

#### 4.15 Architectural Standards

Architectural standards will be provided in future codes, covenants, or restrictions and will be included in the Site Development Plan.

#### 4.16 Residential Planning Area Boundary Adjustment

To provide flexibility the boundaries for Planning Areas 5 - 13 boundaries may be adjusted up to twenty percent (20%) as permitted by the Development Services Director, at the time of and as a part of the Site Development Plan / Plat review process. Planning Areas 1 - 4 may only be adjusted up to ten percent (10%) as permitted by the Planning Director, at the time of and as a part of the Site Development Plan / Plat review process. However, the minimum open space buffer/setback located on the north and east edges of the property as described on the PDP Plan for Planning Areas 1 - 4 may not be reduced.

#### 4.17 Age-Restricted Housing

To be considered age restricted housing, the standards as defined by the Housing for Older Persons Act (HOPA) of 1995 must be met. This includes following, at a minimum;

- Intended and operated for occupancy by persons 55 years of age or older, and
- At least 80 percent of the units are occupied by at least one person who is 55 years of age or older; and
- Provides age verification by reliable surveys and affidavits; and
- It has published and adheres to policies and procedures that demonstrate its intent to qualify as age-restricted housing.

Responsibility for enforcement of the of the HOPA standards lies solely with the HOA and is not the responsibility of the Town of Castle Rock.

SECTION 5 GENERAL USE AREAS												
AREA	PDP 13-0005 (Reception Number 2014071295)						PDP 18-0003 (Reception Number )					
	ZONING	MAX DENSITY (DU/AC)	MAX. NUMBER OF UNITS	USE	ACRES	% OF TOTAL	ZONING	MAX DENSITY (DU/AC)	NUMBER OF UNITS	USE	ACRES	% OF TOTAL
PA-1	R-SF-4	4.0	74	RESIDENTIAL	18.6	2%	R-SF-4	4.0	73	RESIDENTIAL	18.6	2%
PA-2	R-SF-2	3.0	36	RESIDENTIAL	12.1	1%	R-SF-2	3.0	33	RESIDENTIAL	12.1	1%
PA-3	R-SF-2	3.0	37	RESIDENTIAL	12.6	2%	R-SF-2	3.0	37	RESIDENTIAL	12.6	2%
PA-4	R-SF-1	2.5	45	RESIDENTIAL	18.2	2%	R-SF-1	2.5	44	RESIDENTIAL	18.2	2%
PA-5	R-SF-3	3.5	25	RESIDENTIAL	7.2	1%	R-SF-3	3.5	25	RESIDENTIAL	7.2	1%
PA-6	R-SF-2	3.0	11	RESIDENTIAL	3.9	1%	R-SF-2	3.0	11	RESIDENTIAL	3.9	1%
PA-7	R-SF-4	4.0	104	RESIDENTIAL	26.0	3%	R-SF-4	4.0	104	RESIDENTIAL	26.0	3%
PA-7A	N/A	N/A	N/A	N/A	N/A	N/A	R-SF-4/PW	4.0	20	RESIDENTIAL/PLACE OF WORSHIP	5.0	1%
PA-8	R-SF-2	3.0	14	RESIDENTIAL	4.9	1%	R-SF-2	3.0	10	RESIDENTIAL	4.9	1%
PA-9	R-SF-2	3.0	60	RESIDENTIAL	20.2	2%	R-SF-2	3.0	50	RESIDENTIAL	20.2	2%
PA-10	R-SF-4	4.0	68	RESIDENTIAL	17.1	2%	R-SF-4	4.0	68	RESIDENTIAL	17.1	2%
PA-11	R-SF-4	4.0	81	RESIDENTIAL	20.4	2%	R-SF-4	4.0	81	RESIDENTIAL	20.4	2%
PA-14	N/A	N/A	N/A	N/A	N/A	N/A	NR-CM-1	N/A <sup>(5)</sup>	N/A	NON-RESIDENTIAL	5.2	1% <sup>(5)</sup>
PA-1 THRU PA-11,14 SUBTOTALS			475 <sup>(2)</sup>		181.2	19%			538 <sup>(2)</sup>		171.4	20%
PA-12	R-SF-AR-2	3.5	595	AGE-RESTRICTED RESIDENTIAL	177.6	21%	R-SF-AR-2	3.5	526	AGE-RESTRICTED RESIDENTIAL	177.6	21%
PA-13	R-SF-AR-1	2.75	142	AGE-RESTRICTED RESIDENTIAL	51.2	6%	R-SF-AR-1	2.75	138	AGE-RESTRICTED RESIDENTIAL	51.2	6%
PA-12 AND PA-13 SUBTOTALS			725 <sup>(3)</sup>		228.8	27%			664 <sup>(3)</sup>		228.8	27%
PA-1 THRU PA-14 TOTALS			1,200 <sup>(1)</sup>		390.0	46%			1,200 <sup>(1)</sup>		400.2	47%
PUBLIC LAND DEDICATION (PLD)	PLD			PARKS, SCHOOLS, UTILITIES, AND UTILITY FACILITIES	57.0	7%	PLD			PARKS, SCHOOLS, UTILITIES, AND UTILITY FACILITIES	57.0	7%
OPEN SPACE DEDICATED (OSD)	OSD			PARKS/OS PUBLIC	217.5	25%	OSD			PARKS/OS PUBLIC	217.5	25%
OPEN SPACE PRIVATE (OSP)	OSP			PARKS/OS PRIVATE	162.2 <sup>(4)</sup>	19%	OSP			PARKS/OS PRIVATE	157.2	18%
OPEN SPACE/PARKS SUBTOTALS					436.7	51% <sup>(4)</sup>					431.7	51% <sup>(4)</sup>
RIGHT-OF-WAY TOTALS				Collector ROW	21.3	3%		GROSS 1.4 DU/AC	1,200 <sup>(1)</sup>		21.3	2%
TOTALS					848.0	100%					853.2	100%

