



DEVELOPMENT GUIDE

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CASTLE PINES AMENDED
PLANNED DEVELOPMENT GUIDE

DOUGLAS, COUNTY, COLORADO

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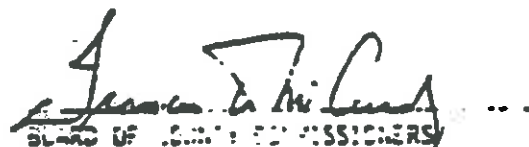
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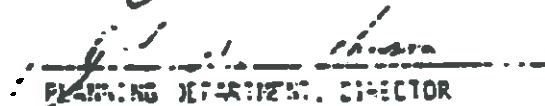
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This Planned Development Guide has been reviewed and found to be complete
and in accordance with the Governing Douglas County Regulations.


BOARD OF COUNTY COMMISSIONERS

DATE: Jan 13, 1986


PLANNING DEPARTMENT DIRECTOR

DATE: Jan 13, 1986

THE CASTLE PINES VILLAGE PLANNED UNIT
DEVELOPMENT GUIDE

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PLANNED UNIT DEVELOPMENT GUIDE
FOR CASTLE PINES VILLAGE
DOUGLAS COUNTY, COLORADO

PREAMBLE

This Development Guide sets forth land uses and development standards for Castle Pines Village, a planned community in the unincorporated area of the County of Douglas, State of Colorado; regulates the use of land the use, bulk, maximum height, minimum lot area, minimum lot width and minimum yard spaces of buildings; provides regulations for uses permitted therein and accessory buildings and uses; provides additional supplementary regulations; and defines certain terms used therein. This Development Guide is authorized under the power and authority of Section XIII, Planned Development, Douglas County Zoning Resolution, adopted November 15, 1982.

Castle Pines Village is a large parcel of land under single development control and is suitable for creation of an exclusive residential community and private golf clubs.

This large parcel of land is particularly well suited for long-range comprehensive planning, which, in turn, will aid in the protection of the environment, while at the same time facilitating the development of an aesthetically pleasing community.

The Planning Unit Development Act of 1972 and the Board of Douglas County Commissioners permit adoption of a development guide within the context of the planned unit development zoning regulations applicable to such land in order to establish and implement such a long-range comprehensive plan. A long-range comprehensive plan has been formulated for Castle Pines Village encompassing such beneficial features as a balance of residential, commercial and recreational uses; enhancement of public safety; creation of an aesthetically pleasing living environment; and promotion of high standards of development quality by stringent site planning, landscaping controls and architectural design guide lines all for the benefit of the existing and future citizens of Douglas County.

In order to implement the comprehensive plan, Castle Pines Land Company has offered certain assurances and commitments which shall be, after the approval of this Development Guide, binding upon Castle Pines Land Company with respect to land within Castle Pines Village it owns and binding upon its successors and assigns with respect to land within Castle Pines Village it does not own. Such assurances and commitments are as follows:

A. Implementation of Water and Soil Conservation Measures

Castle Pines Land Company shall:

- (1) Evaluate water supply and wastewater as an integrated water resource system.

- (2) Develop and implement a water and soil conservation program including:
 - (a) Metered services.
 - (b) Instructing homeowners concerning water conservation techniques.
 - (c) Where practical, preservation of general alignments of significant drainage courses which exist within Castle Pines Village.
- (3) Cooperate with the Environmental Protection Agency, the Urban Drainage and Flood Control District, and the Denver Regional Council of Governments in development nonpoint source water pollution control measures.

B. Implementation of Energy Conservation Programs

Castle Pines Land Company shall:

- (1) Where practical, employ energy conservation measures in home construction including:
 - (a) Evaluation of structural designs to assure optimum practical insulation values.
 - (b) Provision for an energy conservation program in all-electrical homes.
 - (c) Installation of energy-efficient appliances.
 - (d) Provision for dual glazed windows.
- (2) Where practical, utilize solar energy by:
 - (a) Providing in the siting of building envelopes, that provision of solar access be one of the criteria considered.
 - (b) Providing windows in south walls to utilize winter sun energy.
 - (c) Providing for overhangs or other shading devices so that windows are shaded in summer.
- (3) Through the Design Review Guide, assist lot purchasers in utilizing solar design in the siting, design and construction of their homes.
- (4) Provision to monitor and implement advance in energy conservation techniques that may be applied to future development of Castle Pines Village.

C. Provision for Cost Effective Community Services

Castle Pines Land Company shall:

- (1) Assure, through the Castle Pines Metropolitan District, the provision of local governmental services including security, fire protection, water and sanitation services, street maintenance and emergency medical services, on a basis sufficient and adequate to serve each increment of the development as it is completed, without financial burden to other areas of Douglas County.
- (2) Provide for the initial construction of capital facilities necessary for adequate water and sewer services, streets and storm drains until the District is capable of procuring necessary funds on its own credit.

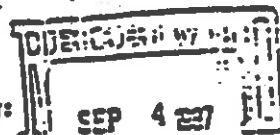
In order to assure the Board of County Commissioners and Planning Commission that development activities in Castle Pines Village are in harmony with the purpose, objectives and intent of this Development Guide and in order to be continually aware of Castle Pines Land Company's sensitivity to the desires and concerns of the citizens of Douglas County, Castle Pines shall file a written report with, and appear before, both the Board and Planning Commission at least once each year subsequent to the approval of this Development Guide to advise the County of existing and proposed development in Castle Pines Village. Said reports and appearances shall continue as long as development in Castle Pines Village by Castle Pines Land Company continues and are desired by either or both the Board and Planning Commission and shall include such matters as general housing information, the status of all commercial and industrial development, future provision in a manner which will impose no financial burden on other areas of Douglas County, and the performance and fulfillment by the Company of its assurances and commitments. Consideration shall be given at such meetings to the revision or amendment of the Development Guide. Adequate notice, as determined by Douglas County, shall be required for the yearly review meeting.

- D. To further the implementation of the Castle Pines Village Planned Development, the Castle Pines Land Company has offered certain agreements and commitments. These agreements or commitments shall be binding, after the approval of this Development Plan and Development Guide, on the Castle Pines Land Company and/or Castle Pines Metropolitan District and its successors or heirs with respect to development of Castle Pines Village. Such agreements and commitments, which shall be reasonable in light of circumstances, are as follows:

DEDICATIONS

To satisfy the requirements of certain policies and regulations of Douglas County and to provide for the development of certain public facilities for the use and enjoyment of the residents of Douglas County, Castle Pines

DC1725373



Land Company hereby agrees and commits to the following:

1. **Schools:** Reference attached letter (Exhibit A)
2. **Parks:** Reference attached letter (Exhibit B) D.C. PLANNING DEPT.
3. **Library:** Castle Pines agrees to the dedication of one-half acre of land or fees-in-lieu thereof if requested by the Board of County Commissioners. Said dedication or payment of fees to be completed by January 1, 1986.
4. **Rights-of-way:**
 - a. **U.S. 85:** Dedication to Douglas County of sufficient property to increase the existing right-of-way to 150 feet in width where U.S. Highway 85 borders Castle Pines Village. Castle Pines reserves the right to landscape portions of the dedicated right-of-way not utilized for highway construction subject to the review and approval by the State Highway Department. Such dedication to be completed no later than at the time of platting of adjacent planning areas or construction of the roadway, whichever occurs first.
 - b. **Daniels Park Road:** The Developer is aware of Douglas County's desire to increase the right-of-way of Daniels Park Road to 120 feet in width. Inasmuch, the Developer will dedicate to Douglas County of sufficient property to create a total of 60 feet of right-of-way to the east of the existing right-of-way centerline of Daniels Park Road where Daniels Park Road borders Castle Pines Village. Such dedication to be completed no later than at the time of platting of adjacent properties or roadway construction, whichever occurs first.

