

DRAFT Chapter 17.5X Dissimilar Residential Interface

- **17.5X.010 - Purpose and intent,**

The purpose of this Chapter is to protect the public health, safety, and welfare by establishing regulations to mitigate the impacts between adjacent dissimilar residential properties and to specifically protect low density residential property against the impacts associated with adjacent higher density residential property. This Chapter is not intended to regulate the impacts of an approved planned development area that includes mixed use residential, similar to downtown Castle Rock or a planned town center development, or purposely places residential areas of different density next to each other.

Dissimilar residential interface includes the area between properties where single family detached is adjacent to duplex, triplex, quadraplex, townhomes and multifamily, or where duplex, triplex, quadraplex, and townhomes are adjacent to multifamily.

Buffers and design standards established in this Chapter are intended to help assure that dissimilar residential properties are separated by a visually attractive and a visually interesting interface. While it may be impractical to completely hide an adjacent residential building, property or use, this Chapter promotes a compatible interface to include part or all of the following:

1. Minimize the visibility of adjacent dissimilar residential uses and activities through building orientation and screening.
2. Create a visually attractive transition between dissimilar residential properties with the use of walls, fences, berms and/or landscaping.

B. These regulations are generally applicable on a Town-wide basis within all Residential Zone Districts; however, the Town Council recognizes that certain development themes deliberately intermingle dissimilar residential properties and there is no intention for the provisions of this Chapter to apply in those situations such as Downtown, and within existing Master Planned Developments.

C. The Town Council may approve deviations from these regulations as part of the site plan approval process upon a finding that strict application of this Chapter would either preclude any reasonable use of the property subject to such application, or that application of one (1) or more of these regulations would not advance the underlying purpose of these regulations due to unusual or exceptional configuration, size, topography, native vegetation, or buildings on properties affected by such application.

- **17.5X.020 - Definitions.**

For the purpose of this Chapter, certain words or phrases are defined as follows:

Chapter, as used herein, means Chapter 17.5X.

Development means any new construction.

Dissimilar residential land use means properties where single family detached zoning is adjacent to duplex, triplex, quadraplex, townhomes and multifamily zoning, or where duplex, triplex, quadraplex, and townhome zonings are adjacent to multifamily zoning.

Mitigate impact of dissimilar residential land uses means to reduce or minimize the visibility and to improve the appearance of land uses, activities and structures associated with dissimilar residential properties.

Mixed-use development means a development consisting of one or more lots zoned or developed as a cohesive project and designed with a blend of various compatible residential properties. Dissimilar residential properties may be located within the same Master Planned mixed-use residential area or zoning overlay district.

Residential property means property within a Zoning District that allows residential uses, or property located in unincorporated Douglas County and identified as a future residential neighborhood in the Town's Comprehensive Master Plan, but excluding property within a mixed-use development as defined above.

- **17.5X.030 - Applicability.**

A. These regulations are applicable to development on any residential use zoned property adjacent to any dissimilar residential use zoned property excepting mixed-use development as defined herein, properties located in the Downtown Overlay District or in an Urban Renewal Plan area, or properties within the same Planned Development that were specifically placed next to each other.

B. For the purpose of this Chapter, properties are considered adjacent if they share a property line in part or are separated by an open space parcel less than 100 feet in width. Properties separated by a railroad right-of-way or a minimum 50 foot road right-of-way width shall not be considered adjacent. If a property meets any of the above-listed adjacency criteria on any side, it is considered adjacent for the purpose of this definition.

C. If a proposed Site Development Plan or Site Development Plan Amendment request is subject to the Dissimilar Residential Interface Regulations in this Chapter, then the provisions of Chapter 17.38 shall apply.

- **17.5X.040 - Buffers and transitional screening.**

A. When development is proposed on residential zoned property adjacent to undeveloped dissimilar residential zoned property, consideration to share buffering and screening improvements shall occur based upon the approved density, height, setback, and building types and to existing topographical or vegetation features between the adjacent properties.

B. When development is proposed on residential zoned property adjacent to developed dissimilar residential zoned property, 100% of the buffer and transitional screening shall be provided on the proposed residential property at the time of development.

C. Buffers shall be kept free of buildings, structures and parking lots. Retaining walls may be proposed within a buffer.

D. Improvements in buffers. The following elements are allowed within buffer areas so long as effective screening is not compromised:

1. Utility easements and related facilities therein.
2. Drainage facilities.
3. Retaining walls.
4. Required setbacks.

E. Required buffers shall be provided based on the intensity of the adjacent dissimilar residential property. For the purpose of this Chapter, more intense uses include areas where single family detached is adjacent to duplex, triplex, quadraplex, townhomes and multifamily, or where duplex, triplex, quadraplex, and townhomes are adjacent to multifamily.

F. The transitional buffer and screening area shall:

1. Minimize the visibility of adjacent dissimilar residential property and activities through building orientation and screening.
2. Consider the topography, native vegetation, and scale of the adjacent dissimilar residential property and mitigate adverse visual impacts.
3. Create a visually attractive transitional screening area with strategic placement of walls, fences, berms and/or landscaping. Not all of these elements are required in every buffer or transition zone. The use of site features and the design of the transitional screening is intended to mitigate the visibility of adjacent dissimilar residential development and provide an interesting visually pleasing landscaped transition.
4. Minimize view of site elements such as trash enclosures, utility boxes, play fields, play structures, pocket parks, gazebos, playgrounds, trails or gathering areas. Such uses shall be screened so they are not highly visible from adjacent dissimilar residential property, and when possible, located to the interior of a site.
5. Include a landscape design that promotes the long-term health and maintenance of the plant materials.
6. Provide varied plant spacing, clustering, and height.
7. Provide visual interest by incorporating shrubs, berms, ornamental grasses, a variety of plant materials, and decorative walls.
8. Provide comprehensive water-efficient plant materials and design standards with installation procedures and maintenance standards.

- **17.5X.050 - Building and site orientation.**

The area between dissimilar residential properties shall be designed, and the residential buildings oriented, so buildings closest to adjacent dissimilar residential property shall be compatible in height, scale, and character with the adjacent community.

- **17.5X.060 - Architectural treatment and color.**

Buildings shall incorporate well-designed facades on all sides that are adjacent to dissimilar residential property, including but not limited to, architectural detailing, changes in

materials, windows and other facade elements, and use of articulation or changes in materials and colors to break up roof lines and building facades to reduce the visual scale of a building.