## NOTES

- (1) The maximum total number of single-family detached residential units permitted in the Lanterns is 1,200.  
 (2) The maximum total number of single-family detached residential units permitted in PA-1 thru 11 is 475, subject to the provisions of Sections 3.3 and 4.16 of the PD Zoning Regulations.  
 (3) The maximum total number of single-family detached residential units permitted in PA-12 and 13 is 725, subject to the provisions of Sections 3.3 and 4.16 of the PD Zoning Regulations.  
 (4) An additional 13 acres minimum of OSP will be established interior to Planning Areas at the time of Site Plan and Plat. Total open space will be a minimum of 53%.  
 (5) Maximum Building Coverage is 35%.

## Section 6 Residential Use Area R-SF-1

### 6.1 Use

Individually owned single-family detached residential structures with the lowest density in the PD.

### 6.2 Development Regulations

- A. Maximum density of 2.5 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

### 6.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including; swimming pools, hot tubs, tennis/recreation courts, and similar)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Temporary Sales Office / Model Units and Construction Trailers

### 6.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

## Section 7 Residential Use Area R-SF-2

### 7.1 Use

Individually owned single-family detached residential structures with the second least level of density in the PD.

### 7.2 Development Regulations

- A. Maximum density of 3.0 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

### 7.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including; swimming pools, hot tubs, tennis/recreation courts, and similar)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Temporary Sales Office / Model Units and Construction Trailers

### 7.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

## Section 8 Residential Use Area R-SF-3

### 8.1 Use

Individually owned single-family detached residential structures with the moderate level of density in the PD.

### 8.2 Development Regulations

- A. Maximum density of 3.5 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

### 8.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including private recreation facilities (swimming pools, hot tubs, tennis/recreation courts, and similar) with food service and alcoholic beverage service)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Temporary Sales Office / Model Units and Construction Trailers

### 8.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

## Section 9 Residential Use Area R-SF-4

### 9.1 Use

Individually owned single-family detached residential structures with the highest level of density in the PD.