IMPROVEMENTS

Castle Pines Land Company and Castle Pines Metropolitan District agree to provide for improvement to the following public facilities:

1. Happy Canyon Road/Highway 85 Intersection
 - a. Castle Pines agrees to provide sufficient right-of-way and to pay the cost of the design and construction of improving this intersection including acceleration and deceleration lanes. Improvements to be completed at such time as determined by the Douglas County Board of Commissioners.
 - b. Castle Pines agrees to pay the cost of signalization of the Happy Canyon Road/U.S. 85 Intersection. Signalization to be accomplished when warranted.
2. Daniels Park Road:

Castle Pines agrees to pave the existing two lanes of Daniels Park Road for a distance of one mile north of its intersection with Highway 85. This will be accomplished by July 1, 1986.
Castle (next page)

10/1/86
CLERK DOUGLAS CO. COLE. CLERK A. BETA A. 13:45 - 09/09/87 13:45 - 1986
10/1/86

Pines will also contribute \$250,000.00 towards future improvements to Daniels Park Road which may include design and/or construction. The contribution will occur immediately upon written request by The Douglas County Board of Commissioners.

PEDESTRIAN/EQUESTRIAN EASEMENT

Developer agrees to provide, for the use and benefit of Douglas County residents, an equestrian and pedestrian easement. This easement shall be 50 feet in width adjacent to the eastern boundary of the Daniels Park Road right-of-way where the right-of-way borders this development. The developer further agrees to make certain improvements within this easement, such improvements intended to enhance the uses for which this easement is intended. The following improvements shall be accomplished in a manner acceptable to Douglas County.

1. The construction of an earth berm having a height of between 8 feet and 12 feet above existing grade where this easement is adjacent to Planning Area R-63 and the golf course maintenance facility as depicted upon the Development Plan.
2. The berm shall be planted with grasses, shrubs and mature trees and will be maintained by Castle Pines until vegetation is established.

To insure that development and use of this easement is consistent with the intention of Douglas County and the developer, the developer agrees to the following:

1. To submit a plan, for the review and approval of Douglas County, depicting the proposed improvements within this easement. Such plan is to be consistent with the criteria listed above. Plan to be submitted upon written request by The Douglas County Board of Commissioners. Bern shall be completed at a date no later than the time of issuance of any Certificate of Occupancy on any unit within R-63.
2. That no disturbance, after the recording of this Development Guide, of vegetation or property shall be permitted within this easement without the prior approval of Douglas County Planning Staff.

An easement agreement between the developer and Douglas County describing this easement and, more particularly, providing for the conditions of its use by Douglas County and the developer shall be provided by the Developer upon written request by The Douglas County Board of Commissioners. Such agreement shall be consistent with the provisions of this Development Guide.

ARCHITECTURAL GUIDELINES

1. Castle Pines will record the Architectural Design Guidelines for Castle Pines Village with the Douglas County Clerk and Records Office.

"EXHIBIT A"

July 10, 1985

**Mr. Bill Reimer
Douglas County Schools
131 Wilcox Street
Castle Rock, CO 80104**

**Re: Castle Pines Amended Planned Development/Land Dedication Requirements
for Douglas County School District**

Dear Mr. Reimer:

The intent of this letter is to set forth in writing the terms of our dedication requirements for the Douglas County School District that we agreed upon in our meeting of July 9, 1985. A summary of the mutual resolution follows:

1. We have agreed on a total dedication requirement for Castle Pines North and the amended Castle Pines PUD of 91.36 acres or cash-in-lieu.
2. Castle Pines Land Company has already reserved 20.8 acres in Castle Pines North for two elementary schools.
3. This leaves a balance of 70.56 acres to be provided for an elementary and secondary school usage. This balance will be provided through an acquisition of property which the School District and Castle Pines have agreed on. Castle Pines Land Co. is currently pursuing this acquisition in hopes of consummating a deal in the next 60 days. In the event that this acquisition is not completed by January 1, 1986, we agree to meet with you and the Board of County Commissioners to establish an alternative parcel which will meet your needs and/or a cash-in-lieu arrangement that is mutually acceptable.

July 10, 1985
Mr. Bill Reimer
Douglas County Schools
Page Two

If the foregoing meets with your approval, please acknowledge below and return one copy to me for my files. We appreciate your assistance and cooperation in the resolution of this matter.

Sincerely,


Jack A. Vickers III
President

JAVIII:1ht

AGREED AND ACCEPTED


Bill Reimer
Douglas County Schools

July 18, 1985

Mr. Glen Moore, Director
Douglas County Parks and Recreation
301 Wilcox Street
Castle Rock, CO 80104

Dear Glen:

The intent of this letter is to set forth, in writing, the terms of our dedication requirements for the Douglas County Parks and Recreation that we agreed upon in our meeting of July 18, 1985. A summary of the mutual resolution follows:

1. The total park requirement is calculated at 93.8 acres.
2. Of the 93 acre requirement, 60% or 56 acres are needed for regional park impact; 40% or 37 acres are needed for local park impact; and 2% or .8 acres for the commercial requirement should be cash-in-lieu.
3. Local Park Impact

The local park impact of 37 acres will be provided within the Castle Pines Planned Development. Neighborhood parks will be developed in community open space planning areas 3, 14, and 15 which contain 12.5, 15 and 29 acres respectively for a total of 56.5 acres. This provision exceeds the requirement by 19.5 acres (see attached exhibit).

The neighborhood parks all exceed the recommended size of 5 acres and will contain a combination of landscaped picnic areas, running track, play areas with apparatus, tennis courts and play fields. Usable play area will exist in all three park areas. All areas will be open to the use of all residents of Castle Pines Village. All are adjacent to our proposed community trail.

Mr. Glen Moore
Page Two
July 18, 1985

4. Regional Park Impact

The regional park impact will be provided with 23 acres of dedicated land along Plum Creek, 11 acres of regional trail easement along Daniels Park Road and one of the following:

- A. Development of a plan and improvements to the 57 acre park along Plum Creek equivalent to the value of 22.8 acres cash-in-lieu; or
- B. Additional dedication of 22 acres of land along Plum Creek if available; or
- C. Cash-in-lieu for 22 acres. (~~\$22,000.00~~) *gm*

Our understanding is that your preference would be option A above.

If the foregoing meets with your approval, please acknowledge below and return one copy to me for my files. We appreciate your assistance and cooperation in the resolution of this matter.

Sincerely,

CASTLE PINES LAND COMPANY


Frank B. Walker
Executive Vice President

FBW:cmr
Attachment

AGREED AND ACCEPTED:


Glen Moore, Director
Douglas County Parks and Recreation

Date: 7/19/85

**Douglas
County**



**parks &
recreation**

"EXHIBIT B"

301 Wilcox Street
Castle Rock, Colorado 80104
Phone (303) 688-6260

July 19, 1985

Mr. Frank B. Walker, Executive Vice President
Castle Pines Land Company
482 Happy Canyon Road
Castle Rock, CO 80104

Dear Mr. Walker:

I have signed your letter dated July 18, 1985, indicating my concurrence with the suggested park dedication commitments pertaining to the Castle Pines Planned Development with one exception -- the cash-in-lieu value of \$15,000/acre.

If Castle Pines Land Company would agree that the total regional park impact will be satisfied through one of the three proposed methods as contained in your letter within three years after approval of the Board of County Commissioners of the Castle Pines Planned Development, the \$15,000/acre market value for cash-in-lieu would be acceptable for the residential components of the planned development. Otherwise, the value will be determined at the time of platting.

