

Chapter 17.43 - FSOD Front Street Overlay District

17.43.010 - Purpose and intent.

The purpose of the Front Street Overlay District (FSOD) is to establish architectural, landscaping, design, building, use and site development regulations that encourage compatible land uses, ensure higher quality development and function in order to protect property values and provide safe and efficient pedestrian and automobile access. These architectural, landscaping, design, building, use and site development criteria can encourage quality development through the use of a variety of design and site techniques while continuing to provide for a wide range of economic development opportunities.

(Ord. 2013-41 §4, 2013)

17.43.020 - Certain regulations inapplicable.

The FSOD is intended to encourage mixed-use within the same structure or block and fit into the general context of the community in the FSOD. Accordingly, a structure or development within the FSOD shall not be required to comply with the provisions of Chapter 17.50, Residential/Nonresidential Interface Regulations. These requirements will not apply to single-family detached homes that are used for residential purposes only.

(Ord. 2013-41 §4, 2013)

17.43.030 - Relationship to underlying zoning district/sign code/planned development.

- A. In the event of a conflict between the entitlements, regulations or standards established in this Chapter and the equivalent provisions in the underlying zoning districts, the provisions of this Chapter shall govern. Except in the event of such preemption by this Chapter, the underlying zoning district provisions and all other provisions of the CRMC shall be applicable and enforced within the FSOD.
- B. For the purpose of applying the Sign Code regulations under Title 19 of this Code in the FSOD, the actual use of the property within the FSOD shall be used to differentiate between residential and business area regulations.
- C. The FSOD shall have no application to those properties zoned PD until and unless such properties are rezoned.

(Ord. 2013-41 §4, 2013)

17.43.040 - Permitted uses.

In addition to the permitted and accessory uses allowed in the underlying zoning district, additional permitted uses have been added to all properties in the FSOD. See Section 17.28.030, CRMC, for the permitted uses matrix.

(Ord. 2013-41 §4, 2013)

17.43.050 - Development standards.

The following development standards shall apply within the FSOD:

- A. Maximum lot coverage: 40% of lot area;
- B. Setbacks: Underlying zoning setbacks will apply with the exception of front porches (nonenclosed structure with impervious surfaces) which may encroach into the setback by ten additional feet.
- C. Maximum fence height: ten feet.

(Ord. 2013-41 §4, 2013)

17.43.060 - Design standards.

- A. Prior to the issuance of a structural building permit within the FSOD, all projects must be reviewed by the Town's Historic Preservation Board for compliance with the standards set forth in Chapter 15.64, CRMC.
- B. All project design should be based on the Castle Rock Design (see Resolution No. 2003-64).
 - 1. Rooftop equipment: All rooftop equipment for mixed-use and nonresidential structures shall be screened from view on all sides visible to the general public by building parapet walls or other building elements that appear as integral elements of the overall building.
 - 2. Service station: All service stations will be required to develop the site following a backwards service station design. This will require the convenience store to be located along the sidewalk/public roadway with pedestrian connectivity. The gas pump facilities shall be located on the side or rear of the project.
 - 3. Outdoor storage, repair, rental and servicing areas shall be:
 - a. Set back fifteen feet from the front lot line;
 - b. Screened by an opaque wall or fence with a height of ten feet. An opaque wall or fence must completely screen the property beyond the fence and can include stockade fences or walls. Chain-link fences with slats, cloth or other similar measures are not considered to be opaque fences. An opaque berm and/or landscaping that provides the equivalent screening as a required opaque fence may be used.
 - 4. Landscaping. This plan will allow for flexibility while setting forth minimum requirements. Xeriscape and water-wise vegetation is encouraged in the FSOD while recognizing the historic landscaping of the Craig and Gould neighborhood. All developments shall adhere to the following landscaping requirements, with a focus on the pedestrian space and sidewalk areas. A landscaping plan will be required with all site plans, showing the proposed landscaping for the site. One large canopy tree will be required for every twenty-two linear feet (on center) or one small canopy tree will be required for every fifteen linear feet (on center) of property fronting along a public roadway. Seventy-five percent of the tree plantings must be large canopy trees. The landscaping plan is subject to approval by the Utilities and Public Works Departments. Routine tree maintenance, such as trimming, thinning, watering and, if necessary, tree replacement, may be needed to ensure the quality of the streetscape. The following landscaping provisions include a ratio relationship between the number of plantings required, based upon the number of trees required. All shrubs and plants must be a minimum size of five gallons at planting, and all flowering perennial plants must be a minimum of one gallon at planting. For every required tree, a corresponding number of plantings or trees from either Subparagraph a., b. or c. below will be required for each site plan:
 - a. Shrubs: five per required tree.
 - b. Perennial plants: seven per required tree.
 - c. Trees: one per required tree.
 - 5. Screening/buffering requirements. The following are preferred vegetation and trees to be used for screening and buffering. The screening/buffering requirement is in addition to the landscaping requirements in Paragraph B.4. above. Screening and buffers are to be used on the sides and back of the property to protect different uses. The screening and buffering plan will provide 90% opacity in the summer months and 70% opacity in the winter months, within three years of its installation.

