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ORDINANCE NO. 2026-001

**AN ORDINANCE AMENDING THE TOWN OF CASTLE ROCK'S ZONE
DISTRICT MAP BY APPROVING AMENDMENT NO. 7 TO THE
CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AND
ZONING REGULATIONS**

WHEREAS, on October 21, 2025, the Town Council ("Town Council") of the Town of Castle Rock (the "Town") adopted Resolution 2025-139 authorizing the conveyance of Lot 1, Block 2, Crystal Valley Ranch Filing 14 (the "Conveyance Parcel"), from the Town to CVR PA3A LLC (the "Developer") and the execution of a Memorandum of Understanding concerning the development of such property between the Town and the Developer (the "MOU"); and

WHEREAS, in accordance with the MOU, the Town and the Developer are working together to bring into effect a site development plan for the Conveyance Parcel that will be consistent with the configuration described in the map attached hereto as *Exhibit A*; and

WHEREAS, the Town and the Developer have acknowledged in the MOU that this plan will require:

- i. The identification of an approximately 0.9-acre parcel located on the eastern boundary of Conveyance Parcel described in *Exhibit A* as the "the "Land Swap Area;"
- ii. The identification of an approximately 0.9-acre parcel located in Rhyolite Park immediately to the west of the Conveyance Parcel described in *Exhibit A* as the "Open Space to CVR" Area;
- iii. The exchange of the "Land Swap Area" and the "Open Space to CVR" Area between the Town and the Developer; and
- iv. The rezoning of the "Land Swap Area" and "Open Space to CVR" Area in accordance with their future uses and the granting of any related encumbrances to further such uses (e.g., to provide emergency vehicle access or temporary construction easements necessitated by the swap); and

WHEREAS, pursuant to Amendment No. 3 to the Crystal Valley Ranch Planned Development Plan (the "Crystal Valley Ranch PD Plan") approved by Ordinance No. 2006-59 on February 27, 2007, the Conveyance Parcel was included within the R-MF-24 Use Area in Planning Area 3A, which, among other things, allows for the development of single-family attached and detached homes, townhomes and apartments; and

WHEREAS, Town Staff and the Developer are requesting that Town Council approve Amendment No. 7 to the Crystal Valley Ranch PD Plan and Zoning Regulations, which Amendment will:

- i. Rezone the "Land Swap Area" for the purpose of including such Area within the R-MF-24 Use Area in Planning Area 3A; and

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- ii.. Rezone the “Open Space to CVR” Area as Public Land to be dedicated to the Town; and

WHEREAS, a public hearing on Amendment No. 7 to the Crystal Valley Ranch PD Plan and Zoning Regulations was held before the Planning Commission on December 11, 2025, after which the Planning Commission voted unanimously to recommend Town Council approval; and

WHEREAS, a public hearing was conducted at tonight’s regular meeting of the Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code (“CRMC”); and

WHEREAS, based upon the testimony and evidence presented at the public hearing, the Town Council finds and determines that Amendment No. 7 to the Crystal Valley Ranch PD Plan and Zoning Regulations:

- (i) Conforms with and advance the objectives of the Town’s Vision 2030 and the Comprehensive Master Plan;
- (ii) Is consistent with the overall Crystal Valley Ranch PD Plan and Zoning Regulations;
- (iii) Satisfies the review and approval criteria for planned development plans and associated zoning regulations as set forth in CRMC Chapter 17.34;
- (iv) Satisfies the review and approval criteria for amendments to planned development plans and associated zoning regulations as set forth in CRMC Chapter 17.36;
- (v) Satisfies the applicable Skyline/Ridgeline Protection regulations as set forth in CRMC Chapter 17.48; and
- (vi) Satisfies the applicable Residential/Nonresidential Interface Regulations as set forth in CRMC Chapter 17.50.

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

Section 1. Zoning District Map Amendment. The Town’s Zoning District Map pertaining to the “Land Swap Area” and “Open Space to CVR” Area is amended to conform to Amendment No. 7 to the Crystal Valley Ranch PD Plan.

Section 2. Planned Development Plan Approval. Amendment No. 7 to the Crystal Valley Ranch PD Plan is hereby approved in the form presented at tonight’s meeting.

Section 3. Zoning Regulations Approval. Amendment No. 7 to the Crystal Valley Ranch Zoning Regulations is hereby approved in the form presented at tonight’s meeting.

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Section 4. 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 invalid by a court of competent jurisdiction, such judgment shall not affect the remaining provisions of this Ordinance.

Section 5. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 6th day of January, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 4 for and 3 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 20th day of January, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 5 for and 2 against.

ATTEST:

DocuSigned by:

Lisa Anderson

236A8A4E0EE34AF
Lisa Anderson, Town Clerk



DS

TOWN OF CASTLE ROCK

DocuSigned by:

Jason Gray

A7038A42F3A846A
Jason Gray, Mayor

Approved as to form:

Mike Hyman

F7347F32A6794D1...
Michael J. Hyman, Town Attorney

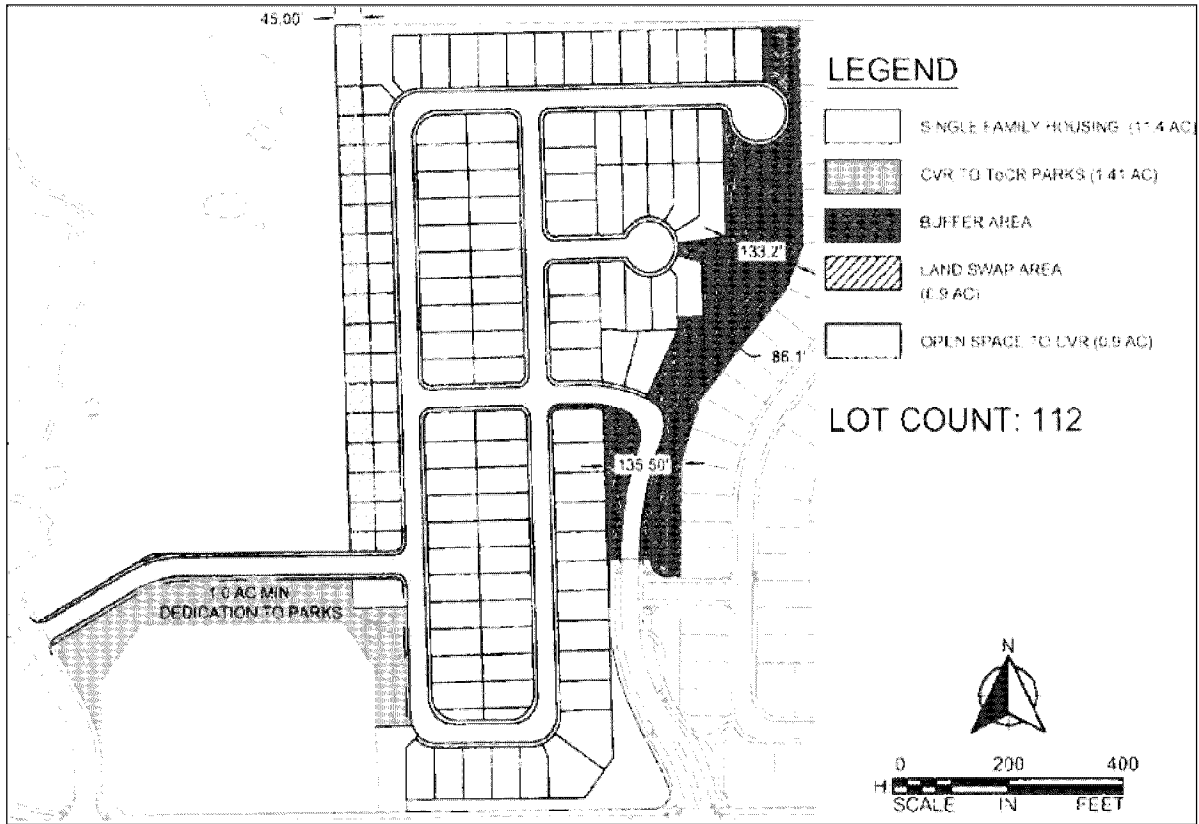
Approved as to content:

