

PARK MEADOWS TOWN CENTER

DEVELOPMENT GUIDE

Adopted October 12, 1982
Resolution #R-82-71
Recorded in Book 453 Page 702-754

Amended March 6, 1996
Section XI Signs
Reception #DC9612150
Recorded in Book 1324 Page 1134 - 1136

*See back
map for
area of
applicability*

*AMENDED 5/21/96
Reception # 9629328
Pg. 6-2-A
6-2-B
6-3-A
8-2-A
Amended 8/4/97
R# 9612150*

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BOOK 453 PAGE 701

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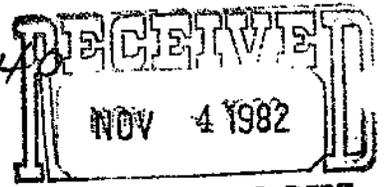
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Adopted 10/12/82

August 1981

*Ref. Book 453 Page 640
Resolution R82-71*



D. C. PLANNING DEPT.

PARK MEADOWS TOWN CENTER
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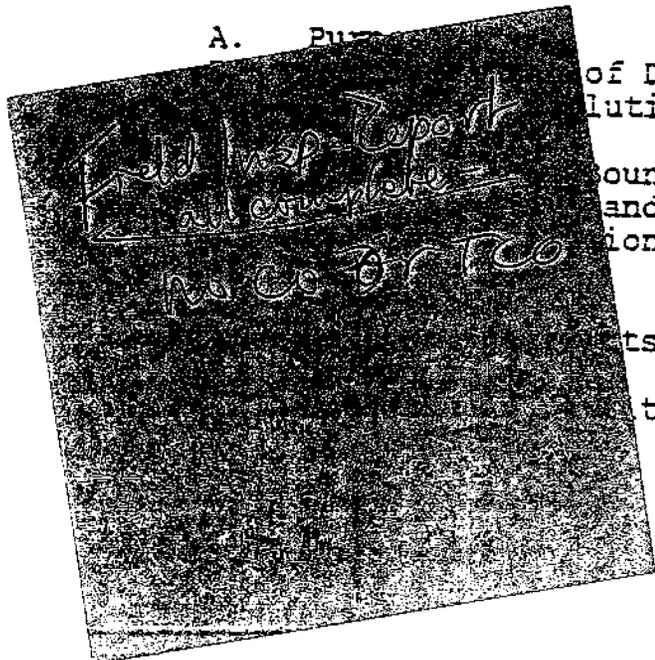


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SECTION I

PROPERTY, PURPOSE AND OBJECTIVES

- A. Property. The property to which this Development Guide is applicable (hereinafter sometimes referred to as the "Park Meadows Town Center Property" or, simply, the "Property") is legally described in Section XII hereof. (All Section references in this Development Guide, unless otherwise stated, are to Sections in this Development Guide). The Park Meadows Town Center Property is a single parcel of land, approximately 178 acres in size, located in Douglas County, Colorado, immediately southwest of the intersection of Interstate Highway 25 ("I-25") and County Line Road. The Property is bounded on the north by County Line Road, on the east by I-25, and on the west by Yosemite Street. The southerly boundary of the Property will consist of the Centennial Parkway ("C-470"). The Property has gently rolling topography and decreases approximately 100 feet in elevation on a gradual slope westerly away from I-25 to the western boundary of the Property.

Adjoining development along and across I-25 is composed, for the most part, of office, light industrial, and related commercial uses arranged in business parks. The Property is surrounded on at least three sides, however, by major areas of continuous suburban residential development, and suburban density residential development is likely to continue in all areas surrounding the Property for the foreseeable future; in fact, Mission Viejo's Highlands Ranch Project, designed for a population of 90,000, is presently being developed within a mile of the westerly edge of the Property.

The Property is, therefore, ideally suited for development as a major regional retail, office, and related commercial center, for at least four reasons:

1. The size, shape and terrain of the Property will accommodate a major development, and its size and terrain will mitigate the visual impact of buildings of substantial bulk and height.
2. The Property is located at the center of a large, and rapidly expanding market area. The nearest major shopping centers are more than 6 miles away.
3. The Property is located at the interchange of three major regional transportation corridors: I-25, C-470, and County Line Road. As well as providing

access to and from the Property, the surrounding freeways will provide a landscaped, and sometimes elevated, buffer between the Property and adjoining residential development.

4. The Property is located at the northernmost edge of Douglas County, near to Metropolitan Denver, and is neighbored by office, retail, and related commercial development along I-25 and County Line Road.
- B. Purpose. The purpose of this PARK MEADOWS TOWN CENTER DEVELOPMENT GUIDE (hereinafter sometimes referred to as this "Development Guide") is to insure that the Park Meadows Town Center (sometimes referred to herein as the "Town Center") is developed as a comprehensively planned retail, office, commercial, and business center, including a regional shopping center, clusters of lowrise and mid-rise office buildings connected to and surrounding such shopping center, and a hotel to service both retail and office uses in Park Meadows Town Center and nearby office and retail complexes.
- C. Objectives. The Park Meadows Town Center is intended to provide a significant regional shopping area, surrounded by compatible office and light industrial uses, with on-site lodging and connections to local and regional transportation networks. This Development Guide is intended to facilitate a cohesive, yet innovative, design and development plan for Park Meadows Town Center, while at the same time being responsive to the changing needs of the County and the users, tenants, and owners of the Park Meadows Town Center.