### 9.2 Development Regulations

- A. Maximum density of 4.0 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

### 9.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including private recreation facilities- swimming pools, hot tubs, tennis/recreation courts, and similar- with food service and alcoholic beverage service)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Temporary Sales Office / Model Units and Construction Trailers

### 9.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas



## Section 10 Residential Use Area R-SF-AR-1

### 10.1 Use

Age-restricted, individually owned single-family detached residential structures with a low-moderate level of density.

### 10.2 Development Regulations

- A. Maximum density of 2.75 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

### 10.3 Permitted Uses

- A. Age-Restricted Housing as defined in Section 2.1 of these Zoning Regulations
- B. Detached single-family residences
- C. Attached or detached garages
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. Temporary Sales Office / Model Units and Construction Trailers

### 10.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

## 10.5 Additional Use Standards

The following standards only apply to the use areas known as R-SF-AR-1.

- A. Colors: All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials (a) repeat the colors found most commonly in the land and vegetation around the building (earth tone), and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.
- B. Floodlighting: Floodlights shall not be used to light all or any portion of any primary or accessory structure facade, and all outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use full cutoff light fixtures. For purposes of this Section, a *full cutoff light fixture* is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that part of the light bulb or light source is not visible beyond the Lanterns property boundaries.
- C. Exterior Lighting: No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the residential lot, adjacent road right-of-way, adjacent property, or open space wherein any glare or direct light is visible beyond the perimeter of the Lanterns property. This applies to all lighting including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off the Lanterns property.

## Section 11 Residential Use Area R-SF-AR-2

### 11.1 Use

Age-restricted, individually owned single-family detached residential structures with a moderate level of density.

### 11.2 Development Regulations

- A. Maximum density of 3.5 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

### 11.3 Permitted Uses

- A. Age-Restricted Housing as defined in Section 2.1 of these Zoning Regulations
- B. Detached single-family residences
- C. Attached or detached garages
- D. Indoor or outdoor recreational facilities (including private recreation facilities (swimming pools, hot tubs, tennis/recreation courts, and similar) with food service and alcoholic beverage service)
- E. Home occupations
- F. Mother-In-Law or nanny units
- G. Temporary Sales Office / Model Units and Construction Trailers

### 11.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

## **Section 12**

### **Public Land Dedication (PLD)**

#### **12.1 Use**

Land dedicated to meet the land dedication requirements of the subdivision code of the Town of Castle Rock,

#### **12.2 Development Regulations**

- A. Maximum building height - As permitted in most permissive abutting area.
- B. Building setbacks - To be determined at Site Development Plan.

#### **12.3 Permitted Uses**

Parks, schools, Town facilities and other public uses; active and passive recreation activities; preservation of land for public purposed; and including such structures and other improvements not inconsistent with the Land Dedication and Planned Development ordinances.

#### **12.4 Excluded Uses**

- A. Ball field lighting

## Section 13 Open Space, Private (OSP)

### 13.1 Use

Land proposed to meet the PD open space requirements and proposed to be held in private ownership. To provide open areas for recreation, visual relief, buffering and wildlife habitat. Hard and soft surface trails shall provide pedestrian access throughout the open space system. The private natural park areas are not intended to become typical urban parks with large amounts of irrigated turf.

### 13.2 Permitted Uses

- A. Open space
- B. Natural private parks, formal parks, playgrounds, tot lots and picnic areas, excluding camping and overnight parking
- C. Private community / recreation centers (including private recreation facilities with food service and alcoholic beverage service)
- D. Irrigation, water storage, distribution and well facilities
- E. Parking
- F. Trails: pedestrian, bicycle (including interpretive signs and features)
- G. Gazebos, trellis, small structures, viewing platforms
- H. Community Information Center / Temporary Sales Office / Model Units and Construction Trailers (in areas designated as "private natural park" only)
- I. Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock
- J. Facilities for the acquisition, treatment, and storage of water
- K. Facilities for the collection, treatment, and disposal of sewage
- L. Facilities for the collection, treatment, and disposal of reuse water

## Section 14

### Open Space, Dedicated (OSD)

#### 14.1 Use

Land proposed to meet the PD Open Space requirements and proposed to be dedicated to the Town of Castle Rock for public use. To provide public use open areas for recreation, visual relief, buffering and wildlife habitat. Hard and soft surface trails shall provide pedestrian access throughout the open space system. The natural park areas are not intended to become typical urban parks with large amounts of irrigated turf.