<i>Scientific Name</i>	<i>Common Name</i>
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Deciduous Trees	
<i>Acer platanoides</i> 'Columnar'	Columnar Norway Maple
<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak
<i>Pyrus calleryana</i>	Ornamental Pear
Evergreen Trees	
<i>Juniperus chinensis</i> 'Hetzi Columnaris'	Hetzi Upright Juniper Other cultivars: 'Spartan,' 'Spearmint,' 'Blue Point'
<i>Juniperus scopulorum</i>	Rocky Mtn. Juniper Cultivars: 'Cologreen,' 'Gray Gleam,' 'Moonglow,' 'Pathfinder,' 'Skyrocket,' 'Wichita Blue'
<i>Picea pungens</i> 'Fat Albert'	Blue Spruce Other cultivars: 'Bakeri,' 'Hoopsi,' 'Iseli fastigiata,' 'Montgomery'
<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf Pine
<i>Pinus heldreichii</i> (leucodermis)	Bosnian Pine
<i>Pinus nigra</i> 'Arnold Sentinel'	Columnar Austrian Pine
<i>Thuja occidentalis</i> 'Degroot's Spire'	American Arborvitae Other cultivars: 'Emerald Green'
Vines	
<i>Campsis radicans</i>	Trumpet Vine
<i>Lonicera heckrottii</i>	Goldflame Honeysuckle
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Parthenocissus tricuspidata</i>	Boston Ivy

<i>Parthenocissus quinquefolia</i> 'Englemann'	Virginia Creeper
<i>Polygonum aubertii</i>	Silver Lace Vine

6. Parking requirements.

- a. Parking will follow the Town's parking requirement. The Historic Preservation Board may reduce parking requirements by as much as 100% on a case-by-case basis. The applicant will be required to submit data showing how the request for parking reductions will respect the blend of residential and commercial and the unique character of the FSOD and the Craig and Gould neighborhood.
- b. Parking lots located along public roadways will be required to provide a landscaping buffer that is four feet or greater in width between the parking area and the public sidewalk.
- c. No on-site parking is allowed in front of any structure. All parking must be on the side or rear of a structure.

7. Sidewalk requirements. All sidewalks must be designed and built to meet the Town's sidewalk construction and design standards. All buildings will be required to have a minimum of one sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure.

(Ord. 2013-41 §4, 2013)

17.43.070 - Demolition requirement, process and removal of Landmarking status.

Chapter 15.64, CRMC, applies to the FSOD. Accordingly, any application for a demolition permit or removal of Landmarking status within the FSOD shall comply with the provisions and criteria set forth in Chapter 15.64.

(Ord. 2013-41 §4, 2013)

17.43.080 - Violation and penalties.

- A. No person shall violate any of the provisions of the ordinances of the Town, including the provisions of this Chapter. Except in cases where a different punishment is prescribed by any ordinance of the Town, any person who violates any of the provisions of the ordinances of the Town or this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.
- B. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by any such person, and he or she shall be punished accordingly.

(Ord. 2013-41 §4, 2013)

Chapter 17.24 - R-3 Multifamily Residence District

17.24.010 - Description and purpose.

The primary use within the R-3 District is one-, two- and multifamily residential dwellings of moderate scale.

(Ord. 2012-18 §1)

17.24.020 - Permitted uses.

Uses permitted by right in the R-3 district shall be as follows:

- A. Any use permitted in the R-1 and R-2 Districts, subject to all requirements specified for such districts unless otherwise stated in this Chapter.
- B. Multifamily dwellings.
- C. Boarding and rooming houses.
- D. Bed and breakfast.

(Ord. 2012-18 §1)

17.24.030 - Uses by special review.

Any use permitted by special review in the R-1 District is subject to all requirements specified in Chapter 17.38, is permitted by special review in the R-3 District.

(Ord. 2012-18 §1)

17.24.040 - Development standards.

Development standards for the R-3 District shall be as follows:

- A. Minimum area of lot for residential dwellings:
 - 1. Single dwelling, 5,000-square feet.
 - 2. Per additional dwelling unit, 1,000-square feet.
- B. Minimum width of lots, 50-feet.
- C. Minimum side yard:
 - 1. Principal building, 5-feet (one- and two-family residential dwelling).
 - 2. Principal building for multifamily residential dwellings and uses other than one- and two-family residential dwellings, the minimum side yard width shall be 7-feet or the equivalent of 1-foot for each 3-feet or fraction thereof of building height, whichever is greater, provided, that for school or church uses no side yard shall be less than 25-feet wide.
 - 3. All attached dwelling units are allowed zero side yard setbacks where attached.
 - 4. Accessory buildings, 2-feet, located in the rear one-third of the lot.
 - 5. Accessory buildings, 5-feet, not located in the rear one-third of the lot.
 - 6. All buildings, 15-feet, where abutting a street.
- D. Minimum front yard for all buildings shall be 15-feet.
- E. Minimum rear yard:

1. Principal building, 20-feet.
 2. Accessory building, 5-feet.
- F. Maximum building coverage, 40% of lot area.
- G. Maximum height of buildings:
1. Principal building, 40-feet, not to exceed three stories of occupied floor area.
 2. Accessory building, 20-feet.
- H. Open Space. Within single-family attached and multifamily use areas, a minimum of 20% of the gross site area shall be set aside as common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.

(Ord. 2012-18 §1)