AUTHORITY

- A. Authority. The authority for this Development Guide is contained in Sections XIV and XXVII of the Douglas County Zoning Resolution. The authority for the Douglas County Zoning Resolution is Title 30, Section 28 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 Park Meadows Town Center is authorized by the provisions of the Douglas County Zoning Resolution and that this Development Guide complies with Title 30, Section 28 of the Colorado Revised Statutes, 1973, as amended.
- C. Enforcement. The provisions of this Development Guide relating to the use of land shall run in favor of Douglas County and shall be enforceable, at law or in equity, by Douglas County.
- D. Modification. Modifications or amendments, minor or significant, to the provisions of this Development Guide or any Site Plan adopted in connection herewith, may be made in accordance with the provisions of Section XI of the Douglas County Zoning Resolution.

CONTROL PROVISIONS

- A. Basic Use, Location and Bulk. The permitted uses, basic location, and bulk regulations for the various Planning Areas referred to herein are hereby adopted and declared to be parts of this Development Guide, and may be amended in the same manner as any other part of this Development Guide.
- B. Control Over Use. After the approval of this Development Guide, and subject to the provisions of Section VIII (Nonconforming Uses and Buildings) of the Douglas County Zoning Resolution:
1. Any new building or other structure, and any tract of land, may be used; and
 2. The use of any existing building, other structure or tract of land may be changed or extended; and
 3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated;

for any purpose permitted or required by the provisions of this Development Guide applicable to the Planning Area in which such building, other structure or tract of land is located, and for no other purpose. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all other standards and requirements set forth or referred to in the standards and requirements for that Planning Area, and to any other applicable standards and requirements of this Development Guide.

- C. Control Over Location and Bulk. In any Planning Area, after the effective date of this Development Guide and subject to the provision of Section VIII (Nonconforming Uses and Buildings) of the Douglas County Zoning Resolution, the location and bulk of all buildings and other structures, and existing and future, shall be in conformity with:
1. All standards and requirements set forth or referred to in the standards and requirements for the Planning Area in which such buildings and other structures are located; and

2. Any other applicable standards and requirements of this Development Guide.
- D. Nonconforming Uses and Buildings. Nonconforming uses and buildings within the Park Meadows Town Center shall be controlled by the provisions of the Douglas County Zoning Resolution regarding nonconforming uses and buildings, except to the extent inconsistent with this Development Guide (in which case the provisions of this Development Guide shall control).
- E. Site Plan; Phasing of Development.
1. The development plan for Park Meadows Town Center, including the location and boundaries of Planning Areas, the uses, and the circulation elements provided for by this Development Guide shall be shown upon a Site plan or Site plans which shall cover the Park Meadows Town Center Property and shall be adopted in accordance with subsection XXVIIIE of the Douglas County Zoning Resolution (which Site Plan or Site Plans are herein referred to as the "Site Plan" or "Site Plans").
 2. The Site Plans, including everything shown thereon, and all amendments thereto and modifications thereof, shall, upon approval, become a part of this Development Guide.
 3. The development of Park Meadows Town Center, and any lots or projects therein, may be carried out on a phased basis, provided that the Site Plan covering any lot, lots, or project shall describe the proposed phasing plan for the development of such lot, lots or project. Any Site Plan may describe the proposed development intended as part of a future phase or phases in detail appropriate to the stage of planning for such future phase or phases at the time such Site Plan is submitted for approval, provided that, before development of such future phase or phases may commence, the portion of such Site Plan covering such future phase or phases shall be replaced with a new Site Plan, or shall be amended or modified, in order to include all information necessary to satisfy the provisions of Subsection XXVIIIE of the Douglas County Zoning Resolution.

DEFINITIONS

- A. Purpose and Intent. The purpose of this Section is to make certain the meanings of certain words, terms and phrases used in this Development Guide. Any words, terms and phrases contained in this Development Guide shall be defined and interpreted in accordance with the definitions contained in this Section, unless the context clearly indicates a different meaning was intended. If the context is not clear, Park Meadows, Ltd. shall provide its understanding of the meaning to the Douglas County Planning Department, and if uncertainty still remains, the matter will be referred to the Douglas County Board of Commissioners for final determination.
- B. Rules of Construction. The following rules of construction shall govern the interpretation and construction of the provisions of this Development Guide.
1. All words, terms and phrases not defined herein but defined in other resolutions or codes of the County relative to land development or construction shall be construed as defined in such resolutions or codes, unless the context indicates a different meaning was intended.
 2. All words, terms and phrases neither defined herein nor in such other resolutions or codes shall be given their usual and customary meanings, unless the context clearly indicates a different meaning was intended.
 3. The particular controls the general.
 4. In case of any difference of meaning or implication between the text of this Development Guide and the captions for each Section, the text shall control.
 5. The word "shall" is always mandatory and not directory. The word "may" is permissive.
 6. Words used in the present tense include the future, unless the context clearly indicates the contrary.
 7. Words used in the singular number include the plural, and words used in the plural number include the

singular, unless the context clearly indicates the contrary.