Tara Vargish

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Tara Vargish, Director of Development Services

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EXHIBIT A PROPERTY SWAP MAP



CRYSTAL VALLEY RANCH

Planned Development, Amendment No. 7

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 1 BLOCK 2 OF CRYSTAL VALLEY RANCH FILING NO. 14, RECORDED ON FEBRUARY 6, 2015, AT RECEPTION NO. 2015007384;

TOGETHER WITH:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A LINE FROM THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 2, MONUMENTED BY A 1.375-INCH YELLOW PLASTIC CAP ON A NO.5 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "RMC, 9329", AND THE NORTHWEST CORNER OF TRACT C OF CRYSTAL VALLEY RANCH FILING NO. 18, RECORDED ON FEBRUARY 13, 2020, AT RECEPTION NO. 2020010779, MONUMENTED BY A 1.5-INCH ALUMINUM CAP ON A NO.5 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "EMK, LS 29040", ASSUMED TO BEAR SOUTH 15°09'28" WEST, A DISTANCE OF 1514.61 FEET;

BEGINNING AT SAID NORTHWEST CORNER OF LOT 1 BLOCK 2:

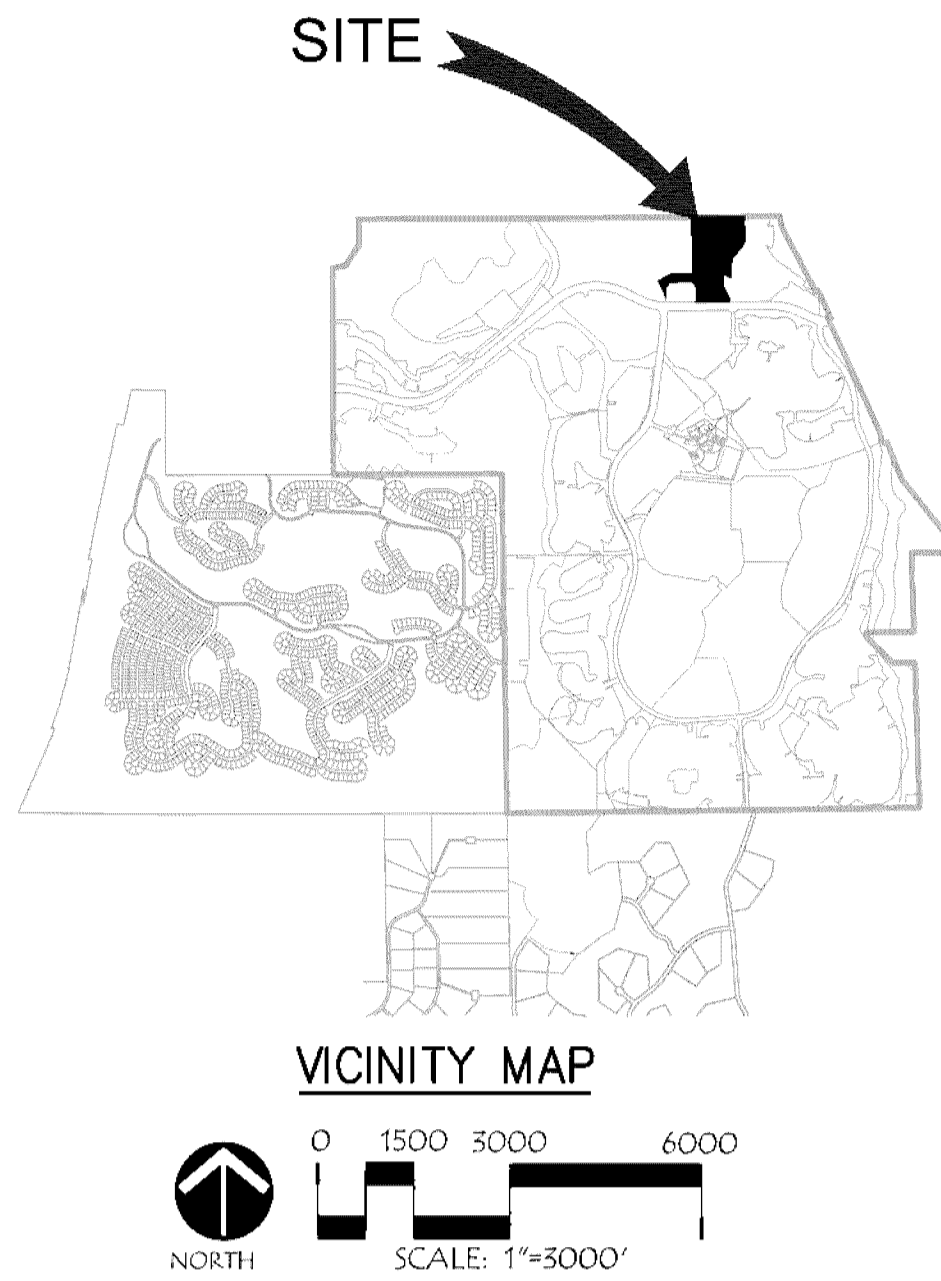
THENCE SOUTH 01°38'19" EAST ALONG THE WEST LINE OF SAID LOT 1 BLOCK 2, A DISTANCE OF 885.68 FEET;

THENCE SOUTH 89°22'14" WEST ALONG A NORTHERLY LINE OF SAID LOT 1 BLOCK 2, A DISTANCE OF 45.01 FEET, TO A LINE PARALLEL WITH AND 45.00 FEET WESTERLY, AT RIGHT ANGLES, TO SAID WEST LINE;

THENCE NORTH 01°38'19" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 885.77 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, WHENCE THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER BEARS SOUTH 89°29'08" WEST, A DISTANCE OF 349.65 FEET;

THENCE NORTH 89°29'08" EAST ALONG SAID NORTH LINE, A DISTANCE OF 45.01 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A TOTAL OF 918,523 SQUARE FEET (21.086 ACRES), MORE OR LESS.