As to the additional cash-in-lieu for the 40 acre non-residential components, I suggest the market value be determined at the time of platting. This market value would be based on 0.8 acres of commercial property.

Finally, the commitments and my agreement are based on the park dedication requirements in effect as of this date with revised requirements effective October 1, 1985, per the attached copy of the Resolution adopted by the Board of County Commissioners on July 15, 1985.

Very truly yours,

Glenn W. Moore,
Director

GWM/jb

Encl.

SECTION I

GENERAL PROVISIONS

- A. Authority. The Authority of this Development Guide is Section XIII (Planned Development) of the Douglas County Zoning Resolution amended November 15, 1982. The Authority for Section XIII of the Douglas County Zoning Resolution is Article 67, Title 24 (Planned Unit Development Act of 1972), of the Colorado Revised Statutes, 1973, as amended.
- B. Adoption. The adoption of this Development Guide shall evidence the finding and decision of the Douglas County Board of County Commissioners that this Development Guide for the Castle Pines Village is authorized by the provisions of the Section XIII of the Douglas County Zoning Resolution; that such Section XIII and this Development Guide comply with the Planned Unit Development Act of 1972.
- C. Effects of Douglas County Zoning Resolution. The provisions of Section III (Board of Adjustment; Section IV (Amendments to the Zoning Resolution); Section V (Non-Conforming Uses and Buildings; Section VIII (Enforcement); and Section XVIII (Uses not Itemized) of the Douglas County Zoning Resolution and the successors thereof, as now in effect and as hereafter amended, are by this reference incorporated herein as if set forth in full, to the extent not inconsistent with the provisions of this Development Guide.
- D. Enforcement. The provisions of this Development Guide relating to the use of land and the location of open space shall run in favor of the residents of Douglas County without any limitation of any power or authority otherwise granted by law. All provisions of this Development Guide shall run in favor of the residents, occupants and owners of the land within Castle Pines Village to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.
- E. Conflict. The provisions of the Development Guide shall prevail and govern the development of Castle Pines Village provided, however, where the provisions of the Development Guide do not clearly address a specific subject, the provisions of the Douglas County Zoning Resolution, or any other ordinances, resolution or regulation of Douglas County shall prevail. Provisions of the Castle Pines Design Guide which are more restrictive than either the Development Guide or County regulations shall prevail in any instance where there is a conflict.
- F. Modification. No provisions of this Development Guide may be substantially modified, removed or released by Douglas County if such modification, removal or release:

1. Affects the rights of residents, occupants and owners established by this Development Guide to maintain and enforce the provisions of this Resolution; or
2. Is inconsistent with the efficient development and preservation of Castle Pines Village in accordance with this Development Guide; or
3. Affects in a substantially adverse manner the enjoyment of the land bordering Castle Pines Village; or
4. Imposes a financial burden for construction and/or maintenance of public facilities upon the County generally.

Modifications, removals and releases of the provisions of this Development Guide may be made by the Douglas County Board of County Commissioners with the concurrence of the Castle Pines Land Company upon application of an owner of the affected property when it is determined by the Board of Commissioners that the modification, removal or release does not adversely affect substantial rights of occupants, residents and owners and is not inconsistent with this Section I and the purpose, objectives and intent of this Development Guide.

- G. Addition of Land; Rezoning. The Castle Pines Land Company may make application to extend the provisions of this Development Guide to additional parcels of land which shall be contiguous to Castle Pines Village and under the control of the Castle Pines Land Company. Such application shall be made in conjunction with an application to rezone the property and include it within Castle Pines Village. Addition of land shall cause the legal description (Section VII) to change. A copy of the revised legal description shall be made available to the Douglas County Planning Office at the time of the addition of new land.
- H. Process for Amending Development Plan and Guide. The Development Guide and Development Plan shall be amended in accordance with the procedures set forth in Section XIII of the Douglas County Zoning Resolution, November 15, 1982 or as amended.
- I. Tabulation of Total Number of Dwelling Units. 2,800 residential dwelling units shall be the maximum number of dwelling units within all Planning Areas as set forth in the Castle Pines Amended P.D. Development Plan. In order to assure the Planning Director, Planning Commission and the Board of County Commissioners that this total will not be exceeded, a tabulation chart providing space upon which to record each Planning Area density has been provided (see next page).

TABULATION OF PLATTED UNITS

CASTLE PINES AMENDED P.D.

<u>Planning Area</u>	<u>Acres</u>	<u>Maximum D.U./Acre</u>	<u># Units Approved/Platted</u>	<u>Date of Platting/Approval</u>	<u>Revisions/Replats</u>	<u>Date of Replat/Revisions</u>
R-1	22.8	1				
R-2	27.5	1				
R-3	67.5	1				
R-4	35.8	1				
R-5	36.5	1				
R-6	68.8	1				
R-7	147.8	1	77	06/23/81		
R-8	23.2	1	13	06/23/81		
R-9	14.5	1	12	06/23/81		
R-10	16.5	1				
R-11	6.8	1	4	06/23/81		
R-12	184.8	1	82	11/17/81		
R-13	37.5	1				
R-14	54.8	2				
R-15	9.5	2				
R-16	12.5	2				
R-17	8.5	2				
R-18	8.8	2				
R-19	57.5	2				
R-20	27.5	2				
R-21	45.8	2				
R-22	22.8	2				

<u>Planning Area</u>	<u>Acres</u>	<u>Maximum D.U./Acre</u>	<u># Units Approved/Platted</u>	<u>Date of Platting/Approval</u>	<u>Revisions/Replats</u>	<u>Date of Replat/Revisions</u>
R-23	27.2	2	34	05/83		
R-24	41.5	2				
R-25	48.8	2				
R-26	51.5	2				
R-27	43.5	3				
R-28	5.8	3				
R-29	21.8	3				
R-30	14.5	3				
R-31	24.8	3				
R-32	33.8	3				
R-33	32.7	3				
R-34	81.5	3				
R-35	35.8	3				
R-36	28.8	4				
R-37	16.8	4				
R-38	38.8	4				
R-39	49.8	4				
R-40	14.5	4				
R-41	28.8	4				
R-42	16.5	4				
R-43	13.7	4				
R-44	12.8	4				
R-45	23.8	4	70	06/23/81		

<u>Planning Area</u>	<u>Acres</u>	<u>Maximum D.U./Acre</u>	<u># Units Approved/Platted</u>	<u>Date of Platting/Approval</u>	<u>Revisions/Replats</u>	<u>Date of Replat/Revisions</u>
R-46	2.5	4				
R-47	25.5	4				
R-48	11.8	4				
R-49	12.5	4				
R-50	16.3	4				
R-51	24.2	4	85	09/19/84		
R-52	15.8	4				
R-53	32.5	4				
R-54	34.5	4				
R-55	4.5	4				
R-56	18.5	5				
R-57	15.8	3				
R-58	11.5	5	51	06/23/81		
R-59	21.8	5				
R-60	38.8	5				
R-61	5.6	5	21	10/26/84		
R-62	42.8	5				
R-63	8.8	1				
R-64	5.8	3				
Com-1	21.5	5				

NOTE: TOTAL MAXIMUM DWELLING UNITS = 2,800. THIS TOTAL SHALL NOT BE EXCEEDED.