8. A "building" or "structure" includes any part thereof. A "building or other structure" includes all other structures of every kind, regardless of similarity to buildings.
 9. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for" and "occupied for."
- C. Definitions. The following words, terms and phrases shall be defined as set forth hereinafter.
1. Abutting Land: A parcel of land which has a common property line with another parcel of land.
 2. Accessory Building: A detached subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.
 3. Accessory Use. A use naturally and normally incidental to, subordinate to, and devoted exclusively to, the main use of the premises.
 4. Automobile Service Facilities: A retail and service place of business engaged in automotive maintenance and repairs such as lubricating and minor tune-ups, heavier automobile repairs such as transmission and major engine repairs, and the sale of goods and services for automotive vehicles, including, but not limited to, brake, muffler, and tire shops, and their accessory uses, all as more fully set forth in Section IX hereof.
 5. Basement: That part of a building partially or totally underground.
 6. Board or Board of County Commissioners: Board of County Commissioners of Douglas County.
 7. Borrow Site: An area used for the extraction of earthen materials such as sand, gravel or dirt which is outside the area of immediate development.
 8. Buffer Zone: A strip of land established to separate and protect one type of land use from another, to screen from objectionable noise, smoke or visual

impact, or to provide for future public improvements or additional open space often in conjunction with a flood plain.

9. Building: Any permanent structure built for the shelter or enclosure of persons, animals, chattels, or property of any kind, but excluding therefrom advertising signboards and fences.
10. Building, Principal or Main: A building, or buildings, in which is conducted one or more of the principal permitted uses of the lot or Planning Area in which it is situated.
11. Building Height: The vertical distance from the average finished grade to the highest point of the roof surface. A weighted average on the perimeter of the building may be utilized.
12. Building Line: Imaginary lines on a lot delineating the closest points from lot lines, public streets, Planning Area or project area boundaries, or other applicable perimeter lines, where any main building may be constructed.
13. Business or Commerce: Activities involving the provision of services, purchases, sales, or other transactions relating to the handling or disposition of any articles, substances, commodities or intangibles for profit or livelihood; the ownership or management of real estate; and the maintenance and use of offices by professions and trades rendering services.
14. Child Care Center: A facility which may utilize one or more buildings, which is maintained for the whole or part of a day, for the care of persons under the age of 21 years under the provisions of the Colorado Child Care Act. Such facilities may be operated with or without stated educational purposes. The term shall include facilities commonly known as "day care centers," "day nurseries," "nursery schools," "pre-schools," "kindergartens," those facilities which give 24-hour care for dependent and neglected children; and shall include those facilities with stated educational purposes operated in conjunction with public or private educational facilities.
15. Clinic, Medical: A facility licensed and used for the provision of medical, surgical or mental health

- care of the sick or injured, but excluding therefrom in-patient and overnight accommodations.
16. Commercial, Convenience: A retail or service commercial use which serves the area immediately surrounding the use by providing groceries, sundries and miscellaneous services which do not typically offer comparison shopping opportunities.
 17. Commercial, Recreation: Commercial ventures or uses for profit involving the provision of services, purchases, sales or other transactions related to recreational activities including, but not limited to ice skating rinks, bowling alleys, tennis courts, swimming pools, racquetball courts, or similar sports activities.
 18. Commercial, Retail: Commercial ventures or uses for profit involving the provision of services, purchases, sales or other transactions to the general public related to the handling or disposition of any articles, substances, commodities, or tangibles, goods and wares.
 19. Commercial, Service: Commercial ventures or uses characterized by the selling of services and intangibles directly to the consumer.
 20. Common Area or Common Element: The total area and structures within a project which are designed, designated and maintained for common use and enjoyment by the owners and tenants of the project and their invitees, such as parking facilities and their appurtenances, enclosed and open malls, sidewalks, landscaped areas, public toilets and service facilities.
 21. County: Douglas County, Colorado.
 22. Covered Parking: Parking facilities which are protected by a roof or enclosed within a structure.
 23. Development Guide: A document which sets forth in whole or part variations from current County standards. It shall indicate the standards and requirements, goals, intents, and objectives, and assurances and commitments for a project or subdivision, in regard to design, phasing, surface improvements schedules, maintenance programs, land use, uses of structures, minimum lot and height criteria, requested variances to County zoning regulations, and supple-

mental regulations, for the development, guidance, and control of the project or subdivision. This document shall be utilized for review and evaluation of the project and shall therefore be recorded with the County.

24. Douglas County Zoning Resolution: The Zoning Resolution regulating uses of land applicable in Douglas County as adopted by the Douglas County Board of Commissioners on September 8, 1980, with an effective date of October 6, 1980.
25. Driveway: A private vehicular passageway for the exclusive use of the owners and occupants of the lot or project and their invitees. A driveway shall not be considered to be a street.
26. Easement: An acquired right of use, interest or privilege in land owned by another.
27. Encroachment: An extension of a building or part of a building upon the land of another or into required yards.
28. Executive Apartment: A dwelling unit accessory to any industrial, commercial, or office main building which is arranged, designed, and intended for occupancy by a person or persons owning, employed by or dealing with a business contained within such building.
29. Flood: Water from a river, stream, water course, lake or other body of standing water that temporarily overflows or inundates adjacent lands and which may affect other lands and activities through stage elevation, backwater, and/or increased ground water level.
30. Flood Plain: The relatively flat or lowland area adjoining a river, stream, watercourse, lake or other body of standing water which has been or may be covered temporarily by flood water. For administrative purposes, the flood plain may be defined as the area that would be subject to inundation from a 100-year storm.
31. Floor Area, Total: The total horizontal floor area measured in square feet, of all floors of a building, excluding therefrom, walls, stairwells, elevator shafts, covered malls and covered walkways (so long as the same are used for passage and special events

and do not contain leaseable space or business operations), exit corridors, roof patio areas, covered entries, covered parking, covered driveways, covered loading areas, utility rooms, mechanical rooms and storage areas.

