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BOOK 449 PAGE 355

CARROLL HEAR  
RECORDER \$9.00

AUG 18 2 17 PM '82

ORDINANCE NO. 3.75  
AN ORDINANCE AMENDING THE ZONING  
DISTRICT MAP OF THE TOWN OF CASTLE ROCK,  
COLORADO (OMNI-STORAGE P.U.D.)

WHEREAS, the Board of Trustees of the Town of Castle Rock finds that;

- A. A petition has been filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, and;
- B. That said petition has been forwarded to the said Board of Trustees, and;
- C. That public hearings, following notice duly made and published pursuant to applicable Colorado State Statute and Town of Castle Rock Ordinance, have been held before the Planning and Zoning Commission of the Town of Castle Rock, and the Board of Trustees of the Town of Castle Rock, and;
- D. That the amendment sought to the said Zoning District Map complies with the stated purposes of Ordinance No. 3.21.3 as set forth therein.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, as follows:

That the Zoning Classification of the lands, consisting of 1.847 acres, described in Exhibit "A", is changed from zoning classification I-1 (Industrial-One) to zoning classification P.U.D. (Planning Unit Development District).

SECTION 1 - PERMITTED USES - All uses allowed in Section IX of the Town of Castle Rock Zoning Ordinance I-1 Light Industrial Zone District with the additional provision for the temporary storage of wrecked and/or abandoned vehicles.

SECTION 2 - PROPOSED DENSITY - Light Industrial - Maximum lot coverage will be 35% of lot area.

SECTION 3 - MAXIMUM BUILDING HEIGHTS - Maximum building heights are restricted to 35 feet.

SECTION 4 - MINIMUM OFF STREET PARKING AND UNLOADING AREA -

- A. Off-Street Parking - 1 space for each 500 square feet of floor area.
- B. Unloading Area - For buildings in excess of 3,000 square in area, an unloading area of at least 12 feet by 30 feet. Off-street parking can be utilized within the unloading area if designed functionally.

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SECTION 5 - BUILDING SETBACKS -

Minimum Front Yard -- 25 feet  
Minimum Rear Yard -- 20 feet  
Minimum Side Yard -- 12 feet

SECTION 6 - SCREENING/LANDSCAPING -

- A. Fencing on the east and south sides of the property will be screened with green or white strips to be placed in every other slot of the fence.
- B. Evergreen trees will be placed along the east line of the property.

SECTION 7 - OUTDOOR STORAGE AREAS - The outdoor storage of vehicles will be confined to the designated areas as reflected in Exhibit "A".

SECTION 8 - MAXIMUM VEHICLES ALLOWED/MAXIMUM TIME - No more than 35 wrecked and/or abandoned vehicles will be allowed to be stored at any time on site. A maximum of 120 days will be allowed for vehicle storage on site.

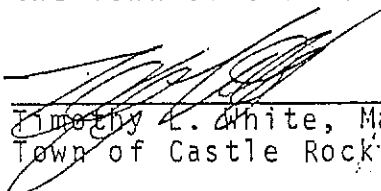
SECTION 9 - PHASING -

|           |    |                      |
|-----------|----|----------------------|
| Phase I   | -- | 5,200 sq.ft.         |
| Phase II  | -- | 4,000 sq.ft.         |
| Phase III | -- | 3,600 sq.ft.         |
| Phase IV  | -- | 6,000 sq.ft.         |
| Maximum   | -- | <u>18,800 sq.ft.</u> |

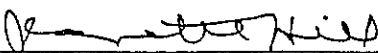
At such time as Phase III is completed, the storage of wrecked and abandoned vehicles will cease.

SECTION 10 - EFFECTIVE DATE - This ordinance shall be deemed effective thirty (30) days following passage thereof and proper publication.

Passed and adopted this 15<sup>th</sup> day of June, 1982, by a vote of the Board of Trustees of the Town of Castle Rock, Colorado, of 5 for and 1 against.

  
Timothy L. White, Mayor  
Town of Castle Rock

ATTEST:

  
Jeanette Hill, Town Clerk  
Town of Castle Rock

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Approved as to form and legality:

Bruce B. Lassman  
Town Attorney

Approved for Board Action:

PK  
P. Joseph Knopinski  
Town Administrator

I hereby certify that the within Ordinance was published on the 8th day of June, 1982, in the Douglas County News-Press, a newspaper of general circulation published in the Town of Castle Rock, County of Douglas, State of Colorado.

Jeanette Hill  
Jeanette Hill, Town Clerk  
Town of Castle Rock