#### 14.2 Permitted Uses

- A. Open space
- B. Natural private parks, formal parks, playgrounds, tot lots and picnic areas, excluding camping and overnight parking
- C. Community / recreation centers
- D. Irrigation, water storage, distribution and well facilities
- E. Parking
- F. Trails: pedestrian, bicycle (including interpretive signs and features)
- G. Gazebos, trellis, small structures, viewing platforms
- H. Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock

**Section 15**  
**Non-Residential Use Area – Commercial NR-CM-1**

**15.1 Use**

Intended to allow for appropriately located groups of retail stores, office buildings, service establishments and civic uses serving the needs of the neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.

**15.2 Development Regulations**

- A. Maximum Building Height - *provided in Section 4.3 Development Standards*
- B. Setbacks – *provided in Section 4.3 Development Standards*
- C. Maximum Building Coverage - 35%

**Permitted Uses**

- A. Retail sales and service
- B. Grocery
- C. Drugstore
- D. Convenience goods
- E. Personal service shops
- F. Restaurants
- G. Banks
- H. Offices
- I. Medical/dental
- J. Insurance, and related services

**15.4 Accessory Uses**

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

## Section 16 Residential Use Area – R-SF-4/PW

### 16.1 Use

Land with this designation is permitted to develop as a Place of Worship with typically associated accompanying uses, and/or individually owned single-family detached residential structures with the second highest level of density in the PD.

### 16.2 Development Regulations

- A. Maximum density of 4.0 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

### 16.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including private recreation facilities (swimming pools, hot tubs, tennis/recreation courts, and similar) with food service and alcoholic beverage service)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Place of Worship (includes ancillary uses typically associated with Places of Worship)
- H. Temporary Sales Office / Model Units and Construction Trailers

### 16.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas



**Section 17**  
**Submission of Site Development Plans and/or Plats**

17.1 Following the approval of this Ordinance, the owners of tracts within the Land shall present a Site Development Plan / Plat for all or any portion or portions of the general use areas as they are ready for development. Public Land Dedication is exempt from this provision.

17.2 No structural building permit will be issued until a Site Development Plan / Plat for such areas have been presented to and approved by the Town Council. Public Land Dedication is exempt from this provision.

17.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a plat prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Site Development Plan, provided a plat has been approved which must contain the following language: No building permit will be issued for the erection of any structural improvement in any area described hereon for which a Site Development Plan has not been approved.

## **Section 18**

### **Transitional Use**

18.1 After approval of the Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a Plat, may be used for agricultural purposes until approval of a Plat for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.

18.2 Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Plat for such area or areas has been approved.

18.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer.

## **Section 19 Signs**

19.1 Intent. Signs for Lanterns Planned Development are designed with a unique character that includes large steel surfaces, landscape accents and decorative walls. These sign standards are intended to establish design dimensions for each sign, including height, materials, length and proportions.

19.2 Sign Types. The following sign types are located at the Lanterns Planned Development:

- A. Directional Signs. Any temporary freestanding sign used primarily to help navigate a driver or pedestrian to a single destination within the Lanterns PD. Directional signs shall be removed thirty (30) days after the on-site sales office is closed.
- B. Ladder Signs. A subset of directional signs, ladder signs are temporary freestanding signs that help navigate pedestrians and drivers to multiple destinations within the Lanterns PD. Ladder Signs shall be removed thirty (30) days after the on-site sales office is closed.
- C. Marketing Signs. Temporary freestanding signs that advertise the developer, lot and housing product types and community amenities available at the Lanterns PD (Montaine). Marketing Signs shall be removed thirty (30) days after the on-site sales office is closed.
- D. Sale Signs. Temporary freestanding signs that advertise the developer, lot and housing product types and available for sale at the Lanterns PD (Montaine). Sale signs shall be removed thirty (30) days after the on-site sales office is closed.
- E. Silo Signs. Permanent signs that are mounted on silos.
- F. Trailhead Signs. Permanent signs used to identify the point in which a trail begins.
- G. Landscape Accents. Landscape accents are permanent artistic elements that enhance signage and help create a cohesive community look and feel of the Lanterns PD.
- H. All other signs not listed within this Lanterns PD shall be defined by Title 19 of the Castle Rock Municipal Code.

