

RESIDENTIAL INTERFACE CODE

PLANNING COMMISSION
DECEMBER 12, 2019

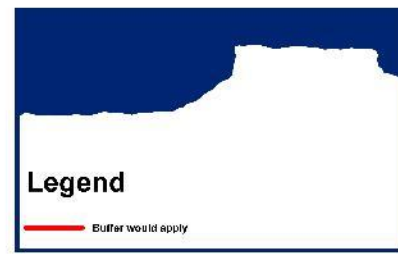


The goal is to mitigate the impacts between adjacent dissimilar residential property.

Dissimilar residential property means properties where single family detached is adjacent to either (i) single family attached or multifamily or (ii) where single family attached is adjacent to multifamily.

- *Single family detached*, is a residential unit defined in the building code as a one-family home.
- *Single family attached*, is a residential unit defined in the building code as a two-family home including paired home, triplex, fourplex, or townhome.
- *Multifamily*, is a residential unit defined in the building code as multiple residential units within one building with one foundation.
- *Mixed-residential development*, is a development consisting of one or more lots developed as a cohesive project and designed with a blend of various compatible residential properties, typically referred to as a Planned Development.

- The interface code applies to properties that share a property line in whole or in part or are separated by an open space parcel less than 50 feet in width. Properties separated by a railroad right-of-way or a minimum 50 foot road right-of-way are not considered adjacent.
- The code does not apply to mixed-residential development, R-1, R-2, R-3, or properties located in the Downtown Overlay District.
- The minimum width of a buffer is 50 feet, as measured from the developed residential property line to the proposed residential building setback. The buffer may be a separate tract or shown and dimensioned on a site plan.



- When a dissimilar residential development is proposed on a property adjacent to developed residential property, 100% of the buffer shall be provided on the proposed residential property.
- Instances may arise where it is impractical to completely buffer an adjacent residential development. The code allows Council to wave one or more of the requirements if unusual or exceptional lot configuration, lot size, topography, native vegetation, or buildings on properties are impacted by the regulations.
- Staff spoke to representatives of the HBA and development community to ensure the code provides a balance between homebuilding activities and continued residential investment in Castle Rock, while maintaining the Council goal.

Critical design issues that need to be considered during review include:

- Preserve the natural topography, native vegetation, and scale of the adjacent dissimilar residential property;
- Create a visually attractive buffer with placement of walls, fences, berms and/or landscaping;
- Include a landscape design that provides varied plant spacing, clustering, and height, with berms and decorative walls as needed;
- Mitigate the view of site elements from dissimilar residential property 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;
- The buffer shall be kept free of buildings and parking lots due to the associated impacts. Elements allowed within the buffer include utility easements and related facilities, drainage facilities, retaining walls, and required building setbacks.

STAFF FINDING

Staff finds the proposed Residential Interface Code meets the Town Council goal to mitigate the impacts between adjacent dissimilar residential development.

RECOMMENDATION

Staff recommends the Planning Commission accept the Residential Interface Code as presented and motion to recommend Council adopt the code as presented.

PROPOSED MOTION

“I move to recommend Town Council adopt the Residential Interface Code as presented.”

QUESTIONS AND DISCUSSION