32. Grade: The average of the finished ground level at the center of all walls of a building.
33. Hotel: Any building designed for occupancy as the more or less temporary abiding place of individuals who are lodged with or without meals, in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite.
34. Hundred-Year Flood: A flood that has a frequency of occurrence of one hundred (100) years determined from an analysis of floods on a particular stream and other streams in the same general region. It has about a one percent chance of occurring in any given year.
35. Information Center: A temporary or permanent structure or facility, including associated parking areas, which is used principally for dissemination of community news and events, and information concerning real estate held for sale or lease during the development of Park Meadows Town Center.
36. Institution: A social, educational, governmental, health, charitable or religious organization.
37. Joint Use of Parking: The shared use of off-street parking facilities by more than one type of land use where the same parking spaces are taken into account in satisfaction of the parking requirements of each use.
38. Landscaping: Improvement to a development or project by the planting of a combination of trees, shrubs and ground cover, or the installation of other materials such as rock or bark.
39. Lot: A parcel of land occupied or designed to be occupied by one or more buildings, structures or uses, together with such open areas as are required under this Development Guide. Where more than one principal building is located on a lot, the bulk

regulations of this Development Guide shall apply to each principal building.

40. Lot Area: The total horizontal area within the lot lines of a lot.
41. Lot Line, Front: The property line dividing a lot from a street. On a corner lot only one street line shall be considered as a front line and the shorter street frontage shall be considered the front line.
42. Lot Line, Rear: The line opposite the front lot line.
43. Lot Line, Side: Any lot lines other than front lot lines or rear lot lines.
44. Lot, Reversed Corner: A corner lot, the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.
45. Lot Width: The distance parallel to the front lot line, measured between side lot lines at the rear of the front yard.
46. Mechanical Rooms: A room or rooms within a building used for housing major mechanical equipment, including, but not limited to boilers, domestic hot water heaters, chillers, heat pumps, fire pumps, air conditioning fans, exhaust fans and water pumps.
47. Motel: A hotel primarily for transients traveling by automobile.
48. Non-Conforming Building: A building or structure, or portion thereof, conflicting with the provisions of this Development Guide applicable to the Planning Area in which it is situated.
49. Non-Conforming Use: The use of a structure or premises conflicting with the provisions of this Development Guide applicable to the Planning Area in which it is situated.
50. Parking Area: 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.

51. Parking Structure. A building or portion thereof used exclusively for the parking of automobiles and light trucks.
52. Planning Area: An area of land identified by a letter and by the letters PA on the Site Plan, the boundaries of which are arterial streets, and other lines set forth on the Site 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.
53. Planning Commission or Commission: The Douglas County Planning Commission.
54. Planning Office: The Douglas County Planning Office.
55. Plant Nursery: A business involving the wholesale/retail sale of plants, bulbs, bushes, trees, other planting materials and related products. The planting materials may be grown or maintained on the premises in either indoor or outdoor facilities.
56. Project: One or more lots planned, designed and developed as a unified entity.
57. Public Facilities: Facilities to provide for public uses including, but not limited to, governmental offices, public utilities, fire stations, police stations, schools, libraries and public parks.
58. Public Sewerage and Public Water Facilities: Facilities of a municipality, public utility, nonprofit corporation, sanitation or water or other special district, which are constructed, operated and maintained to provide water or sewerage service to Park Meadows Town Center.
59. Public Utilities: Facilities of a public utility.
60. Public Utility: Every firm, partnership, association, cooperative, company, corporation and governmental agency, and the directors, trustees or receivers thereof, whether elected or appointed, which is engaged in providing railroad, airline, bus, electric, rural electric, telephone, telegraph, communications, gas, gas pipeline carrier, water, sewerage, pipeline, or street transportation facilities and services.

61. Setback: The length of any required yard measured perpendicular to the lot line.
62. Shopping Center: Three (3) or more lease units or three (3) or more buildings for rent, lease, or sale used for business or commercial activities having common parking and open space.
63. Sign, etc.: See definitions in Subsection XIB of this Development Guide.
64. Site Area, Gross and Net: Gross Site Area: Total ground area within the Park Meadows Town Center Property, including any proposed portions to be dedicated or improved for public use.

Net Site Area: The remaining ground area of the gross site after deleting all portions for public use or public improvement.
65. Site Plan: The plan submittals required by Subsection XXVIIIE of the Douglas County Zoning Resolution.
66. Special Event: A temporary event, sponsored by a service club, homeowners' association, property owners' association, other community organization or the owner of a major portion of the land within Park Meadows Town Center, such as fireworks, parades, community picnics, athletic events, rodeos, Christmas and holiday pageants, and other programs.
67. Street: A public or private right-of-way for motor vehicles other than an alley or driveway.
68. Structure: Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls used as fences less than six (6) feet in height, poles, lines, cables, or other transmission or distribution facilities of public utilities.
69. Structure, Permanent: A structure which is built of such materials and in such a way that it commonly would be expected to last and remain useful for a substantial period of time.
70. Structure, Temporary: A structure which is built of such materials and in such a way that it commonly would be expected to have relatively short useful

life, or is built for a purpose that commonly would be expected to be relatively short term.