42. Open Space, Community: Community open space is composed of privately owned land devoted to Castle Pines Village recreational, community or open space uses, all of such lands being unoccupied with unobstructed space, open to the sky, except for trees, shrubbery, vegetation or improvements relating to community, recreational or open space use.
43. Parking Space: A portion of land, other than a street, used for the parking of automobiles and available for general public use, either free or for remuneration (see Section VI).
44. Planning Area: An area of land in the Master Plan, the boundaries of which are arterial streets, non-urban areas and other lines set forth on the Master Plan. The specific uses in, and the corresponding development standards and requirements applicable to, any area of land are determined by the Planning Area within which such area is placed and the provisions of this Development Guide.
45. Pre-Sited Zone: Areas within each lot which have been selected by the Castle Pines Land Company for the location of buildings or structures.
46. Public Sewerage and Public Water Facilities: Facilities of a metropolitan district which are constructed, operated and maintained to provide water or sewerage service to Castle Pines Village.
47. Retail Commercial: A commercial use characterized by the selling of tangible goods, wares and merchandise directly to the consumer.
48. Riding Trails, Hiking Trails and Biking Trails: A trail or passageway arranged, designed and intended for use by equestrians, pedestrians and cyclists using non-motorized vehicles.
49. Right-of-Way or Passageway: An area or strip of land, either publicly or privately owned, over which a right of passage has been recorded for the use by vehicles or pedestrians or both.
50. Service Commercial: A commercial use characterized by the selling of services and intangibles directly to the consumer.
51. Site Development Plan: The procedures, requirements and standards for site development plans specified in the Castle Pines Design Guide and the Douglas County Zoning Resolution.

52. Special Community Event: A temporary event, sponsored by a Castle Pines service club, Castle Pines Golf or Recreation Club, association, property owners association, other community organization or the owner of a major portion of the land within Castle Pines Village, such as golf tournaments, fireworks, parades, swim meets, community picnics, athletic events, non-motorized vehicle races, rodeos, Christmas and holiday pageants and other outdoor programs.
53. Story: That portion of a building included between an upper space of any floor and the upper surface of the floor next above, except that the top most story shall be that portion of a building included between the upper surface of the top most floor and the ceiling or roof above. If the finished floor level directly above a basement or unused under floor space is more than six feet, above grade as defined herein for more than 50% of the total perimeter or is more than twelve feet, above grade as defined herein at any point, such basement or unused under floor space shall be considered as a story.
54. Structure, Temporary: A structure which is not a permanent structure, or one which is constructed for a special purpose in contemplation of removal upon accomplishment of such purpose. The allowable life of the structure shall be based on the appropriate county permits.
55. Temporary Contractor Storage Yard: A place for temporary storage of materials used for the construction of structures, roadways, public utilities or landscaping.
56. Yard: The area on the lot unoccupied and unobstructed from the ground upward, except for certain items as otherwise provided in this Development Guide, such as landscaping, walkways and patios.
57. Yard, Front: A yard extending across a lot between the principal building nearest the public street providing access thereto and the edge of the curb nearest such building or, in absence thereof, the edge of the paved road surface.
58. Yard, Rear: A yard extending across the full width of a lot between the principal building on the lot nearest to the rear lot line and the rear lot line.
59. Yard, Side: A yard extending from the front yard to the rear yard between the principal building nearest to a side lot line and such side lot line.

SECTION IV
LAND USE PLANNING AREAS
RESIDENTIAL

- A. Purpose and Intent. Castle Pines Village is a unique community; the design, unit placement, construction, landscaping and maintenance will be of the highest possible quality with strongest emphasis placed on maintaining the uniqueness and natural aesthetics of the terrain. The purpose of this Section is to make provisions for the highest quality development of low density single-family dwellings within Castle Pines Village. It is the intent of this Section to encourage the development which responds sensitively to the dictates of the varied landscape conditions within Castle Pines thereby preserving the unique landscape qualities found in Castle Pines Village. The maximum number of dwelling units shall not exceed 2,800 units.
- B. Uses Permitted. The following uses are permitted in Residential Planning Areas, subject to Paragraph F, this Section and subject to review of improvements and landscaping by the Design Review Committee.
1. Detached single-family dwellings using the Conventional Development Standards contained in Paragraph D.
 2. Attached or detached single-family dwellings using the alternative development standards contained in Paragraph E.
 3. Open space.
 4. Recreation facilities.
 5. Sewerage and water facilities.
 6. Accessory buildings and uses as provided in Section IV.
 7. Temporary contractor storage yards.
 8. Off-street parking as provided in Section VI.
 9. Temporary offices and Model Homes.
 10. Open space easements, hiking trails and biking trails.
 11. Golf Course Maintenance Facilities.
 12. Community Information Centers.
 13. Special Community Events
 14. Agricultural Use

C. Uses Permitted by Special Review. The following areas are permitted in Residential Planning Areas as a use by special review.

1. Nursery schools and child care centers.
2. Public or home owner association buildings.
3. Signs as provided in Section V.
4. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein. Approval subject to review by the Douglas County Planning Director.

D. Conventional Development Standards. Residential development and projects permitted in single-family residential Planning Areas shall be constructed in accordance with the following development standards.

NOTE: In certain instances, more restrictive development standards have been adopted by the Castle Pines Design Review Committee. The most current copy of the Castle Pines Village Design Review Guide should be consulted for any areas of conflict between this Development Guide and in the case where a conflict exists, the more restrictive provision shall govern.

1. Minimum lot area: 15,000 square feet
2. Minimum setback from all property lines: Front: 25 feet
Side: 20 feet
Rear: 20 feet
 - a. For sloping sites (steeper than 20% grade from the center of the lot to the road), the minimum front setback may be reduced to 10 feet.
3. Maximum building height: Flat Roof: 35 feet
Sloping Roof: 38 feet

E. Alternative Development Standards: In order to provide Castle Pines Village with a more varied and interesting neighborhood residential pattern and flexibility in residential development and to encourage the assemblage of open space for more scenic, passive and active residential uses, alternative development standards have been formulated and are set forth below and are permitted in this zone upon condition that the use be first approved by the Design Review Committee subject to the compliance with the criteria set forth below and the Design

Review Guidelines. All applicable projects shall also be required to follow the requirements in Section 7, Site Plan Procedure and Submittal Requirements of the Douglas County Zoning Resolution. Alternative development types include Townhouses, Cluster Development, Patio Homes and Condominiums.

NOTE: In certain instances, more restrictive development standards have been adopted by the Castle Pines Design Review Committee. The most current copy of the Castle Pines Village Design Review Guide should be consulted for any areas of conflict between this Development Guide and in the case where a conflict exists, the more restrictive provision shall govern.

1. The objectives of these alternative development standards are to:
 - a. Encourage variety in the physical development pattern of Castle Pines Village.
 - b. Provide a variety in residential neighborhoods greater than would be possible through the application throughout the entire residential community of the standards set forth in Subsection D above.
 - c. Encourage the use of a more creative approach to the development of land.
 - d. Encourage a more efficient, aesthetic and desirable use of open space.
2. The principles of these alternative development standards are to:
 - a. Provide that the density and building intensity of any residential lot or project proposed pursuant to these alternative development standards will conform to the provisions of Section I, General Provisions.
 - b. Provide a variety of dwelling and building designs.
 - c. Provide high standards of development and provide amenities appropriate to the densities involved in the project.
 - d. Improve the environment by requiring adequate landscaping.
 - e. Provide for variety of housing within the neighborhood pattern of Castle Pines Village.
 - f. Provide for a desirable living environment which meets the needs of a variety of lifestyles.