19.3 Sign Area. The sign area of all signs within the Lanterns Planned Development shall be calculated and area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of each word, written representation (including any series of letters), emblems or figures of similar character (i.e. typically includes name and logo). This does not include any other non-sign area portions of the sign face such as architectural features, trim, or other components associated with the sign. Landscape accents, decorative walls and other elements associated with these signs are intended as artistic elements/architectural features and are not part of the sign area. Measured using this method, maximum sign area shall be as follows:

- A. Neighborhood and Subdivision/Village Signs shall not exceed 64SF.
- B. Ladder Signs shall not exceed 64SF.

- C. Sale Signs shall not exceed of 64SF.
- D. Directional Signs shall not exceed 90SF.
- E. Marketing Signs shall not exceed 90SF.
- F. Silo Signs shall not exceed 125SF.
- G. Trailhead Signs shall not exceed 50SF.
- H. Banner Signs shall not exceed 50 SF.

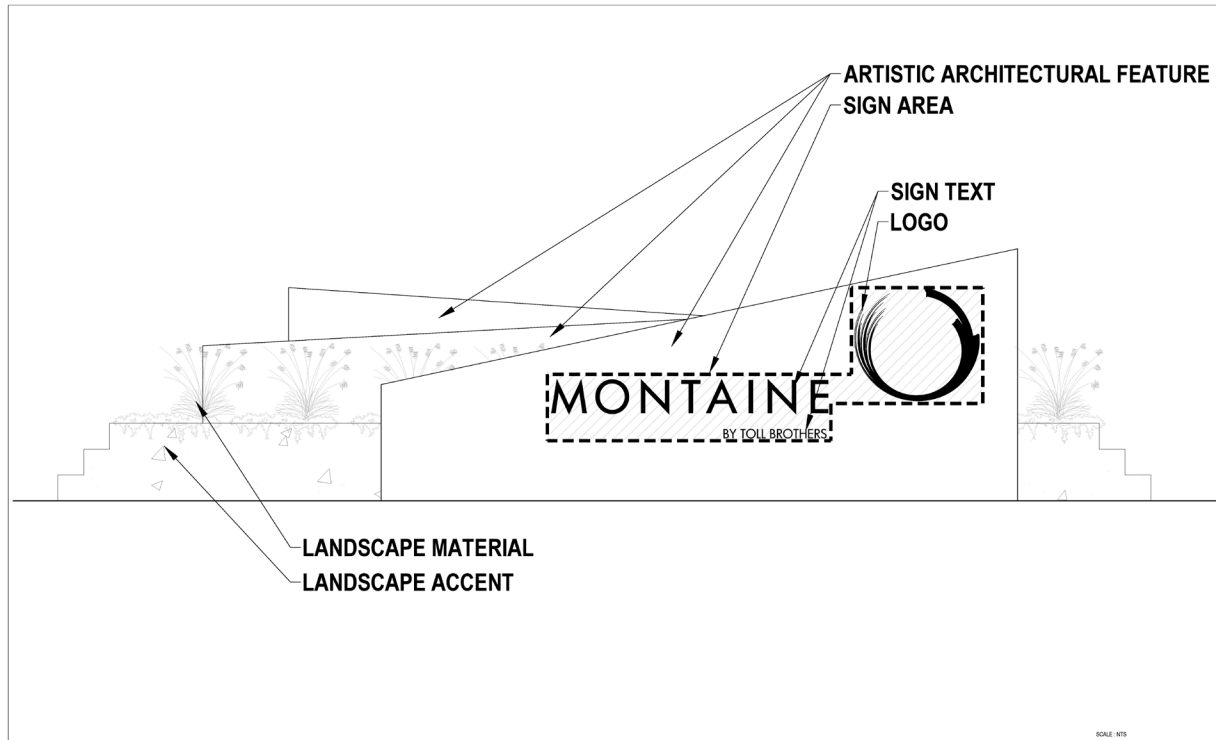


Figure 1: Sign Area Calculation Example

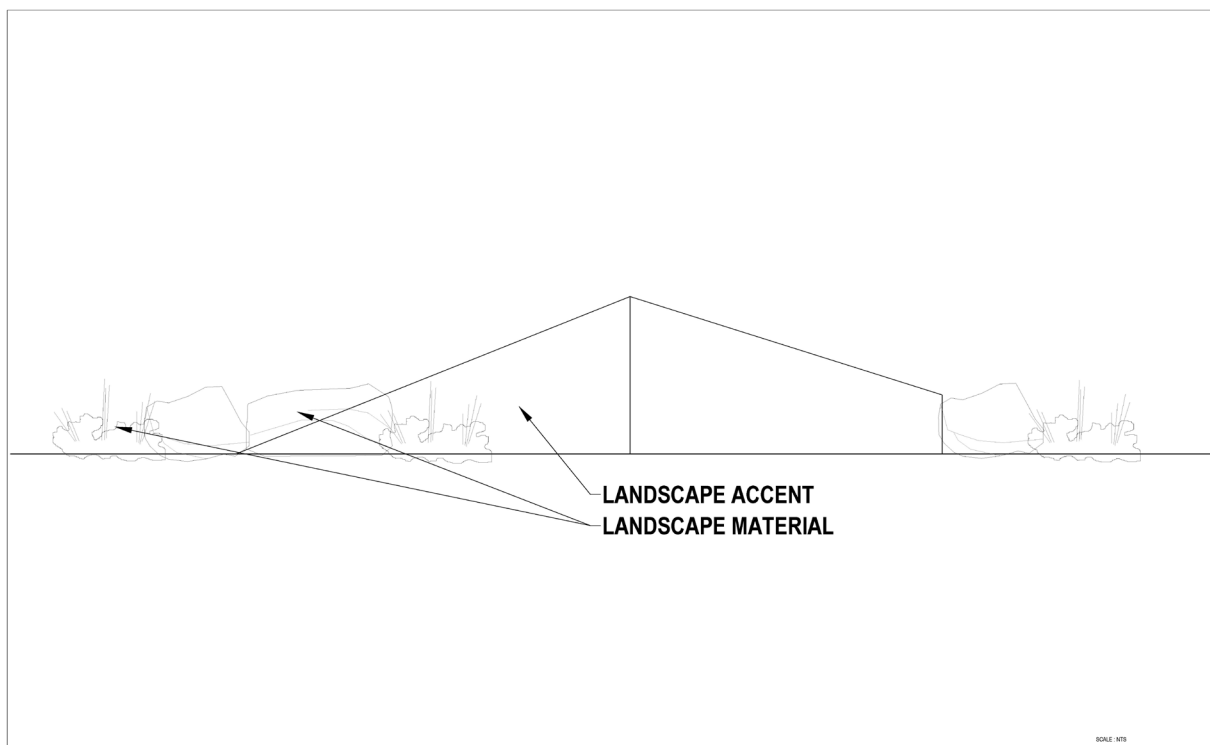


Figure 2: Landscape Accent and Material Example

19.4 Maximum Height. The maximum height for all neighborhood, subdivision, directional, ladder and marketing and sales signs shall be 11 ft. Banner signs shall have a maximum height of 20 ft. Maximum height for signs located within medians shall be 8 ft. Silo signs shall not extend past the top of the silo structure. No sign shall interfere with any sight triangles.