71. Temporary Contractor Storage Yard: A place for temporary storage of materials used for the construction of structures, temporary construction office, roadways, public utilities or landscaping.
72. Temporary Construction Office: A temporary structure, mobile or modular unit for the storage of construction materials onsite and/or as a construction office during regular construction hours.
73. Temporary Office: A temporary structure, or mobile, or modular unit designed and intended for industrial, commercial or professional purposes, including, but not limited to, temporary offices for the leasing of commercial space and financial institutions.
74. Use: The purpose for which land, or portions thereof, or buildings are arranged, designated and intended, or the purpose for which either land or building, or portions thereof, are or may be occupied or maintained.
75. Utility Rooms: Rooms within a building used in connection with its general operation, including, but not limited to janitor closets, telephone backboard rooms, electrical rooms and miscellaneous building equipment rooms.
76. Yard: An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Development Guide.
77. Yard, Front: A yard extending across the full width of the lot between the front lot line and the nearest line or point of the building.
78. Yard, Rear: A yard extending across the full width of the lot between the rear lot line and the nearest line or point of the building.
79. Yard, Side: A yard extending from the front yard to the rear yard between the side lot line and the nearest line or point of the building.

GENERAL PROVISIONS

- A. Purpose. The purpose of this Section is to provide general provisions and clarifications of standards and requirements for development which occurs in the Park Meadows Town Center.
- B. Incorporation of Douglas County Zoning Resolution. 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, but only to the extent not inconsistent with the provisions of this Development Guide. Any reference herein to a specific section, subsection or provision of the Douglas County Zoning Resolution shall refer to such section, subsection or provision as contained in the Douglas County Resolution as defined in Section IV hereof, regardless of whether such section, subsection or provision is subsequently amended, modified or repealed.
- C. Conflict. The provisions of this Development Guide shall prevail and govern the development of Park Meadows Town Center, 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, resolutions or regulations of Douglas County shall prevail.
- D. Planning Area Boundaries. Wherever a Planning Area abuts an arterial street as shown in the Site Plan, the Planning Area boundary is the abutting right-of-way line of such arterial. Wherever a Planning Area does not so abut an arterial street, the Planning Area boundary shall be as shown in the Site Plan. Modifications in Planning Area boundaries and arterial streets may be accomplished by the subdivider by final road alignments, including that of C-470, or technical refinements shown on an amended Site Plan, without any amendment to this Development Guide (provided that any such subdivision has been duly approved pursuant to the Douglas County Subdivision Resolution or that any such Site Plan or amended Site Plan is approved as provided in this Development Guide).
- E. Construction Standards. Construction shall comply with applicable provisions of the Uniform Building and Mechanical Code, the National Electrical Code, the Colorado Plumbing Code, and other such Codes and the successors thereof, setting forth construction standards as promul-

gated by the International Conference of Building Officials or other standards-establishing bodies, and adopted by Douglas County.

- F. Utility Connections. Connection to public water and public sewerage facilities shall be required for each principal building constructed within Park Meadows Town Center, provided that a separate connection shall not be required for each such building, and provided further that connection may be by means of either public or private mains and/or piping.
- G. Height. The height limitations of this Development Guide shall not apply to penthouses or domes not used for human occupancy, to chimneys, ventilators, skylights, water tanks, parapet walls, cornices without windows, antennas, elevator overruns, and necessary mechanical appurtenances usually carried above roof level.
- H. Floodplain. Any development within any floodplain in Park Meadows Town Center shall conform to the floodplain regulations set forth in the Douglas County Zoning Resolution and regulations adopted by the Urban Drainage and Flood Control District.
- I. Yard Encroachments. Cornices, canopies, eaves and similar architectural features may extend not more than 10 feet into any yard or setback area required by applicable development standards.
- J. Driveways. All driveways providing access to parking facilities or providing for vehicular traffic circulation within any lot or project, except for parking aisles, shall have a minimum width of 12 feet for one-way traffic and 24 feet for two-way traffic.
- K. Underground Utility Requirements. All electrical and communications distribution lines shall be placed underground unless specifically determined otherwise by the Planning Commission. All electrical transmission lines may be placed aboveground unless it is determined by the person or entity which causes their installation to be desirable and economically feasible to place them underground.
- L. Borrow Sites. Any area within Park Meadows Town Center may be used as a borrow site for construction materials provided, however, that such area shall be reseeded with appropriate plant materials subsequent to borrow operations and shall be recontoured and landscaped in accordance with the grading and drainage and landscape plans approved as part of any Site Plan.

SECTION VI

TOWN CENTER - REGIONAL SHOPPING CENTER

(Planning Area A)

- A. Purpose and Intent. The purpose of this Section is to establish land use and development standards for the regional shopping center component and other uses permitted in Planning Area A of the Park Meadows Town Center. The concentration of professional, retail and services uses within the Town Center will contribute significantly toward satisfying the regional requirements for such uses while reducing the traditional dispersal pattern of similar land uses throughout the region. The intent of the land use and development standards hereinafter set forth is to permit and insure the development of a first class regional shopping center and related uses and facilities.
- B. Uses Permitted by Right. The following uses are permitted in Planning Area A as a matter of right.
1. Commercial, retail.
 2. Commercial, service.
 3. Commercial, recreation.
 4. Shopping Centers.
 5. Offices: general, medical, dental, professional, and governmental.
 6. Medical clinics.
 7. Public and quasi-public buildings and structures, including, but not limited to, libraries, emergency care facilities and public recreation.
 8. Institutional facilities, including, but not limited to, cultural centers and art galleries.
 9. Transit facilities or other facilities designed to enhance the use of public transit.
 10. Child care centers.
 11. Executive apartments.

