

YardHomes Ridge View PD Zoning Regulations

SECTION 1 PURPOSE

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations is to establish standards for the development and improvement of the property. The standards contained in these Zoning Regulations are intended to carry out the goals of this planned community.

SECTION 2 GENERAL PROVISIONS

1. Adoption

The Zoning Regulation and the YardHomes Ridge View Planned Development Plan have been adopted by the Town Council by Ordinance No. _____, on the ____ day of _____ and have been incorporated therein; pursuant to Section 17.32 of Title 17 Zoning of the Town of Castle Rock Municipal Code, after appropriate public notice and hearings.

2. Applicability

The YardHomes Ridge View Planned Development Plan and Zoning Regulations shall run with the land and bind owners of record and successors in interest to the property.

3. Maximum Level of Development

The total number of dwelling units within the established planning areas are the maximum allowed for platting and development. The maximum number of dwelling units approved for development within the YardHomes Ridge View Planned Development (PD) is 165.

4. Relationship to Town of Castle Rock Regulations

All Town ordinances and regulation, as the same are amended from time to time, shall apply to, and be enforceable in this YardHomes Ridge View PD. All references herein to the Town of Castle Rock Municipal Code (Code), specifically cited Code Chapters and Sections, and Town technical criteria (Criteria) shall mean those in effect at the time of the approval of the YardHomes Ridge View Planned Development Plan and Zoning Regulations, and as the Code and Criteria are amended. Accordingly, 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.

The standard zoning requirements of the Town zoning ordinance, including off-street parking, landscaping, site development, accessory, and temporary uses, use by special review and variance processes, unless expressly varied in these zoning regulations, shall apply to the YardHomes Ridge View PD. The PD Zoning Regulations shall not preclude the application of Town ordinances, including revisions thereto, which are of general application throughout the Town, unless such application would conflict with an express vested property right (see Chapter 17.08, CRMC).

5. Development Agreement

In addition to these regulations, certain provision of the development of the YardHomes Ridge View PD are controlled by an agreement between the Town of Castle Rock and the Property Owners. This agreement provides for a vesting of the property rights set forth in the YardHomes Ridge View Planned Development Plan. This agreement, entitled the YardHomes Ridge View Development Agreement, between Urban Moment Development and the Town of Castle Rock (the "Development Agreement"), was adopted by the Town of Castle Rock on the _____ day of _____, by Resolution No. _____. In the event of a conflict between the terms of these PD Zoning Regulations and the Development Agreement, the Development Agreement shall control.

SECTION 3 GENERAL PROJECT DESCRIPTION

3.1 Overall Development Plan Description

The YardHomes Ridge View PD consists of approximately 32.29 acres with a maximum of 165 dwelling units. The overall gross residential density for the property is 5.12 units per acre. A small commercial area, a minimum of 0.5-acres in size, is intended to provide a community scaled area for activity. Furthermore, at approximately 15.8 acres of land are being dedicated as Public Open Space for use as active open space and will contain trails and other programming.

SECTION 4 DEFINITIONS (Definitions below are in effect unless developer/owner chooses any updated Town Definition)

Dwelling means any building or portion thereof which is used as the private residence or sleeping place of one or more human beings, but not including hotels, motels, tourist courts, clubs, hospitals or similar uses.

One-family dwelling means a building designed exclusively for occupancy by one family, including attached residences.

Dwelling unit means one or more rooms in a dwelling, apartment house or apartment hotel designed for occupancy by one (1) family for living or sleeping purposes and having not more than one kitchen.

SECTION 5 OVERALL PROJECT STANDARDS

These PD regulations shall not preclude the application of Town ordinances, including revisions to Municipal Code, 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 Planned Development, except as modified by the following:

5.1 Lighting

1. Lighting within this PDP shall meet the requirements of the Town Code.

5.2 Fencing

1. Each unit may have a privacy fence along the edge of the unit, delineating a private yard for the unit in which it is connected to. All other fencing shall meet the requirements of Town Code.

5.3 Parking

1. Residential Parking: A minimum of 2 spaces per unit shall be required.
2. Commercial Parking shall comply with Town Code.
3. Any on-street (public or private) parking may count towards overall required parking.

5.4 Landscaping

All landscaping shall be conformance with Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications, as amended.

5.5 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

5.6 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on Town-owned property without written approval from the Town of Castle Rock except for the following:

- Private drive easement to adjacent residence
- 50' into the edge of the OS PL for temporary construction

5.7 Compliance with Skyline/Ridgeline Protection District

All areas within the YardHomes Ridge View PD 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.

5.8 Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires. National Fire Protection Association measures approved by the Town of Castle Rock as the 2022 Community Wildfire Protection Plan shall be incorporated into each Site Development Plan.