PURPOSE:

THE PURPOSE OF THIS AMENDMENT IS TO REZONE PARCEL 2 TO R-MF-24 AND INCORPORATE IT INTO THE RESIDENTIAL PLANNING AREA ZONED R-MF-24, AND TO CREATE A 0.915 ACRE PUBLIC LAND PLANNING AREA.

SURVEYOR'S CERTIFICATE:

I, SAM GALLUCCI, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

SAM GALLUCCI: _____ DATE _____
 COLORADO P.L.S. NO. _____
 FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF ____, 202__.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF ____, 202__.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
3. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
4. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

CVR PA3A L.L.C.
 A MINNESOTA LIMITED PARTNERSHIP.

BY: _____
 GREGORY W. BROWN, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 202__, BY GREGORY W. BROWN AS MANAGER OF CVR PA3A L.L.C. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

TOWN OF CASTLE ROCK
 A MUNICIPAL CORPORATION

BY: _____
 MAYOR

ATTEST:

TOWN CLERK _____
 SIGNED THIS ____ DAY OF ____, 202__.

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 202__, BY _____ AS MAYOR AND BY _____ AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS ____ DAY OF ____, 202__.

AUTHORIZED REPRESENTATIVE _____

LAND TITLE GUARANTEE COMPANY _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 202__, BY _____ AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____

_____, ADDRESS _____

LEGEND SYMBOLS:

- Access Points
Allows for Potential Entry Monumentation(s) on all corners of Intersection. (Subject to Modification during Platting)
- Potential Connections Between Planning Areas
- Planned Bike / Pedestrian Trail - Primary
(Min. 8' concrete trails to be owned & maintained by the Town of Castle Rock)
- Planned Bike / Pedestrian Trail - Secondary
(To be owned & maintained by the HOA or Metro District)
- Entry Monumentation Locations
- Possible Well Locations
- Red Zone Storage Tank Site
- Minor Skyline Area
- Not part of this PD Amendment

Sheet 1 of 3: Title Sheet
 Sheet 2 of 3: PD Plan
 Sheet 3 of 3: PD Zoning Regulations
 Sheet 1 of 3

DEVELOPER:
 CVR PA3A LLC
 8031 S. HOMESTEADER DRIVE
 MORRISON, CO 80465
 CONTACT: GREGORY W. BROWN
 PHONE: (303) 870-6300

ENGINEER
 LEGACY CONSULTING ENGINEERS
 1453 E FREMONT CIR N
 CENTENNIAL, CO 80122
 CONTACT: JAMES J. MILL
 PHONE: (720) 318-8862

PLANNER
 HENRY DESIGN GROUP
 1501 WAZEE STREET SUITE 1-C
 DENVER, CO 80202
 CONTACT: KAREN HENRY
 PHONE: (303) 446-2368

SURVEYOR
 EMK CONSULTANTS
 7006 SOUTH ALTON WAY, BLDG F
 CENTENNIAL, CO 80112, 2019
 CONTACT: STEVE HARDING
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LANDSCAPE ARCHITECT:
 HENRY DESIGN GROUP
 1501 WAZEE STREET SUITE 1-C
 DENVER, CO 80202
 CONTACT: KAREN HENRY
 PHONE: (303) 446-2368



Legacy Consulting Engineers

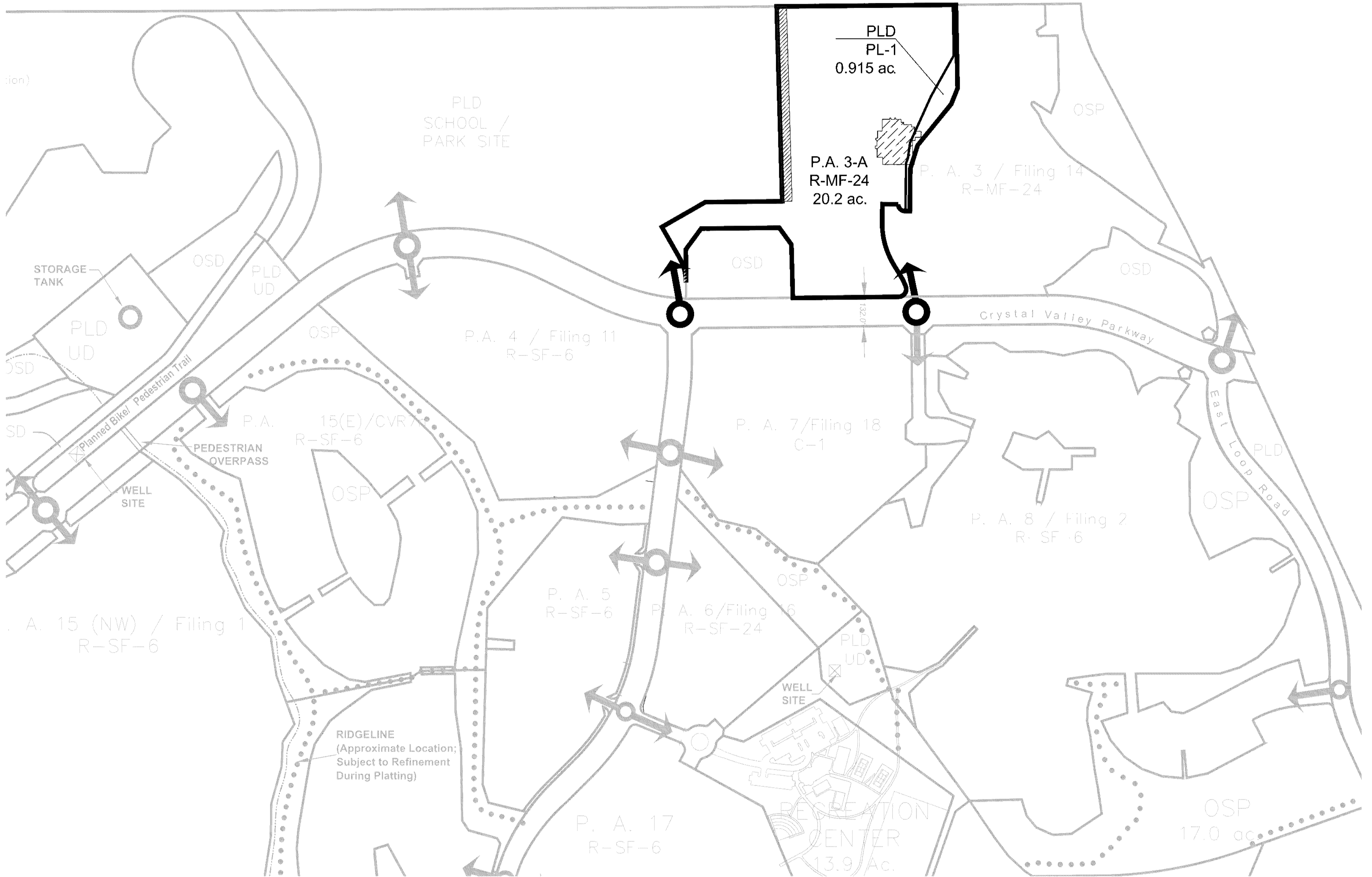
Crystal Valley Ranch
 Planned Development, Amendment No. 7
 Town Project No. PDP 25-0007