12. Automobile service facilities as provided in Section IX.
13. Plant nurseries.
14. One (but not more than one) information center.
15. Special events (but only to the extent approved by, and subject to the control of, the management of Park Meadows Town Center).
16. Temporary offices, temporary construction offices and temporary contractor storage yards (provided that any of the foregoing erected in connection with the development of a phase of the Park Meadows Town Center must be removed from the project site within six months after construction of such phase of the town Center has been completed).
17. Off-street parking, including parking structures, as provided in Section X.
18. Any other uses permitted by either Section XXIII, the Commercial District regulations, or Section XXII, the Business District regulations, of the Douglas County Zoning Resolution.

C. Development Standards. Development permitted in Planning Area A shall be constructed in accordance with the Site Plan, and the following development standards (except to the extent modified by the Site Plan):

1. Minimum lot area: 10,000 square feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot area.
2. Minimum lot width: 50 feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot width or depth.
3. Maximum building height: 60 feet.

(Amended 5-21-96)

6-2A

R.# 9629328

4. **Setbacks:** Minimum setbacks of 40 feet shall be required for buildings and structures in areas abutting perimeter and interior public streets and exterior boundaries of Planning Area A, except that in the portion of Planning Area A abutting County line Road, the setback from County Line Road shall be 75 feet. No setback shall be required, however, where a building or structure in Planning Area A abuts or connects to a building or structure in Planning Area B, or where a building or structure is located within, or connected to, an integrated structure comprising a shopping mall or center; or as other wise provided below:

Planning Area "A" Building Setback

Park Meadows Filing 1A 3rd Amendment Lot 17

> Reduce the 40' setback to 0'.

Park Meadows Filing 1A 3rd Amendment Lot 13

> Reduce the 40' setback to 10' from top of slope.

Park Meadows Filing 1A 3rd Amendment Lots 19 and 20

> Reduce the 40' setback to 5' from bottom of slope.

(Amended 5-21-96)

6-2B

R.# 96 29328

5. All loading and unloading shall be performed on the lot or project. Loading platforms and areas, except for limited designated over-the-curb loading areas, shall be screened from view from adjacent streets and highways in a manner prescribed by paragraph 8 below.
6. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Walls and fence materials shall complement exterior building materials.
7. All permitted uses and their resulting products shall be contained entirely within a fully enclosed structure, excluding therefrom such uses as off-street parking; trash storage; loading; sale of nursery stock; outdoor dining; temporary contractor storage yards; outdoor recreation activities; special events; and similar uses.
8. Principal mechanical equipment placed on any roof or otherwise outside of any building, including, but not limited to, air-conditioning, heating and ventilating equipment and vents, shall be screened from view from adjacent streets. Screening shall consist of one or any combination of the materials set forth in subparagraphs a, b, c, or d below.
 - a. Wall: A wall consisting of concrete block, stone, brick, tile or similar solid masonry material.
 - b. Berm: A berm constructed of earthen materials and landscaped.
 - c. Fence: An opaque fence constructed of wood, metal or other materials.
 - d. Screen: A semi-opaque grille with openings of 30 percent or less constructed of light gauge metal, wood or other materials.
9. Each lot or parcel in Planning Area A, when developed, shall be landscaped and maintained subject to the following standards:

(Amended 5-21-96)

6-3A

R. # 96 29 308

12. Automobile service facilities as provided in Section IX.
 13. Plant nurseries.
 14. One (but not more than one) information center.
 15. Special events (but only to the extent approved by, and subject to the control of, the management of Park Meadows Town Center).
 16. Temporary offices, temporary construction offices and temporary contractor storage yards (provided that any of the foregoing erected in connection with the development of a phase of the Park Meadows Town Center must be removed from the project site within six months after construction of such phase of the Town Center has been completed).
 17. Off-street parking, including parking structures, as provided in Section X.
 18. Any other uses permitted by either Section XXIII, the Commercial District regulations, or Section XXII, the Business District regulations, of the Douglas County Zoning Resolution.
- C. Development Standards. Development permitted in Planning Area A shall be constructed in accordance with the Site Plan, and the following development standards (except to the extent modified by the Site Plan):
1. Minimum lot area: 10,000 square feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot area.
 2. Minimum lot width: 50 feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot width or depth.
 3. Maximum building height: 60 feet.
 4. Setbacks: Minimum setbacks of 40 feet shall be required for buildings and structures in areas abutting perimeter and interior public streets and exterior boundaries of Planning Area A, except that in the portion of Planning Area A abutting County Line Road, the setback from County Line Road shall be 75 feet. No setback shall be required, however, where a building or structure in Planning Area A abuts or connects to a building or structure in Planning Area B, or

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where a building or structure is located within, or connected to, an integrated structure comprising a shopping mall or center.