3. Alternative Development Standards Criteria: the following criteria shall be required for all projects utilizing the alternative development standards:
- a. The minimum project area shall not be less than two acres;
 - b. A minimum of 30% of the project area shall be devoted to Common areas and elements which may include, but not be limited to, landscaped areas, walkways, bikeways, swimming pools, tennis courts, play areas and other common areas but shall exclude therefrom driveways, roadways and all off-street parking facilities;
 - c. The preservation within the project area of existing natural vegetation to the extent possible;
 - d. A 25' setback shall be provided adjacent to any collector road right-of-way or project area boundary;
 - e. A 5' setback shall be provided adjacent to any local street;
 - f. At least 50% of the required parking must be enclosed;
 - g. A buffer zone shall be provided in any single-family attached project that is adjacent to a lower density residential use. The buffer zone must be kept free of buildings or structures and must be landscaped, screened and/or protected by natural features so that adverse effects on the surrounding use areas are eliminated. The buffer zone shall be at least 25' in width.

4. Standards:

- a. Minimum project area: 2 acres
- b. Minimum setback of residential structures from property lines:
0 feet; except streets and project area boundary (see 3.d. & 3.e.).
- c. Maximum building height: Flat Roof: 35 feet
Sloping roof: 38 feet

F. Energy Conservation, Solar Access: Energy conserving design, construction and siting is encouraged at Castle Pines Village.

- 1. Where possible, streets and driveways should be orientated to receive maximum benefit from the sun.
- 2. No construction of any single family lot shall be of height and location so as to substantially obstruct sunlight on neighboring houses.

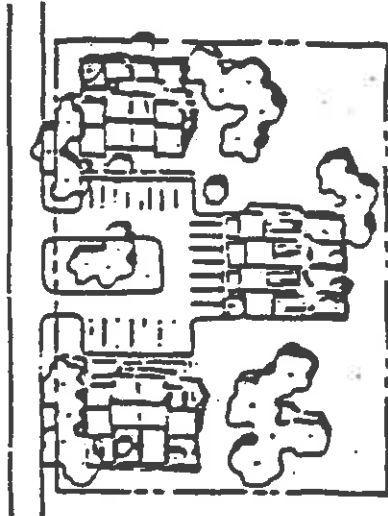
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- G. Off-Street Parking. The provisions of Section VI (Off-Street Parking) shall be adhered to in this Section.
- H. Non-Residential Development Standards. Any non-residential use permitted by the provisions of this Section shall be subject to the applicable standards set forth in the following Sections.
- I. Review and Approval. All site plans and buildings must first be approved by the Design Review Committee before submission to Douglas County. Any violation of this provision shall be a violation of the Castle Pines Covenants.
- J. Specific Planning Area Restrictions and Provisions.
1. The minimum permitted lot size in Planning Area R-63 shall be one (1) acre.
 2. Within Planning Area R-6 a parcel which exceeds a minimum lot size of five (5) acres may include the following as permitted uses:
 - a. Museum.
 - b. Reception Center/Meeting Center.
 - c. Office for Charitable Uses.
 3. In order to minimize potential visual impact which may result from future building construction, building envelopes and/or height restrictions shall be established if determined appropriate by the Planning Director at the platting/site plan stage for Planning Areas R-4, R-20, R-31, R-39 and R-41. Building height and profile shall be in proper scale with the surrounding topography and vegetation in order to ensure that potential impact of buildings protruding into significant visual areas is minimized. In areas where existing vegetation which would help integrate the building profile into the landscape does not exist, vegetation shall be provided for this purpose. All vegetation to be preserved within the Planning Areas noted above shall be shown on the plan at the platting/site plan stage. No new earthwork activity, excluding construction of roads, shall take place within Planning Areas R-4, R-20, R-31, and R-39 until a grading plan for the construction has been submitted to and approved by the Douglas County Planning Department.
 4. Geotechnical studies shall be provided at the time of platting/site plan stage for Planning Areas R-4, R-39, R-55 and any other areas as required by the Planning Director.

K. Alternative Development Types

Alternative development types which may be constructed in accordance with Sub Section E include Townhouses, Cluster Development, Zero Lot Line, Patio Homes and Condominiums. The following definitions and illustrations are provided below to help clarify these development types:

1. Dwelling, Townhouse

A single-family attached dwelling in a grouping of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.



DWELLING, TOWNHOUSE

2. Cluster

A development design technique that concentrates buildings in specific areas on the site and allowing for a reduction in lot size below minimum requirements allowing the remaining land to be used for recreation and common open space.



CLUSTER
SUBDIVISION

COMMERCIAL PLANNING AREAS

- .. Purpose and Intent. The purpose of this Section is to establish land use and development standards for commercial land uses located within Castle Pines Village and to promote high standards of development quality through stringent site planning and landscaping requirements. The provisions of this Section encourage a concentrated mixture of uses and buildings.
- .. Uses Permitted. The following uses are permitted in the Commercial Planning Areas, subject to Paragraph E, this Section and subject to review of improvements and landscaping by the Design Review Committee.
 - 1. Retail commercial.
 - 2. Service commercial.
 - 3. Recreational commercial.
 - 4. Professional offices.
 - 5. Temporary offices.
 - 6. Hotels and lodgings.
 - 7. Institutional facilities, including:
 - a. Museums
 - b. Churches
 - c. Art galleries
 - d. Hospitals
 - 8. Utility services.
 - 9. Executive and caretaker apartments.
 - 10. Recreation facilities.
 - 11. Hiking trails, biking trails.
 - 12. Open Space.
 - 13. Accessory buildings and uses as provided in Section VI.
 - 14. Temporary contractor storage yards.
 - 15. Signs as provided in Section V.
 - 16. Off-street parking as provided in Section VI.
 - 17. In Commercial Area #1 residential uses developed in accordance with the provisions set forth in the Residential Planning Areas.
 - 18. Agricultural Uses.

- C. Uses Permitted by Special Review. The following uses are permitted in the Commercial Planning Areas as a use by special review.
1. Any uses consistent with the purposes of this Section and compatible with the uses set forth herein. Approval subject to review by Douglas County Planning Director.
- D. Development Standards. Development permitted in the Market Square Planning Area shall be constructed in accordance with the following development standards.
1. Minimum lot area: 1 acre
 2. Minimum setback: 30 feet
 3. Maximum building height: Flat Roof: 35 feet
Sloping Roof: 38 feet
 4. Maximum building coverage: that portion of the site outside of the setbacks, landscaping, off-street parking and easements.
 5. A regional architectural style contemporary or traditional, expressed in the aggregate as a low profile village mall using wood and compatible materials and avoiding a monotonous or massive appearance shall be encouraged.
 6. Creation of a varied landscape and amenities such as ponds and other water features shall be encouraged.
- E. Energy Conservation, Solar Access. Energy conserving design, construction and siting is encouraged at Castle Pines Village.
1. Where possible, streets and driveways should be orientated to receive maximum benefit from the sun.
 2. Building design and construction shall be accomplished with consideration for minimizing the substantial obstruction of solar access of one building by another.
- F. Off-Street Parking. The provisions of Section VI (Off-Street Parking) shall be adhered to in this Section.
- G. Review and Approval. All site plans and buildings must first be approved by the Design Review Committee before submission to Douglas County. Any violation of this provision shall be a violation of the Castle Pines Covenants.

GOLF COURSE PLANNING AREAS

Purpose and Intent. The purpose and intent of this Section is to establish land use and development standards for Golf Courses, Golf Clubs, and closely associated uses and facilities.

Uses Permitted. The following uses are permitted in the Golf Course Planning Areas.

1. Retail commercial and professional offices that relate to golf and/or the operation, membership and management of the Golf Clubs.
2. Maintenance facilities.
3. Accessory buildings and uses.
4. Open Space.
5. Utility services.