PD Plan and Zoning Regulations

CRYSTAL VALLEY RANCH

Planned Development, Amendment No. 7

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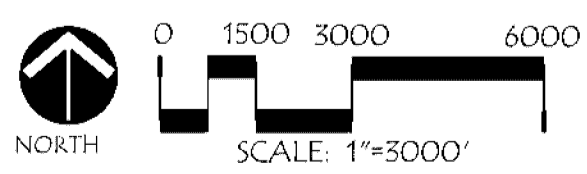


Crystal Valley Ranch (CVR) Zoning Comparison and Site Utilization Table						
Zoning	CVR PD and Zoning 2001	CVR PD Amd. 3 2007	CVR PD Amd. 4 2012	CVR PD Amd. 5 2018	CVR PD Amd. 6 2018	CVR PD Amd. 7 2025 (Proposed)
Residential Use Classifications	Acres / # of Units					
R-SF-6	781.1 ac. / 2,150	881 ac. / 2,564	845.6 ac. / 2,564			
R-TH-12	74 ac. / 592	20.3 ac. / 158				
R-MF-24	45.8 ac. / 733	86.6 ac. / 753	86.6 ac. / 701*	93.3 ac.** / 701		
Total Units		3,475		3,423		
Gross Density						
R-SF-6	1.0 to 6.0 Dwelling Units per Acre					
R-TH-12	6.0 to 12.0 Dwelling Units per Acre					
R-MF-24	12.0 to 24.0 Dwelling Units per Acre					
Site Utilization (Commercial and ROW excluded)						
Total PD Acreage	1,456 ac.	1,499 ac.***				
Public Land (PLD)	131 ac.	128.6 ac.				
Public Open Space	106 ac.	206 ac.*****				
Private Open Space	202 ac.	152 ac.****	108 ac.*****			

*Planning Area 4 was reduced by 52 units.
 **Commercial acreage was decreased by 6.7 acres.
 ***Planning Areas 3 and 3-A, plus a portion of PLD were annexed and zoned under CVR PD Amendment 3.
 ****Planned golf course and club were removed from the development plan.
 ***** The CVR Butte (former clubhouse area) was rezoned from private open space to public open space.

LEGEND SYMBOLS:

- Access Points
Allows for Potential Entry Monumentation(s) on all corners of Intersection. (Subject to Modification during Platting)
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Consulting
Engineers

Crystal Valley Ranch
Planned Development, Amendment No. 7
Town Project No. PDP 25-0007

PD Plan and Zoning Regulations

CRYSTAL VALLEY RANCH

Planned Development, Amendment No. 7

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PD ZONING REGULATIONS
SECTION 1 | PURPOSE

THE PURPOSE OF THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT, AMENDMENT NO. 7 AND ZONING REGULATIONS CONTAINED HEREIN IS TO ESTABLISH USES AND STANDARDS FOR DEVELOPMENT AND IMPROVEMENT OF THE PROPERTY.

SECTION 2 | GENERAL PROVISIONS

1. **ADOPTION**
THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN (PDP) AND ZONING REGULATIONS, AMENDMENT NO. 7 HAVE BEEN ADOPTED BY THE TOWN COUNCIL BY ORDINANCE NO. _____ ON THE 20TH DAY OF JANUARY, 2026, AND HAVE BEEN INCORPORATED HEREIN; PURSUANT TO SECTION 17.32 OF TITLE 17 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, AFTER APPROPRIATE PUBLIC NOTICE AND HEARINGS.
2. **APPLICABILITY**
THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 7 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 ACTUAL NUMBER OF DWELLING UNITS WILL BE DETERMINED WITH THE APPROVAL OF THE SITE DEVELOPMENT PLAN.
4. **RELATIONSHIP TO THE TOWN OF CASTLE ROCK REGULATIONS**
THE PROVISIONS OF THESE PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE CRYSTAL VALLEY RANCH PD, AMENDMENT NO. 7. PROVIDED HOWEVER THAT WHERE THE PROVISIONS OF THIS PD DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE (CODE) AND, AMENDED, SHALL BE APPLICABLE. THE TOWN CODE AND REGULATIONS SHALL GOVERN AND CONTROL, OVER ANY CONFLICTING PROVISIONS IN THE PD ZONING REGULATIONS.
5. **RELATIONSHIP TO PREVIOUS PLANNED DEVELOPMENT PLANS AND ZONING REGULATIONS**
THIS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS SUPERSEDES ANY OTHER PREVIOUSLY ADOPTED REGULATIONS FOR THE PROPERTY IDENTIFIED BY THE LEGAL DESCRIPTION HEREIN.
6. **DEVELOPMENT AGREEMENT**
UPDATE DEVELOPMENT AGREEMENT TEXT WITH IN ADDITION TO THESE REGULATIONS, CERTAIN PROVISIONS OF THE DEVELOPMENT OF THIS PD ARE CONTROLLED BY THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND THE PD PROPERTY OWNERS ADOPTED BY THE TOWN OF CASTLE ROCK ON THE 21ST DAY OF FEBRUARY, 2012, AND RECORDED UNDER RECEPTION NO. 2012015159 ON THE 24TH DAY OF FEBRUARY, 2012. 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 | DEFINITIONS