5. All loading and unloading shall be performed on the lot or project. Loading platforms and areas, except for limited designated over-the-curb loading areas, shall be screened from view from adjacent streets and highways in a manner prescribed by paragraph 8 below.
6. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Walls and fence materials shall complement exterior building materials.
7. All permitted uses and their resulting products shall be contained entirely within a fully enclosed structure, excluding therefrom such uses as off-street parking; trash storage; loading; sale of nursery stock; outdoor dining; temporary contractor storage yards; outdoor recreation activities; special events; and similar uses.
8. Principal mechanical equipment placed on any roof or otherwise outside of any building, including, but not limited to, air-conditioning, heating and ventilating equipment and vents, shall be screened from view from adjacent streets. Screening shall consist of one or any combination of the materials set forth in subparagraphs a, b, c, or d below.
 - a. Wall: A wall consisting of concrete block, stone, brick, tile or similar solid masonry material.
 - b. Berm: A berm constructed of earthen materials and landscaped.
 - c. Fence: An opaque fence constructed of wood, metal, or other materials.
 - d. Screen: A semi-opaque grille with openings of 30 percent or less constructed of light gauge metal, wood or other material.
9. Each lot or parcel in Planning Area A, when developed, shall be landscaped and maintained subject to the following standards:

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- a. Landscaping shall be installed in accordance with a plan approved by the Planning Office.
 - b. Landscaping areas shall include landscaped embankments, berms, parking islands, edges along property lines, pedestrian plazas, courts between buildings, interior atriums, malls, roof gardens, or other significant landscaped environments within the development or project.
 - c. Landscaping shall be installed along all property lines abutting streets to a depth of not less than 10 feet, excluding therefrom driveways, alleys and street openings.
 - d. All landscaping shall be separated from abutting parking areas and driveways by curbs at least 4 inches higher than the abutting vehicular driving surfaces in order to provide such landscaping protection from vehicular damage.
 - e. Landscaping at driveway, alley and street opening intersections shall be installed and maintained in such a manner as not to hinder the visibility of motorists.
 - f. Irrigation facilities shall be maintained to serve all vegetated areas, where required by the Site Plan.
 - g. Required landscaping shall be maintained in the manner and degree necessary to keep plants reasonably healthy and presentable, including pruning, mowing, weeding, fertilizing, watering, and replacement of plants when necessary.
10. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

SECTION VII

TOWN CENTER OFFICE COMPLEX

(Planning Area B)

- A. Purpose and Intent. The purpose of this Section is to establish land use and development standards for the office complex component and other uses permitted in Planning Area B of the Park Meadows Town Center. The concentration of professional, retail and services uses within the Town Center will contribute significantly toward satisfying the regional requirements for such uses while reducing the traditional dispersal pattern of similar land uses throughout the region. The intent of the land use and development standards hereinafter set forth is to permit and insure the development of a first class suburban office complex, with related uses and on-site lodging, which may contain low and/or midrise structures.
- B. Uses Permitted by Right. The following uses are permitted in Planning Area B as a matter of right:
1. Offices: general, medical, dental, professional, and governmental.
 2. Commercial, retail.
 3. Commercial, service.
 4. Commercial, recreation.
 5. Hotels and convention center-related visitor accommodation facilities.
 6. Public and quasi-public buildings and structures, including, but not limited to, libraries, emergency care facilities and public recreation.
 7. Institutional facilities, including, but not limited to, cultural centers and art galleries.
 8. Transit facilities or other facilities designed to enhance the use of public transit.
 9. Child care centers.
 10. Executive apartments.

11. Automobile service facilities as provided in Section IX.
 12. One (but not more than one) information center.
 13. Special events (but only to the extent approved by, and subject to the approval of, the management of Park Meadows Town Center).
 14. Temporary offices, temporary construction offices and temporary contractor storage yards (provided that any of the foregoing erected in connection with the development of a phase of the Park Meadows Town Center must be removed from the project site within six months after construction of such phase of the Town Center has been completed).
 15. Off-street parking, including parking structures, as provided in Section X.
 16. Any other uses permitted by either Section XXIII, the Commercial District regulations, Section XXII, the Business District regulations, or Section XXIV, the Light Industrial regulations, of the Douglas County Zoning Resolution.
- C. Development Standards. Development permitted in Planning Area B shall be constructed in accordance with the Site Plan, and the following development standards (except to the extent modified by the Site Plan):
1. Minimum lot area: 10,000 square feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot area.
 2. Minimum lot width: 50 feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot width or depth.
 3. Maximum building height: 150 feet.
 4. Setbacks: Minimum setbacks of 100 feet shall be required for buildings and structures in areas abutting perimeter and interior public streets and the exterior boundaries of Planning Area B, but no setback shall be required where a building or structure in Planning Area B abuts or connects with a building or structure in Planning Area A, or where a building or structure is located within, or connected to, a physically interconnected office, commercial and/or lodging complex.

5. All loading and unloading shall be performed on the lot or project. Loading platforms and areas, except for limited designated over-the-curb loading areas, shall be screened from view from adjacent streets, highways and residential areas in a manner prescribed by paragraph 8 below.
6. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.
7. All permitted uses and their resulting products shall be contained entirely within a fully enclosed structure, excluding therefrom such uses as off-street parking; trash storage; loading; sale of nursery stock; automobile washing; outdoor dining; temporary contractor storage yards; outdoor recreation activities; special community events; and similar uses.
8. Principal mechanical equipment placed on any roof or otherwise outside of any building, including, but not limited to, air conditioning, heating and ventilating equipment, and vents, shall be screened from view from adjacent streets. Screening shall consist of one or any combination of the materials set forth in subparagraphs a, b, c, or d below.
 - a. Wall: A wall consisting of concrete block, stone, brick, tile or similar solid masonry material.
 - b. Berm: A berm constructed of earthen materials and landscaped.
 - c. Fence: An opaque fence constructed of wood or other materials.
 - d. Screen: A semi-opaque grille with openings of 30 percent or less constructed of light gauge metal, wood or other material.
9. Each lot or parcel in Planning Area B, when developed, shall be landscaped and maintained subject to the following standards:
 - a. Landscaping shall be installed in accordance with a plan approved by the Planning Office.