19.5 Sign Setbacks. The minimum setback for all signs within a median with no intersecting Right-of-Way (ROW) shall be 10 ft. The minimum setback for all signs within a median with an intersecting ROW shall be 15 ft. See Figures 3 and 4 herein for depictions of these specific conditions. Setbacks from Crystal Valley Parkway shall be a minimum of one (1) foot for every foot of sign height, but in no case shall the setback be less than ten (10) feet. All other sign setbacks shall meet Town standards. No sign shall interfere with any sight triangles.

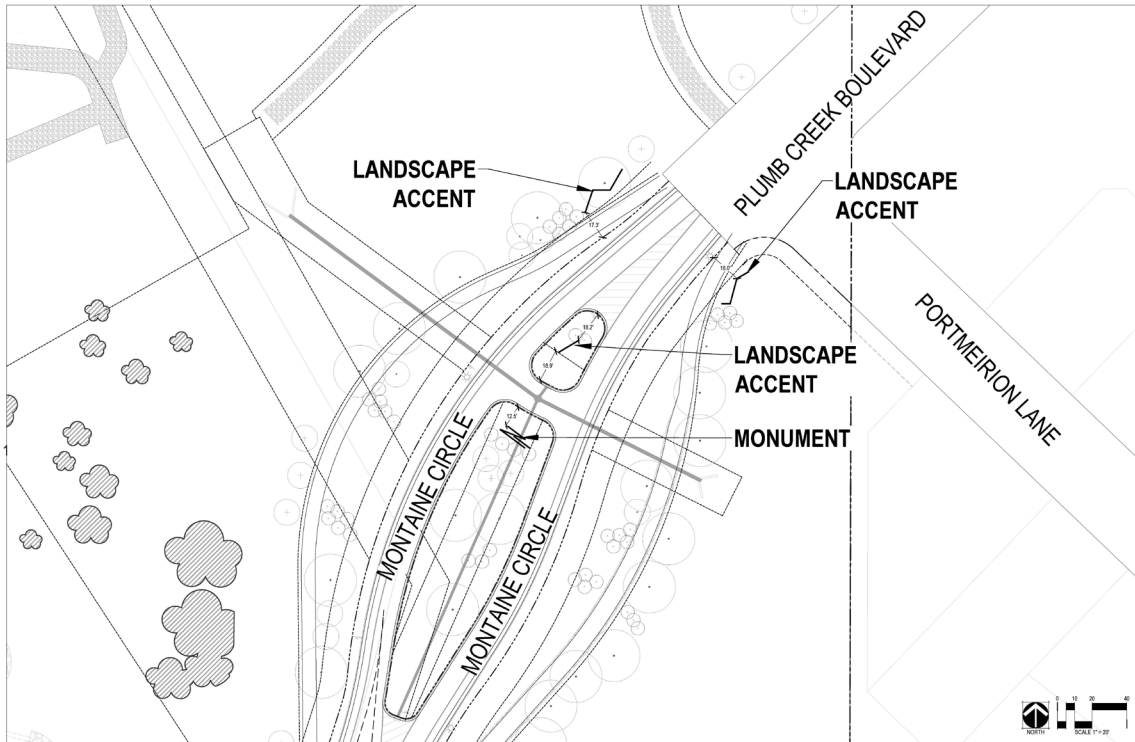


Figure 3: Example of Non-Intersecting ROW Condition

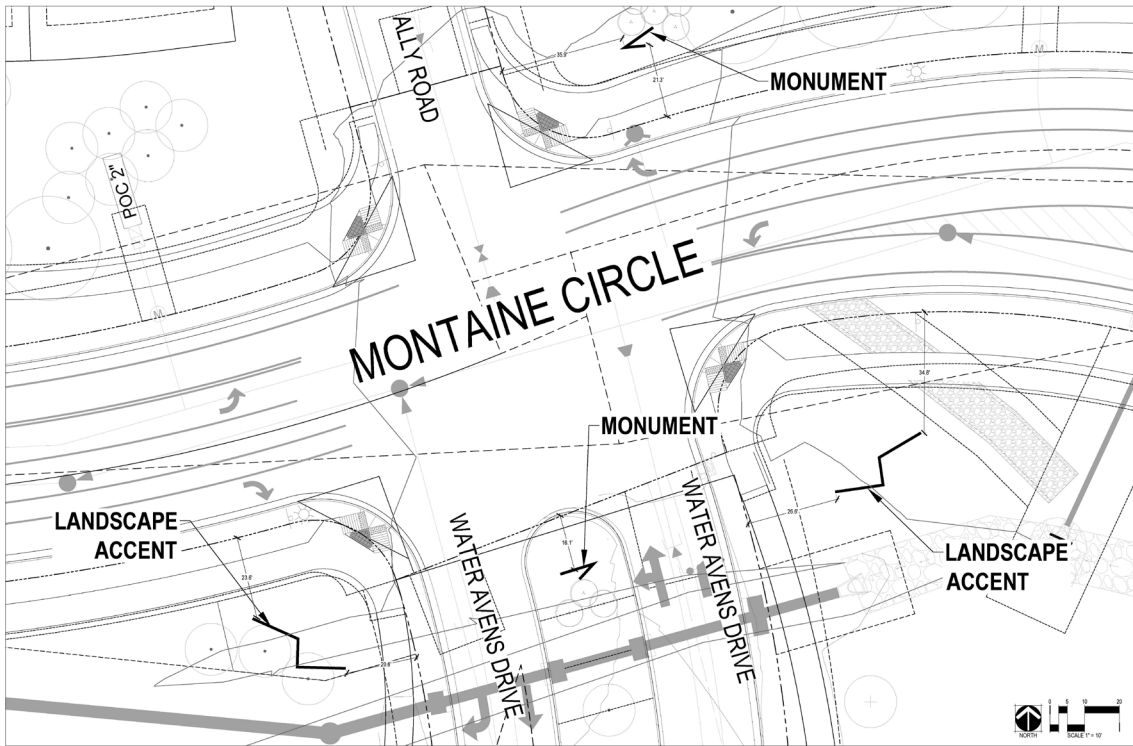


Figure 4: Example of Intersecting ROW Condition

19.6 Sign Spacing. Subdivision signs and neighborhood/village identification signs are allowed at all entrances to subdivisions and neighborhoods/villages, including signs located on the same side, or opposite side of any street.

19.7 The Lanterns Master Sign Plan depicts a master sign plan for the Lanterns PD. The Lanterns Master Sign Plan is attached hereto and incorporated herein by reference as Appendix A to these Zoning Regulations. The Master Sign Plan establishes standards for the size, location and design of signs within the Lanterns Planned Development. Application for deviations to the Lanterns Master Sign Plan may be approved administratively by way of a sign permit if the following criteria apply and complies with Section 19.2, 19.3, 19.4 and 19.5 herein:

1. Does not increase the size of any individual directional, ladder and marketing and sales, or banner sign structure more than 10%.
2. Does not increase the sign area of any individual directional, ladder and marketing and sales, or banner sign structure sign more than 10%.
3. Does not increase the sign area of any individual neighborhood/village or subdivision sign by more than 20%.
4. Does not exceed three (3) additional neighborhood/village or subdivision signs of the same specifications within this plan.
5. Does not exceed five (5) additional ladder, sales, directional, banner marketing and sales signs including landscape accents of the same specifications within this plan.

6. Does not constitute a significant change in design.
7. Additional trailhead signs of the same specifications within this plan may be constructed where needed for additional wayfinding throughout the site and trails systems.
8. Does not create new or additional impacts to adjacent properties not located within the Lanterns PD.
9. All temporary signs may be relocated within the Lanterns PD and will not be identified as a new sign.

Changes that exceed the above criteria shall require an amendment to the PD which may require Town Council approval.

19.8 When specifications of the Master Sign Plan conflict with the Town's currently adopted sign ordinance provisions, then the specifications in this approved Master Sign Plan shall control. Where this Master Sign Plan does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, then the provisions in the currently adopted sign ordinance shall control.

19.9 Commercial Signs. Any sign for use on commercial lots shall conform with Title 19 of the Castle Rock Municipal Code, if not already addressed within this section of the Lanterns PD.