1. **APARTMENT UNITS**
DWELLING UNITS WHICH ARE NOT INDIVIDUALLY OWNED BUT RENTED OR LEASED TO THE OCCUPANTS THEREOF.
2. **ATTACHED DWELLING UNITS**
DWELLING UNITS WHICH ARE PHYSICALLY CONNECTED TO OTHER DWELLING UNITS. AS USED HEREIN, THE TERM ATTACHED DWELLING UNITS SHALL INCLUDE, BUT NOT BE LIMITED TO, APARTMENTS, CONDOMINIUMS, AND TOWNHOMES.
3. **BUILDING GROUND COVERAGE**
THAT PORTION OF THE GROUND COVERED BY STRUCTURES HAVING A FLOOR, WALLS AND FULLY ENCLOSED ROOF. BUILDING GROUND COVERAGE SHALL NOT INCLUDE UNENCLOSED PATIOS, DECKS, OR PATIO DECKS, TENNIS COURTS, SWIMMING POOLS, SURFACE/UNDERGROUND/PARTIALLY UNDERGROUND PARKING AREAS (PROVIDED SUCH PARTIALLY UNDERGROUND PARKING AREAS SHALL NOT PROTRUDE MORE THAN SIX (6) FEET ABOVE THE AVERAGE SURROUNDING GRADE), ROADWAYS, BIKE PATHS, OR PEDESTRIAN WAYS OR SUCH OTHER USES NOT SURROUNDING THE BUILDING ABOVE.
4. **BUILDING SETBACK**
THE HORIZONTAL DISTANCE BETWEEN A PLATTED LOT LINE AND A BUILDING OR STRUCTURE. THIS DISTANCE DOES NOT INCLUDE THE PROJECTIONS OF EAVES, OVERHANGS, FIREPLACES, PATIOS, DECKS, FIRE ESCAPES, MECHANICAL UNITS, OR SIMILAR ARCHITECTURAL APURTANCES, EXCEPT THAT NO SUCH PROJECTIONS SHALL EXTEND BEYOND ANY LOT LINE OF THE LOT ON WHICH THEY ARE LOCATED. IN INSTANCES WHERE BUFFER AREAS ARE PROVIDED, THE WIDTH OR DEPTH OF ANY SUCH BUFFER AREA MAY BE SUBTRACTED FROM THE REQUIRED SETBACK TO EITHER REDUCE OR ELIMINATE SUCH SETBACK.
5. **BUILDING HEIGHT**
THE VERTICAL DISTANCE FROM THE AVERAGE FINISHED GRADE (NOT INCLUDING BERMING OR GRADING FOR THE PURPOSE OF PERMITTING A HIGHER BUILDING) SURROUNDING THE STRUCTURE TO THE UPPERMOST POINT OF THE ROOF STRUCTURE. CHIMNEYS, VENTILATORS, ELEVATOR HOUSINGS, SKYLIGHTS, SOLAR COLLECTORS, AIR CONDITIONING AND HEATING UNITS, ANTENNAS AND NECESSARY MECHANICAL APURTANCES USUALLY CONSTRUCTED ABOVE THE ROOF LEVEL ARE NOT TO BE CONSIDERED IN DETERMINING BUILDING HEIGHT.
6. **COMMUNITY RECREATIONAL FACILITIES**
INDOOR OR OUTDOOR STRUCTURES OR AREAS FOR COMMUNITY RECREATION TO INCLUDE, BUT NOT LIMITED TO SWIMMING POOLS, TENNIS COURTS, FACILITIES FOR OTHER INDOOR OR OUTDOOR RECREATIONAL ACTIVITIES TOGETHER WITH INCIDENTAL RESTAURANTS, LOUNGES, SHOPS AND PERSONAL SERVICE ESTABLISHMENTS.
7. **CONDOMINIUM UNITS**
DWELLING UNITS IN WHICH INDIVIDUAL OWNERSHIP IS LIMITED TO FINITE SPACE (AIR SPACE) WITHIN A STRUCTURE. CONDOMINIUM UNIT OWNERS WILL NOT INDIVIDUALLY OWN LAND BENEATH SUCH UNITS. ALL COMMON ELEMENTS OF FACILITIES, INCLUDING THE LAND, ARE OWNED IN UNDIVIDED INTEREST, IN COMMON, BY ALL INDIVIDUAL UNIT OWNERS.
8. **DETACHED DWELLING UNITS**
DWELLING UNITS THAT ARE NOT PHYSICALLY CONNECTED TO OTHER DWELLING UNITS. AS USED HEREIN, THE TERM DETACHED DWELLING UNIT SHALL INCLUDE, BUT NOT BE LIMITED TO, SINGLE FAMILY UNITS AND PATIO HOMES.
9. **DEVELOPER**, CVR PA3A LLC, OR ITS SUCCESSORS OR ASSIGNS AS DEVELOPER.
10. **MOTHER-IN-LAW OR NANNY UNIT**
A DWELLING UNIT ASSOCIATED WITH THE MAIN DWELLING UNIT THAT IS INTEGRATED IN THE OVERALL DESIGN OF THE MAIN STRUCTURE BUT MAY HAVE A SEPARATE ENTRY AND KITCHEN FACILITY. THE UNIT MUST BE ATTACHED TO THE MAIN HOME OR THE DETACHED GARAGE, EXCEPT FOR THOSE UNITS THAT ARE IN THE FIRST TIER OF LOTS CLOSE TO THE RIDGELINE, WHERE THE UNIT MUST BE WITHIN THE MAIN STRUCTURE OR THE ATTACHED GARAGE. SEPARATE ADDRESSING OF UTILITY TAPS IS NOT PERMITTED. ONE ADDITIONAL PARKING SPACE SHALL BE PROVIDED ON THE LOT FOR THE NANNY UNIT. THE DESIGN OF THE STRUCTURE SHALL ACCOMMODATE A FIRE WALL BETWEEN THE MAIN HOME AND NANNY UNIT, IF A SEPARATE ENTRY IS PROPOSED.
11. **OFF-STREET PARKING**
PARKING LOCATED IN AREAS OTHER THAN ON PUBLIC STREETS OR PARKING AREAS THAT ARE UTILIZED BY MORE THAN ONE DWELLING UNIT. SUCH OFF-STREET PARKING MAY BE EITHER ENCLOSED OR UNENCLOSED.
12. **OPEN SPACE, PRIVATE**
SPACE SUITABLE FOR LANDSCAPING, PASSIVE AND/OR OTHER RECREATION, GOLF COURSES, GARDENS, VIEW PROTECTIONS AND ENHANCEMENT, AND/OR OTHER APPROPRIATE SIMILAR USES, THAT ARE TO REMAIN IN PRIVATE OWNERSHIP.
13. **PATIO HOME UNITS**
SINGLE FAMILY UNITS CLUSTERED IN CLOSE PROXIMITY TO EACH OTHER THAT MAY OR MAY NOT HAVE ZERO LOT LINE SETBACKS. COMMON UNDIVIDED OWNERSHIP OF ELEMENTS OR FACILITIES THAT ARE LOCATED IN AREAS OTHER THAN THE LOTS SURROUNDING SUCH UNITS IS PERMITTED.
14. **SINGLE FAMILY UNITS**
DWELLING UNITS NOT SHARING COMMON WALLS. SINGLE FAMILY UNIT OWNERS WILL OWN THE LAND BENEATH SUCH UNITS AND ON THE LOT THAT THE UNIT IS CONSTRUCTED ON. COMMON UNDIVIDED OWNERSHIP OF ELEMENTS OR FACILITIES LOCATED IN AREAS OTHER THAN THE LOTS SURROUNDING SUCH UNITS IS PERMITTED.
15. **TEMPORARY SALES OFFICES AND CONSTRUCTION TRAILERS**
TEMPORARY SALES OFFICES AND CONSTRUCTION TRAILERS MAY BE PERMITTED ON THE CONSTRUCTION OR SALES PERIOD OF THE PROJECT. THE TEMPORARY UNIT WILL BE REMOVED FROM THE SITE AFTER CONSTRUCTION AND SALES ARE COMPLETE. MODEL UNITS ARE PERMANENT HOUSING UNITS USED FOR PRODUCT DISPLAY DURING THE SALES AND CONSTRUCTION PERIODS AND ARE ULTIMATELY FOR-SALE UNITS.
16. **TOWNHOME UNITS**
DWELLING UNITS THAT SHARE COMMON VERTICAL WALLS OR ABUTTING WALLS. TOWNHOME UNIT OWNERS WILL OWN THE LAND BENEATH SUCH UNITS AND MAY OWN THE LAND SURROUNDING SUCH UNITS. COMMON, UNDIVIDED OWNERSHIP OF CERTAIN COMMON ELEMENTS AND FACILITIES IS PERMITTED.