Development Standards. Development permitted in the Golf Club Planning Areas shall be constructed in accordance with the following standards:

1. Minimum lot area: 25,000 square feet
2. Minimum setback: 20 feet
3. Maximum building height: Flat Roof: 35 feet
Sloping Roof: 38 feet

Architectural projections, including but not limited to spires, chimneys and observation towers, may exceed the height limit by a maximum of fifteen (15) feet.

Energy Conservation, Solar Access. Energy conserving design, construction and siting is encouraged at Castle Pines Village.

1. Where possible, streets and driveways should be orientated to receive maximum benefit from the sun.
2. Building design and construction shall be accomplished with consideration for minimizing the substantial obstruction of solar access of one building by another.

Off-Street Parking. The provisions of Section VI (Off-Street Parking) shall be adhered to in this Section.

P. Review and Approval. All initial site plans and buildings must first be approved by the Design Review Committee before submission to Douglas County. Any violation of this provision shall be a violation of the Castle Pines Covenants.

COMMUNITY OPEN SPACE

Purpose and Intent. The purpose and intent of this Section is to establish land uses and development standards which will result in the retention of a significant amount of Castle Pines Village for community open space, community recreational use and other Castle Pines community uses. It is the intent of this Section to exclude denser development from areas which provide buffer zones and to preserve significant natural features.

Uses Permitted. The following uses are permitted in the Open Space Planning Areas, subject to Paragraph D, this Section and subject to review of improvements and landscaping by the Design Review Committee.

1. Open space and open space easements.
2. Bike trails, hiking trails.
3. Recreation areas and facilities.
4. Utility services.
5. Maintenance facilities.
6. Community information centers.
7. Temporary offices, sales and administrative facilities.
8. Community events.
9. Agricultural uses.

Review and Approval. All site plans and building plans must be approved by the Design Review Committee before submission to Douglas County. Any violation of this provision shall be a violation of the Castle Pines Covenants.

ACCESSORY BUILDINGS AND USES

- A. Purpose and Intent. The purpose of this Section is to establish land uses and development standards for accessory buildings and uses permitted within all Planning Areas of Castle Pines Village in order to secure compatibility with surrounding land uses.
- B. Uses Permitted. The following accessory building and uses are permitted within all Planning Areas, including Residential Planning Areas and the Open Space Area, subject to Paragraph D, this Section and subject to review of improvements and landscaping by the Design Review Committee.
1. Home occupations.
 2. Guard houses.
 3. Private swimming pools; private greenhouses.
 4. Private fallout shelters.
 5. Caretaker quarters.
 6. Off-street parking facilities
 7. Maintenance buildings.
 8. Detached garages.
 9. Temporary sales and/or construction offices.
 10. Tennis courts, paddle tennis courts, barbeque pits, water features.
 11. Clubhouses.
 12. Household pets.
 13. Fences, hedges and walls.
- C. Development Standards. Permitted accessory buildings and uses shall be constructed and uses in accordance with the following development standards.
1. Each accessory building shall comply with the development standards set forth for the Planning Area in which it is located.

2. Private uncovered swimming pools, tennis and paddle tennis courts may project into any required yard provided that any such use is set back a minimum of ten feet from any property line and does not encroach into utility easements.
 3. Home occupations.
 - a. Such use shall be conducted entirely within the principal dwelling and only by the inhabitants thereof.
 - b. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character thereof.
 - c. The total area used for such purposes shall not exceed one-half the gross floor area of the main floor of the dwelling unit.
 - d. There shall be no exterior advertising other than identification of the home occupation by a sign.
 - e. There shall be no sale of stock, supplies or products conducted on the premises, except sales which are incidental and secondary to the home occupation.
 - f. There shall be no exterior storage of material or equipment used in connection with the home occupation.
 - g. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.
 - h. Off-street parking as provided in Section VIII.
 4. Household pets, not exceed four animals of more than four months of age per dwelling unit, shall be permitted as an accessory use in all Residential Planning Areas.
 5. Fences, hedges and walls shall be allowed in any use area as an ancillary use without height or size limit subject to the approval of the Design Review Committee.
- D. Energy Conservation, Solar Access. Energy conserving design, construction and siting is encouraged at Castle Pines Village.
1. Where possible, streets and driveways should be orientated to receive maximum benefit from the sun.

SECTION VI

SIGNS

- A. Purpose and Intent. The purpose of this Section is to establish standards for the erection and use of signs within Castle Pines Village.
- B. General Standards. The following standards shall apply to signs in all Planning Areas.
1. No signs exceeding six square feet in surface area shall be erected, constructed or placed on any building, structure or lot unless a permit therefore has been issued. No such permit shall be issued unless the proposed sign complies with the standards of this Section and such further standards as may be adopted by the Board after recommendation by the Planning Commission with respect to structural safety, materials and design.
 2. All signs erected in any public right-of-way by a public agency authorized to control or direct traffic shall be exempt from the provisions of this Section.
 3. Signs located at highway intersections and entries identifying Castle Pines Village which are integral parts of an entry treatment utilizing landscaping, masonry or other materials to define and provide an aesthetically pleasing entry are permitted, provided that no such entry treatment shall hinder motorist visibility. The total surface area of all signs at such entry shall not exceed 200 square feet, the surface area of any one such sign shall not exceed 100 square feet and no such sign shall project higher than 20 feet above ground.
 4. Directional signs for the aid of those traveling within Castle Pines Village are permitted, provided such signs are consistent with each other in materials and design, do not exceed 20 square feet in surface area each nor project higher than 10 feet above ground level.
 5. Signs informing of special community events are permitted in each Planning Area, provided such signs are erected or displayed no earlier than six weeks preceding the event and are removed no later than two days subsequent to the event.
 6. Temporary signs informing prospective community residents of land uses being constructed or to be constructed in the future are permitted for up to five years after erection, provided that no such sign shall exceed 20 square feet in surface area nor shall project more than 10 feet above

2. Building design and construction shall be accomplished with consideration for minimizing the substantial obstruction of solar access of one building by another.

E. Review and Approval. All site plans and buildings must first be approved by the Design Review Committee before submission to Douglas County.

ground and all such signs shall be uniform in color, size and materials throughout Castle Pines Village and consistent with its architectural theme.

7. One temporary sign, lighted or unlighted, accessory to each temporary sales office, leasing office or model dwelling unit from which only new homes, residential lots and new non-residential properties are sold or leased, is permitted while such office is being used for such purposes, provided such sign shall be a low-silhouette sign, shall not project higher than six feet above ground, shall not exceed 36 square feet in surface area and shall indicate only the name of the project or projects available for sale or lease.
8. The following signs are prohibited in Castle Pines Village.
 - a. Any portable sign located on one or more wheels.
 - b. Any revolving beacon, fountain, flashing and rotating sign and any other sign with any type of movement or intermittent lighting effect.
 - c. Any flag, banner or other device designed to wave, flap, rotate or otherwise move with the wind excluding therefrom any flag or emblem of any government or governmental agency or of any civic, charitable, religious or fraternal organization.
 - d. Any sign for purposes of advertising of products or services available elsewhere than on the lot or project where such sign is situated.
 - e. Any sign attached to a building which:
 - (1) Projects perpendicular to the building;
 - (2) Is parallel with a wall of the building but projects more than 18 inches from such wall;
 - (3) Extends above the roof line or above the top of the parapet of the front wall, whichever is higher.
 - f. Any sign which hinders the visibility of traffic control devices or directional signs.
 - g. Any sign painted upon the exterior of a building.
9. The surface area of any sign shall be calculated in accordance with the following standards.
 - a. The structure and bracing of a sign shall be omitted from the calculation unless such structure or bracing is made part of the message or face of the sign.
 - b. The surface area of any sign which has two or more display faces shall include the area of all faces.