5.9 Planning and Design

- A. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.
- B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.
- C. Grading shall be shaped to compliment the natural land forms.
- D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

5.10 Trails and Trail Alignments

The PDP depicts general locations of trails. Recognizing that the final trail alignments are subject to detailed engineering studies and overall pedestrian connectivity adjustments, realignments and changes are expected, and can be accomplished by the applicant/developer through Site Development Plan / Plat stage of the development process without any amendment to these regulations or to the Plan Development Plan itself.

SECTION 6 DEVELOPMENT STANDARDS BY USE AREA

6.1 Planning Area A

1. Intent: The intent of Planning Area A is to establish a residential area within the PD Plan. This area is intended to have multiple units on one lot, with common ownership of all, and includes associated amenities.
2. Permitted Uses
 - A. One-family dwelling
 - B. Any accessory uses customary to the primary/permitted use included but not limited to temporary construction office, leasing office, amenity center, pool, outdoor kitchen, dog park, garage, carport, or other similar uses.
3. Development Standards (unless otherwise approved by the Town at the time of SDP or Plat)
 - A. Minimum Lot Size: None
 - B. Primary Structure

- a. Setbacks: Front, side, rear setbacks shall not apply to individual structures. Perimeter setbacks for the Planning Area shall apply and building separation minimums are required between structures.
- b. Perimeter setbacks shall apply to multiple units on one lot.
 - i. N. Ridge Road: 25'
 - ii. Plum Creek Parkway: 25'
 - iii. Internal public streets roadways: 15'
 - iv. Property line adjacent to PLD: 0'
 - v. Alleys: 0'
- C. Minimum Building Separation: 10'
- D. Maximum Building Height: 25'

6.2 Planning Area B

1. Intent: Planning Area B is intended to provide standards for the commercial area within the PD Plan. As this area is smaller, uses are limited to more community-oriented retail or restaurants but could include a number of other similar small scale businesses. The Planning Area B acreage shall be a minimum of 0.5 acre but may be increased to a maximum of 1 acre. Any such increase shall be offset by an equal reduction in the public open space area.
2. Permitted Uses:
 - A. Day care center
 - B. Educational facility
 - C. Gym/health club
 - D. Kennel/doggy daycare
 - E. Nursery/greenhouse
 - F. Place of worship
 - G. Private club
 - H. Public facilities
 - I. Recreation, indoor
 - J. Recreation, outdoor
 - K. Restaurant
 - L. Retail
 - M. Service, commercial
 - N. Service, personal
 - O. Service, repair
 - P. Studio classes
 - Q. Urgent care
 - R. Veterinary clinic
 - S. Temporary Uses as allowed by Town Code including construction or sales office, materials storage, and other similar types of uses
3. Setbacks:
 - A. N. Ridge Road: 25'
 - B. Boundary adjacent to PLD: 0'
 - C. Internal public streets: 10'
 - D. Alleys: 0'
4. Minimum Building Separation: 10'
5. Maximum Building Height: 25'

6.3 PUBLIC OPEN SPACE (P/OS)

1. Permitted Uses. Uses permitted by right in the P/OS District are:

- A. Active and developed parks
 - B. Parking and drives
 - C. Information kiosks
 - D. Facilities for cultural/art uses, community events and other civic uses
 - E. Utilities lines and corridors
 - F. Educational facilities
 - G. Facilities for acquisition, collection, disposal, drainage, storage of water, sewage, or reused water
 - H. Private drive easement accessing adjacent property
 - I. Disc golf course and other similar active and passive recreational use
2. Development Standards. Development standards for the P/OS District are as follows:
- A. Maximum Height: 25', as allowed by Skyline/Ridgeline Ordinance
 - B. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street
3. Use by Special Review. Uses permitted by special review in the P/OS District are as follows:
- A. Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
 - B. Special district buildings and structures (C.R.S. Title 32); and
 - C. Any building or structure more than 25 feet in height, but not to exceed seventy-five (75) feet in height

SECTION 7 SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

- 7.1 Following approval of the YardHomes Ridge View Planned Development, the Property Owners shall submit a Site Development Plan for all or any portion(s) of the general Use Area, as are then ready for development.
- 7.2 No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.

SECTION 8 TRANSITIONAL USE

- 8.1 After approval of the YardHomes Ridge View Planned Development incorporated herein by reference, any portion or portions of the property described as the YardHomes Ridge View Planned Development, which has not been subjected to a Site Development Plan, may be used for agricultural purposes until approval of a Site Development Plan for the area or areas in question. Agricultural uses, for the purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, building and out- buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.
- 8.2 Any activity permitted by the section shall be considered to be a valid pre-existing non-conforming use within the area described in 8.1 above, until a Site Development Plan for such area or areas has been approved.
- 8.3 Areas or agricultural activities shall be closed to vehicular traffic and off-road recreation motor biking, excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the master developer, of the Town.