SECTION 4 | CONTROL PROVISIONS

1. **PLANNING AREA BOUNDARIES**
THERE SHALL BE LIMITED FLEXIBILITY IN DETERMINING THE EXACT LOCATION OF PLANNING AREA BOUNDARIES AS DEPICTED ON THE PLANNED DEVELOPMENT PLAN DUE TO THE SCALING OF THE DRAWINGS AND THE DIAGRAMMATIC DEPICTIONS. HOWEVER, A FIFTEEN PERCENT (15%) CHANGE OR ADJUST TO THE PLANNING AREA BOUNDARIES, AS QUANTIFIED BY ACREAGE, MAY BE MADE WITH THE SITE DEVELOPMENT PLAN AND PLAT.
2. **ROAD ALIGNMENTS**
THE PD PLAN DEPICTS GENERAL LOCATIONS OF ROADWAYS. FINAL ROADWAY ALIGNMENTS ARE SUBJECT TO DETAILED ENGINEERING DESIGN AND WILL BE DETERMINED AT THE TIME OF THE SITE DEVELOPMENT PLAN AND PLAT.

SECTION 5 | OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, INCLUDING OFF-STREET PARKING, 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:

1. **PARKING**
OFF-STREET PARKING IS REQUIRED FOR ALL LAND USES. EXCEPT AS SPECIFIED HEREIN, THE NUMBER AND SIZE OF ALL REQUIRED PARKING SPACES ARE TO BE IN CONFORMANCE WITH THE APPLICABLE CHAPTERS OF TOWN OF CASTLE ROCK MUNICIPAL CODE ESTABLISHED AT THE TIME OF THE SITE DEVELOPMENT PLAN APPROVAL.
2. **BUILDING ENVELOPES**
THE FOLLOWING STANDARDS APPLY TO DWELLING UNITS PER ACRE (DU/AC):
 - a. DEVELOPMENT ON LOTS WITHIN THE AREAS DESIGNATED ABOVE SHALL BE RESTRICTED TO THE CONFINES OF A DESCRIBED BUILDING ENVELOPE OR CENTROID. BUILDING ENVELOPES SHALL BE DESCRIBED TO THE SIZE AND DIMENSIONS TO BE ESTABLISHED WITH SITE DEVELOPMENT PLAN.
 - b. BUILDING ENVELOPES OR CENTROIDS FOR SINGLE FAMILY DETACHED RESIDENCES, INCLUDE PATIO AND CLUSTER HOMES, SHALL INCLUDE ALL CLEARING, GRADING, CONSTRUCTION, INTRODUCED IRRIGATED LANDSCAPING AND IMPERVIOUS SURFACES, WITH THE EXCEPTION OF DRIVEWAYS OF INGRESS/EGRESS AND UTILITY CONNECTIONS.
3. **STREET STANDARDS**
IN CERTAIN PLANNING AREAS, STREET GRADES MAY EXCEED THE TOWN'S MAXIMUM ALLOWABLE GRADES. THE DEVELOPER IS REQUIRED TO SUBMIT A TECHNICAL CRITERIA VARIANCE REQUEST TO THE TOWN TO EXCEED THE MAXIMUM ALLOWABLE GRADES.
4. **LIGHTING**
THE LIGHTING RESTRICTIONS IMPOSED BY THE SKYLINE/RIDGELINE PROTECTION ORDINANCE SHALL APPLY TO ALL AREAS REGULATED BY SECTION 17.58 OF THE MUNICIPAL CODE AND TO ANY PLANNING AREA PLATTED AT A DENSITY LOWER THAN TWO DWELLING UNITS PER ACRE.
5. **TEMPORARY USES**
CONSTRUCTION OFFICES AND MATERIAL STORAGE SHALL BE PERMITTED IN ALL AREAS DURING AND FOR A PERIOD OF THIRTY (30) DAYS AFTER CESSATION OF CONSTRUCTION IN THOSE AREAS BEING SERVED BY SUCH OFFICE OR STORAGE AREA.
6. **ADDITIONAL DESIGN STANDARDS**
ADDITIONAL STANDARDS REGARDING MATERIALS, COLORS AND ARCHITECTURAL CONTROL CONDITIONS WILL BE INCLUDED WITH THE SITE DEVELOPMENT PLAN.
7. **FENCING**
 - a. LOTS ADJACENT TO OPEN SPACE, PUBLIC OR PRIVATE, ARE REQUIRED TO BE LOW FENCE LOTS, WITH PERMITTED FENCES LIMITED TO A MAXIMUM HEIGHT OF FOUR (4) FEET AND A MINIMUM LEVEL OF TRANSPARENCY SUCH AS SPLIT RAIL OR OPEN RAIL.
 - b. IN PLANNING AREAS PLATTED AT A DENSITY LOWER THAN TWO DWELLING UNITS PER ACRE, PRIVACY FENCES ARE LIMITED TO AREAS AROUND PATIOS OR AREAS OF IMPROVED LAWNS. PRIVACY FENCES MAY NOT EXTEND BEYOND THE BUILDING ENVELOPES OR CENTROIDS.
 - c. ADDITIONAL FENCING GUIDELINES AND STANDARDS MAY BE PROVIDED IN FUTURE CODES, COVENANTS, CONTRACTS AND/OR EASEMENTS.
8. **BUFFER AREAS**
NON-RESIDENTIAL USE AREAS WITHIN THE CRYSTAL VALLEY PLANNED DEVELOPMENT (PD), AS AMENDED, THAT ABUT RESIDENTIAL USES OUTSIDE OF THE PD, MAY ESTABLISH A TWENTY-FIVE (25) PRIVATE OPEN SPACE EASEMENT. SUCH OPEN SPACE EASEMENT MUST BE KEPT FREE OF BUILDINGS OR STRUCTURES AND MUST BE LANDSCAPED, SCREENED OR PROTECTED BY NATURAL FEATURES, SO AS TO AVOID ADVERSE EFFECT ON THE ABUTTING AREAS IS MINIMIZED.
9. **LANDSCAPING**
LANDSCAPE DESIGN REGULATIONS WILL BE PROVIDED IN FUTURE CODES, COVENANTS, CONTRACTS AND/OR EASEMENTS THAT WILL REQUIRE EFFICIENT WATER DEMAND LANDSCAPE. DESIGN SUCH DESIGN REGULATIONS THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATIONS ASSENT CRITERIA SHALL APPLY.
10. **ACCESSORY STRUCTURES**
ACCESSORY STRUCTURES ARE PERMITTED, SUBJECT TO THE PLANNING AREA DEVELOPMENT REGULATIONS CONTAINED HEREIN.
11. **COMPLIANCE WITH SKYLINE/RIDGELINE PROTECTION REGULATIONS**
ALL AREAS WITHIN THE CRYSTAL VALLEY PD, AMENDMENT NO. 7 IDENTIFIED WITHIN THE SKYLINE/RIDGELINE PROTECTION AREAS AS SHOWN ON THE SKYLINE/RIDGELINE MAP SHALL COMPLY WITH THE REGULATIONS ESTABLISHED IN THE MUNICIPAL CODE CHAPTER 17.48, AS AMENDED.