- c. The surface area of any sign with a backing or background that is part of the overall sign display shall be calculated by determining the sum of the areas of each square, rectangle, triangle, circle and portion of a circle or any combination thereof, which creates the smallest single continuous perimeter enclosing the outer limits of the display surface or face of the sign, including all non-structural frames, backing, faceplates, trim and other component parts not used solely for structural safety.
- d. The surface area of any sign with a backing or background that is part of the overall sign display shall be calculated by determining the sum of the areas of each square, rectangle, triangle, circle and portion of a circle or any combination thereof, which creates the smallest single continuous perimeter enclosing the outer limits of each word, figure, picture or other representation, including all non-structural frames, backing, faceplates, trim and other component parts not used solely for structural safety.
- e. The surface area of any sign having parts both with and without backing or background shall be calculated by determining the sum of the areas of each square, rectangle, triangle, circle and portion of a circle or any combination thereof, which creates the smallest single continuous perimeter enclosing the outer limits of the display surface or face of the sign, including all non-structural frames, backing, faceplates, trim and other component parts not used solely for structural safety, for parts thereof having no backing or background.

10. Signs and sign structures shall be maintained at all times in a state of reasonably good repair, with all braces, bolts, clips, supporting frame and fastenings reasonably free from deterioration, insect infestation, rot, rust or loosening. Signs shall be able to safely withstand anticipated wind pressures for the area in which they are located. The County Building Inspector shall have the authority to order the repair, alteration or removal of a sign or sign structure which constitutes a hazard to life or property and in the event that such a sign has not been repaired, altered or removed to remedy such hazard within thirty days after written notification from such Inspector, the County shall have the authority to so repair, alter or remove such sign or sign structure at the expense of the owner of the lot upon which such sign is located.

- C. Residential Signs. In all Residential Planning Areas, the following signs are permitted subject to the following standards.

1. One FOR SALE or FOR RENT sign is permitted for each dwelling unit, provided such sign is unlighted and the surface area does not exceed six square feet.
2. One sign identifying each public or quasi-public use if permitted, provided the surface area of such sign does not exceed ten square feet.
3. One sign identifying each residential project is permitted, provided the surface area of such sign does not exceed twenty square feet.
4. Signs advertising the sale or rental of dwelling units under construction or to be constructed are permitted for up to two years, provided that not more than one such sign is located adjacent to each street abutting the subdivision, each sign is unlighted and the surface area of each such sign does not exceed twenty square feet in surface area.
5. One sign identifying each home occupation is permitted, provided such sign shall be unlighted, shall be affixed to the front wall or placed in a front window of the principal building and does not exceed three square feet in surface area.

D. Signs in the Commercial Areas. The following signs are permitted subject to the following standards.

1. One sign identifying each principal use is permitted for each building face, provided it is attached parallel to and within 18 inches of the wall of the principal building and does not exceed 200 square feet in surface area.
2. One additional sign identifying each principal use is permitted, provided such sign shall be unlighted; shall be affixed to the front wall or door, suspended from an overhang or placed on a front window of the principal building; and does not exceed six square feet in surface area.

E. Approval. All signs must be approved by the Design Review Committee before installation. Design and graphics must conform to design standards established by the Design Review Committee. Approval subject to review by the Douglas County Building and Planning Department.

SECTION VI
OFF-STREET PARKING

- A. Purpose and Intent. The purpose of this Section is to establish development standards to satisfy the motor vehicle off-street parking needs generated by land uses in Castle Pines Village.
- B. General Standards and Requirements. Off-street parking facilities are permitted and required in accordance with the following standards.
 1. All required off-street parking facilities shall be designed, constructed and maintained so as to be useable and accessible at all times and shall be conveniently located to the use or uses they serve in order not to discourage their utilization.
 2. All off-street parking facilities shall be designed so that where site lines are restricted or where traffic flow creates a hazardous situation, motorists are not encouraged or required to back directly from a parking space into a street, excluding therefrom such facilities serving single-family dwellings.
 3. Common or joint uses of parking facilities may be permitted with a recorded agreement if traffic congestion or less than adequate parking for the uses involved is avoided thereby.
 4. Except for required off-street parking facilities for single-family dwellings, such facilities do not have to be located on the same lot as the use or uses which generate the requirement, provided the total parking requirement for each use is satisfied and that no such parking area shall be located more than 300 feet from the use to be served. Parking structures may be utilized to satisfy the parking requirements for any permitted use in the Commercial Square Planning Areas and must be approved by the Douglas County Planning Office.
 5. Except for uncovered parking facilities for one-family dwellings, such facilities may be located in any required front, side or rear yard, and garages and carports may be located in any required rear or side yard, subject to any landscaping, screening or other specific and more restrictive provisions established for the Planning Area in which they are situated.
 6. All parking spaces, driveways and maneuvering areas shall be paved with all-weather surfacing and shall be maintained.

7. All parking areas, other than those for single-family dwelling units, shall be designed as to allow for easy snow removal and to allow space for snow dump.
8. All lighting for illumination of parking areas and driveways shall be designed and located to direct light rays to the lot or project, will be designed to conserve energy and will be subject to Design Review Committee approval.
9. Parking area signs, each not to exceed two square feet in surface area, and directional instructions lettered on the paved surface of driveways and parking areas are permitted for all parking facilities. Such signs and instructions may contain only the name of the owner or occupant of the use served and such words and symbols that are directly related or essential to parking or the direction of vehicular traffic within the parking area and access driveways. All parking area signs shall be subject to Design Review Committee approval.
10. Wherever two or more different uses exist on the same lot or project, the total parking requirement therefore shall be the sum of the parking requirements for each such use.
11. Fractions resulting from calculations required by the provisions of this Section shall be rounded off as follows: (a) fractions of $1/2$ or more shall be rounded to the next higher whole number and (b) fractions of less than $1/2$ shall be rounded to the next lower whole number.
12. Wherever the use of any lot or project is changed, enlarged, expanded or intensified from that for which the existing parking facilities were provided, additional parking facilities to meet the requirements of this Section shall be provided for the changed, enlarged, expanded or intensified use.
13. Parking facilities shall not be used for the sale, repair, dismantling or service of any vehicles, equipment, materials or supplies nor for the storage of such equipment, materials or supplies.
14. Any of the standards and requirements set forth in this Section may be varied in particular areas where necessary or desirable to accommodate special siting requirements or desirable planning goals upon approval of the Design Review Committee and in accordance with the Design Review Guide.
15. Requests to reduce or modify minimum parking space requirements must be accompanied by detailed written analysis of the reasons for the request and justification for the reduction or modification.

16. Parking lot pavement standards will require a minimum of two inches of pavement and six inches of base course with final construction standards based on site specific soil investigation.

C. Residential Standards and Requirements. Off-street parking facilities shall be provided for all residential uses in accordance with the following standards.

1. Each required off-street parking space shall have a minimum unobstructed area of 9 feet in width, 20 feet in length.
2. Off-street parking spaces located parallel to and abutting an aisle may be reduced to 8 feet in width.
3. The minimum number of off-street parking spaces required for each category of residential use shall be calculated in accordance with the following standards.
 - a. Single-family detached dwellings: two enclosed spaces and two guest spaces for each dwelling unit; guest spaces may be on driveway apron.
 - b. Single-family attached dwellings: one covered space and one guest space for each such dwelling unit. Enclosed spaces may be in individual garages or in a group garage. Open guest spaces shall be grouped to a minimum of four spaces and shall be sunken, bermed or otherwise screened from the street or abutting residential dwelling.
 - c. Home occupation: One space for each home occupation in addition to the parking spaces otherwise required for dwelling unit.