SECTION 6 | RESIDENTIAL PLANNING AREA R-SF-6

1. **PERMITTED USES**
 - a. ATTACHED OR DETACHED DWELLING UNITS, GARAGES, ACCESSORY STRUCTURES
 - b. INDOOR OR OUTDOOR COMMUNITY RECREATIONAL FACILITIES
 - c. HOME OCCUPATIONS
 - d. MOTHER-IN-LAW OR NANNY UNITS
 - e. PARKS, PLAYGROUNDS AND PICNIC AREAS
 - f. PUBLIC BUILDINGS INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE STATIONS
 - g. PUBLIC SCHOOLS
 - h. SWIMMING POOLS AND SPAS
 - i. PRIVATE TENNIS
 - j. SMALL IN-HOME DAY CARE, SUBJECT TO THE LICENSING REQUIREMENTS OF THE STATE OF COLORADO
2. **USES BY SPECIAL REVIEW**
 - a. RELIGIOUS FACILITIES
 - b. PRIVATE SCHOOLS
 - c. LARGE DAY CARE FACILITIES
 - d. EQUESTRIAN TRAILS
3. **ACCESSORY USES**
 - a. SATELLITE DISH (18" OR SMALLER)
 - b. TRAILS, PEDESTRIAN AND BICYCLE
 - c. KEEPING OF PETS
 - d. STORAGE SHED: 120 SQUARE FEET MAXIMUM AND SUBJECT TO ARCHITECTURAL AND MAINTENANCE CONTROLS AND COVENANTS
4. **DEVELOPMENT STANDARDS**
 - a. MAXIMUM AVERAGE DENSITY OF SIX (6) DWELLING UNITS PER ACRE WITHIN EACH PLANNING AREA
 - b. MAXIMUM BUILDING HEIGHT - 35 FEET
 - c. SETBACKS - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
 - d. MINIMUM LOT AREA - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN

SECTION 7 | RESIDENTIAL PLANNING AREA R-TH-12

1. **PERMITTED USES**
 - a. ANY USE PERMITTED IN THE R-SF-6 PLANNING AREA
 - b. MULTI-FAMILY DWELLING UNITS TO INCLUDE, BUT NOT LIMITED TO, APARTMENTS, CONDOMINIUMS, PATIO HOMES AND TOWNHOMES
2. **USES BY SPECIAL REVIEW**
 - a. ANY USE PERMITTED BY SPECIAL REVIEW IN R-SF-6
 - b. BED AND BREAKFAST INN
3. **ACCESSORY USES**
 - a. SATELLITE DISH (18" OR SMALLER)
 - b. TRAILS, PEDESTRIAN AND BICYCLE
 - c. KEEPING OF PETS
 - d. STORAGE SHED: 100 SQUARE FEET MAXIMUM AND SUBJECT TO ARCHITECTURAL AND MAINTENANCE CONTROLS AND COVENANTS
4. **DEVELOPMENT STANDARDS**
 - a. MAXIMUM AVERAGE DENSITY OF TWELVE (12) DWELLING UNITS PER ACRE WITHIN EACH PLANNING AREA
 - b. MAXIMUM BUILDING HEIGHT - 45 FEET
 - c. SETBACKS - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
 - d. MINIMUM LOT AREA - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
 - e. MAXIMUM BUILDING COVERAGE - 40%

SECTION 8 | RESIDENTIAL PLANNING AREA R-MF-24

1. **PERMITTED USES**
 - a. ANY USE PERMITTED IN THE R-TH-12 PLANNING AREA
 - b. BED AND BREAKFAST INN
2. **USES BY SPECIAL REVIEW**
 - a. ANY USE PERMITTED BY SPECIAL REVIEW IN R-TH-12
3. **ACCESSORY USES**
 - a. SATELLITE DISH (18" OR SMALLER)
 - b. TRAILS, PEDESTRIAN AND BICYCLE
 - c. KEEPING OF PETS
4. **DEVELOPMENT STANDARDS**
 - a. MAXIMUM AVERAGE DENSITY OF TWENTY-FOUR (24) DWELLING UNITS PER ACRE WITHIN EACH PLANNING AREA
 - b. MAXIMUM BUILDING HEIGHT - 50 FEET
 - c. SETBACKS - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
 - d. MINIMUM LOT AREA - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN
 - e. MAXIMUM BUILDING COVERAGE - 40%

SECTION 9 | PRIVATE OPEN SPACE OSP

1. **PERMITTED USES**
 - a. OPEN SPACE
 - b. PARK COURSES
 - c. PARKS, PLAYGROUNDS AND PICNIC AREAS, EXCLUDING CAMPING OR OVERNIGHT PARKING
 - d. PUBLIC SCHOOLS, SCHOOL GROUNDS AND PLAYING FIELDS
 - e. COMMUNITY CENTERS
 - f. COMMUNITY RECREATION FACILITIES
 - g. PUBLIC BUILDINGS INCLUDING, BUT NOT LIMITED TO, LIBRARIES, FIRE AND POLICE STATIONS
 - h. SUCH OTHER PUBLIC USES NOT INCONSISTENT WITH THE NATURE OF THE SURROUNDING PLANNING AREAS, AS MAY BE PERMITTED BY THE TOWN OF CASTLE ROCK
 - i. IRRIGATION WATER STORAGE FACILITIES
2. **USES BY SPECIAL REVIEW**
 - a. EQUESTRIAN TRAILS
3. **ACCESSORY USES**
 - a. TRAILS, PEDESTRIAN AND BICYCLE
 - b. PARKING
4. **DEVELOPMENT STANDARDS**
 - a. MAXIMUM BUILDING HEIGHT - 50 FEET
 - b. SETBACKS - TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN

SECTION 10 | PUBLIC LAND DEDICATION PLD

1. **PERMITTED USES**
 - a. OPEN SPACE
 - b. GOLF COURSES
 - c. PARKS, PLAYGROUNDS AND PICNIC AREAS, EXCLUDING CAMPING OR OVERNIGHT PARKING
 - d. PUBLIC SCHOOLS, SCHOOL GROUNDS AND PLAYING FIELDS
 - e. COMMUNITY CENTERS
 - f. COMMUNITY RECREATION FACILITIES
 - g. PUBLIC BUILDINGS INCLUDING, BUT NOT LIMITED TO, LIBRARIES, FIRE AND POLICE STATIONS
 - h. SUCH OTHER PUBLIC USES NOT INCONSISTENT WITH THE NATURE OF THE SURROUNDING PLANNING AREAS, AS MAY BE PERMITTED BY THE TOWN OF CASTLE ROCK
 - i. IRRIGATION WATER STORAGE FACILITIES
2. **USES BY SPECIAL REVIEW**
 - a. EQUESTRIAN TRAILS
3. **ACCESSORY USES**
 - a. TRAILS, PEDESTRIAN AND BICYCLE
 - b. PARKING
4. **DEVELOPMENT STANDARDS**
 - a. MAXIMUM BUILDING HEIGHT - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA, EXCEPT FOR SCHOOL GYMNASIUMS THAT ARE LIMITED TO 45 FEET
 - b. SETBACKS - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA

SECTION 11 | DEDICATED OPEN SPACE

1. **PERMITTED USES**
 - a. OPEN SPACE
 - b. GOLF COURSES
 - c. PARKS, PLAYGROUNDS AND PICNIC AREAS, EXCLUDING CAMPING OR OVERNIGHT PARKING
 - d. PUBLIC SCHOOLS, SCHOOL GROUNDS AND PLAYING FIELDS
 - e. COMMUNITY CENTERS
 - f. COMMUNITY RECREATION FACILITIES
 - g. PUBLIC BUILDINGS INCLUDING, BUT NOT LIMITED TO, LIBRARIES, FIRE AND POLICE STATIONS
 - h. SUCH OTHER PUBLIC USES NOT INCONSISTENT WITH THE NATURE OF THE SURROUNDING PLANNING AREAS, AS MAY BE PERMITTED BY THE TOWN OF CASTLE ROCK
 - i. IRRIGATION WATER STORAGE FACILITIES
2. **USES BY SPECIAL REVIEW**
 - a. EQUESTRIAN TRAILS
3. **ACCESSORY USES**
 - a. TRAILS, PEDESTRIAN AND BICYCLE
 - b. PARKING
4. **DEVELOPMENT STANDARDS**
 - a. MAXIMUM BUILDING HEIGHT - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA, EXCEPT FOR SCHOOL GYMNASIUMS THAT ARE LIMITED TO 45 FEET
 - b. SETBACKS - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA

SECTION 12 | ACCESSORY USES

1. **PERMITTED USES**
 - a. ROADWAYS, BIKE PATHS, PEDESTRIAN TRAILS
 - b. FENCES AND WALLS
 - c. SOLAR COLLECTION DEVICES
 - d. PATIO/GAZEBO
 - e. FACILITIES FOR THE ACQUISITION, TREATMENT AND STORAGE OF WATER
 - f. FACILITIES FOR THE COLLECTION, TREATMENT AND DISPOSAL OF SEWAGE
 - g. FACILITIES FOR THE COLLECTION, TREATMENT AND DISPOSAL OF REUSE WATER
 - h. OPEN SPACE AND PONDS TO INCLUDE STORM WATER DETENTION AREAS
 - i. UNDERGROUND UTILITY AND COMMUNICATION DISTRIBUTION LINES, PROVIDED THAT NO PUBLIC OFFICES AND REPAIR OR STORAGE FACILITIES ARE MAINTAINED ON THE SITE.
2. **USES BY SPECIAL REVIEW**
 - a. ELECTRIC SUBSTATIONS AND GAS REGULATOR STATIONS
3. **DEVELOPMENT STANDARDS**
 - a. MAXIMUM BUILDING HEIGHT - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA, EXCEPT FOR SCHOOL GYMNASIUMS THAT ARE LIMITED TO 45 FEET
 - b. SETBACKS - AS PERMITTED IN THE MOST PERMISSIVE ABUTTING PLANNING AREA

SECTION 13 | SUBMISSION OF SITE DEVELOPMENT PLANS AND PLATS

1. FOLLOWING THE APPROVAL OF THIS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, OWNERS OF THE PD PROPERTY SHALL PRESENT A SITE DEVELOPMENT PLAN FOR ALL OR ANY PORTION OF THE PLANNING AREAS AS THEY ARE READY FOR DEVELOPMENT.
2. NO STRUCTURAL BUILDING PERMIT WILL BE ISSUED UNTIL A SITE DEVELOPMENT PLAN FOR SUCH PLANNING AREA HAS BEEN APPROVED.
3. IF THE TOWN DIVISION REGULATIONS OF THE TOWN OF CASTLE ROCK REQUIRE APPROVAL OF A PLAT BY SUBDIVISION COUNCIL PRIOR TO SALE OR TRANSFER OF THE PROPERTY, IN WHOLE OR IN PART, IS PERMITTED WITHOUT PRIOR APPROVAL OF A SITE DEVELOPMENT PLAN, PROVIDED THE PLAT HAS BEEN APPROVED AND CONTAINS THE FOLLOWING LANGUAGE:
"PURSUANT TO THE TOWN OF CASTLE ROCK ORDINANCE NO. 83-16, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WITH A SITE DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE TOWN OF CASTLE ROCK TOWN COUNCIL."

SECTION 14 | RESIDENTIAL USE

1. AFTER APPROVAL OF THE CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 7 INCORPORATED HEREIN BY REFERENCE, ANY PORTION OR PORTIONS OF THE PROPERTY DESCRIBED ABOVE THAT HAS NOT BEEN SUBJECT TO AN APPROVED SITE DEVELOPMENT PLAN AND PLAT, MAY BE USED FOR AGRICULTURAL PURPOSES UNTIL APPROVAL OF THE SITE DEVELOPMENT PLAN AND PLAT FOR THE SUBJECT PROPERTY. AGRICULTURAL USES, FOR THE PURPOSE OF THIS SECTION, SHALL MEAN FARMING, RANCHING, GRASSING, GARDENING, BUILDINGS AND OUT-BUILDINGS PERTAINING THERE TO. IT SHALL NOT BE DEEMED TO INCLUDE COMMERCIAL FEED YARDS, COMMERCIAL POULTRY OR PIG FARMS, FUR FARMS OR KENNELS.
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 APPROVAL OF A SITE DEVELOPMENT PLAN OR PLAT FOR THE SUBJECT AREA.
3. SUCH TRANSITIONAL USE AREAS SHALL BE CLOSED TO VEHICULAR TRAFFIC AND OFF-ROAD RECREATIONAL MOTOR VEHICLES, EXCEPT FOR AGRICULTURAL VEHICLES AND IMPLEMENTS, EMERGENCY VEHICLES, VEHICLES ENGAGED IN UTILITY AND OTHER MAINTENANCE WORK, AND DESIGNERS OF THE DEVELOPER.

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Planned Development, Amendment No. 7
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