D. Non-Residential Standards and Requirements. Off-street parking facilities shall be provided for non-residential uses, including those situated in Residential Planning Areas, in accordance with the diagrams included in this Section and the following standards.

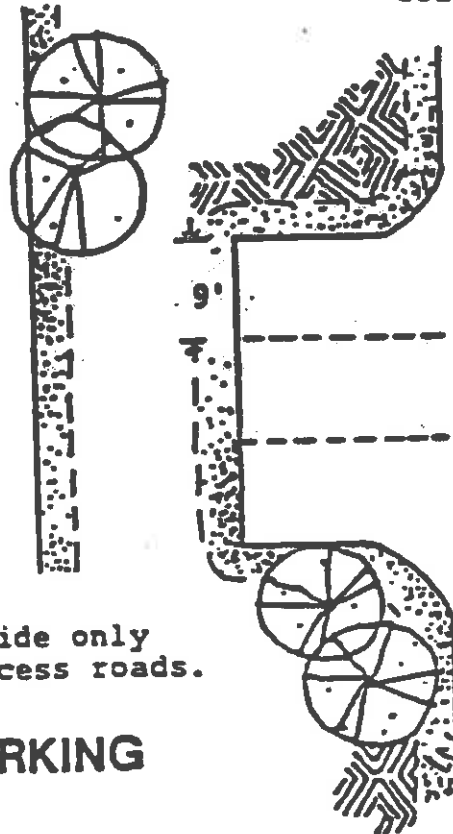
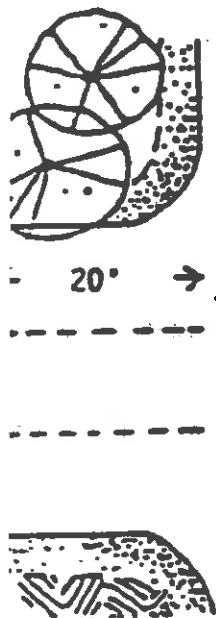
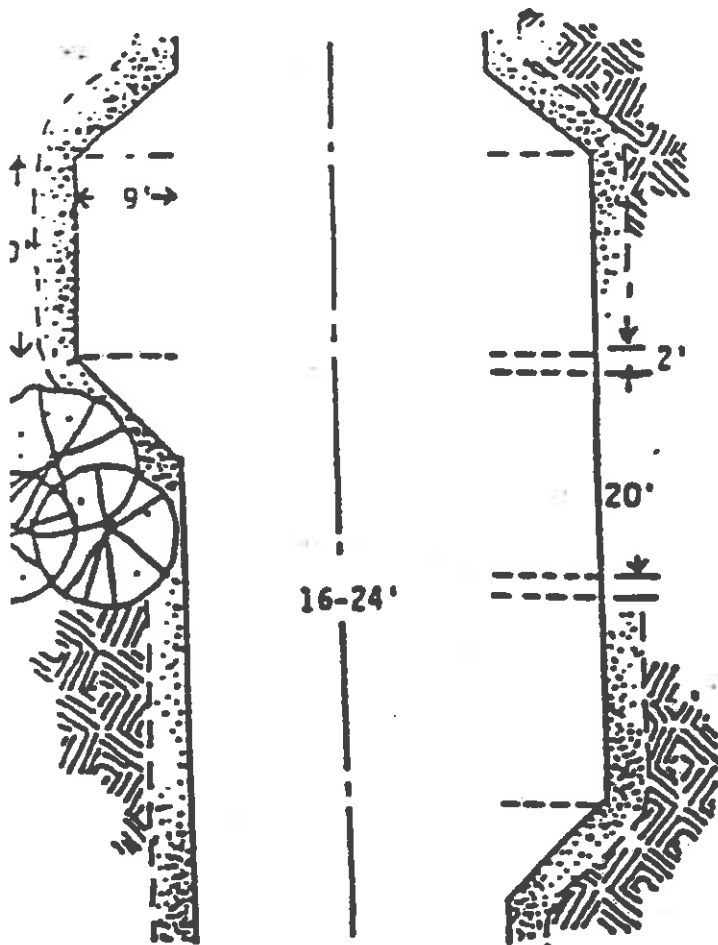
1. Each required off-street parking space shall have a minimum unobstructed area of 9 feet in width, 20 feet in length.
2. Off-street parking spaces located parallel to and abutting an aisle may be reduced to 8 feet in width.
3. Setback requirements for parking areas:
 - a. All parking areas or spaces shall be set back 10 feet from all property lines.

- b. All parking areas or parking spaces shall be set back 10 feet from exterior walls of buildings.
- 4. Landscaping requirements: All parking areas must be landscaped with landscaping plans approved by the Design Review Committee. All unbroken paved areas will be limited to 50 cars. All non-residential parking areas shall be screened from abutting residential areas or streets by berming, depressing the level, or by adequate planting.
- 5. Grading/Drainage: The maximum grade permitted in non-residential parking areas is 6%. Drainage plans which include specific perimeter drainage channels to prevent collection of overflow from other areas must be submitted and approved by the Design Review Committee.
- 6. The minimum number of off-street parking spaces required for each category of non-residential use shall be calculated in accordance with the following standards.
 - a. Commercial uses and professional offices: one space for each 300 square feet of gross floor area, except as otherwise specified below.
 - b. Hotels and Lodging: two spaces, plus one space for each rental unit.
 - c. Cafes, cocktail lounges, taverns and restaurants: one space for each 250 square feet of gross floor area.
 - d. Golf courses: four spaces for each hole.
 - e. Handball, racquetball, squash and similar courts: two spaces for each court.
 - f. Swimming pools: one space for each 100 square feet of water surface area but in no event less than 10 spaces.
 - g. Tennis courts: one space for each court.
 - h. Recreation centers: one space for each 200 square feet of gross floor area.

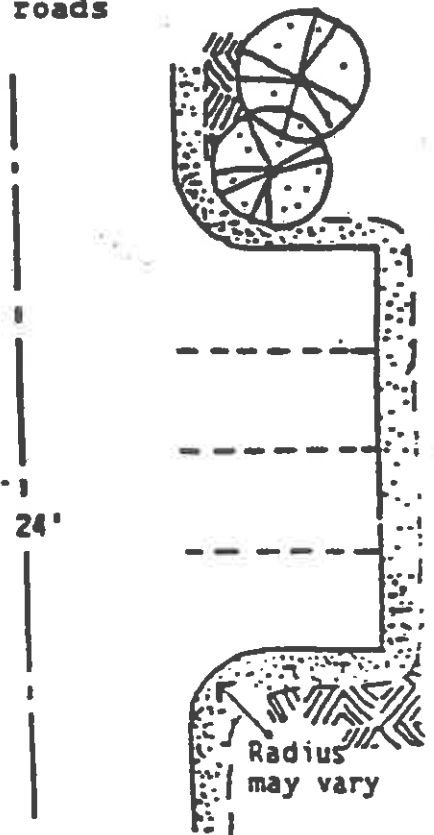
The aisle dimensions are the minimum permitted for pictured configurations, and in most cases will exceed desired minimum.

The shoulder will be continuous from roadway around parking spaces, though may vary in width where necessary to preserve existing vegetation.

Given the low design speed of the collector and local access roads, no extra stall depth is required.



Two sides possible on collector roads



Perpendicular: One side only on secondary local access roads.

OFFSTREET PARKING