- b. Landscaping areas shall include landscaped embankments, berms, parking islands, edges along property lines, pedestrian plazas, courts between buildings, interior atriums, malls, roof gardens, or other significant landscaped environments within the development or project.
 - c. Landscaping shall be installed along all property lines abutting streets to a depth of not less than 10 feet, excluding therefrom driveways, alleys and street openings.
 - d. All landscaping shall be separated from abutting parking areas and driveways by curbs at least 4 inches higher than the abutting vehicular driving surfaces in order to provide such landscaping protection from vehicular damage.
 - e. Landscaping at driveway, alley and street opening intersections shall be installed and maintained in such a manner as not to hinder the visibility of motorists.
 - f. Irrigation facilities shall be installed and maintained to serve all vegetated areas, where required by the Site Plan.
 - g. Required landscaping shall be maintained in the manner and degree necessary to keep plants reasonably healthy and presentable, including pruning, mowing, weeding, fertilizing, watering, and replacement of plants when necessary.
10. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

THE OFFICE PARK COMPONENT

(Planning Area C)

- A. Purpose and Intent. The purpose of this Section is to establish land use and development standards for the office park component and other uses permitted in Planning Area C of the Park Meadows Town Center. The concentration of professional, retail and services uses within the Town Center will contribute significantly toward satisfying the regional requirements for such uses while reducing the traditional dispersal pattern of similar land uses throughout the region. The intent of the land use and development standards hereinafter set forth is to permit and insure the development of a first class free standing office park.
- B. Uses Permitted by Right. The following uses are permitted in Planning Area C as a matter of right:
1. Offices: general, medical, dental, professional, and governmental.
 2. Commercial, convenience.
 3. Commercial, retail.
 4. Commercial, service.
 5. Commercial, recreation.
 6. Medical clinics.
 7. Motels.
 8. Public and quasi-public buildings and structures, including, but not limited to, libraries, emergency care facilities and public recreation.
 9. Institutional facilities, including, but not limited to, cultural centers and art galleries.
 10. Transit facilities or other facilities designed to enhance the use of public transit.
 11. Child care centers.

12. Executive apartments.
 13. One (but not more than one) information center.
 14. Temporary offices, temporary construction offices and temporary contractor storage yards (provided that any of the foregoing erected in connection with the development of a phase of the Park Meadows Town Center must be removed from the project site within six months after construction of such phase of the Town Center has been completed).
 15. Off-street parking, including parking structures, as provided in Section X.
 16. Any other uses permitted by either Section XXIII, the Commercial District regulations, Section XXII, the Business District regulations, or Section XXIV, the Light Industrial regulations, of the Douglas County Zoning Resolution.
- C. Development Standards. Development permitted in the Office Park Commercial Area shall be constructed in accordance with the Site Plan, and the following development standards (except to the extent modified by the Site Plan):
1. Minimum lot area: 10,000 square feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot area.
 2. Minimum lot width: 50 feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot width or depth.
 3. Maximum height: 85 feet.
 4. Setbacks: Minimum setbacks of 40 feet shall be required for buildings and structures in areas abutting perimeter and interior public streets and the boundaries of Planning Area C, except that in the portion of Planning Area C abutting County Line Road, the setback from County Line Road shall be 75 feet. There shall be no setback required, however, where a building or structure is located within, or connected to, a physically interconnected office and/or commercial complex; or as otherwise provided below:
 - Planning Area "C":
 - Building Setback:
 - County Line Road - Reduce the 75' setback to 40'.
 - Yosemite Street - Reduce the 40' setback to 20'.
 - Parking:
 - Planning Area Boundary: Reduce the 40' setback to 10' from the top of the slope.
 5. All loading and unloading shall be performed on the lot or project. Loading platforms and areas, except for limited designated over-the-curb loading areas,

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12. Executive apartments.
 13. One (but not more than one) information center.
 14. Temporary offices, temporary construction offices and temporary contractor storage yards (provided that any of the foregoing erected in connection with the development of a phase of the Park Meadows Town Center must be removed from the project site within six months after construction of such phase of the Town Center has been completed).
 15. Off-street parking, including parking structures, as provided in Section X.
 16. Any other uses permitted by either Section XXIII, the Commercial District regulations, Section XXII, the Business District regulations, or Section XXIV, the Light Industrial regulations, of the Douglas County Zoning Resolution.
- C. Development Standards. Development permitted in the Office Park Commercial Area shall be constructed in accordance with the Site Plan, and the following development standards (except to the extent modified by the Site Plan):
1. Minimum lot area: 10,000 square feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot area.
 2. Minimum lot width: 50 feet, unless such development is designed as a project or projects, in which case there shall be no minimum lot width or depth.
 3. Maximum height: 85 feet.
 4. Setbacks: Minimum setbacks of 40 feet shall be required for buildings and structures in areas abutting perimeter and interior public streets and the boundaries of Planning Area C, except that in the portion of Planning Area C abutting County Line Road, the setback from County Line Road shall be 75 feet. There shall be no setback required, however, where a building or structure is located within, or connected to, a physically interconnected office and/or commercial complex.
 5. All loading and unloading shall be performed on the lot or project. Loading platforms and areas, except for limited designated over-the-curb loading areas,

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shall be screened from view from adjacent streets, highways and residential areas in a manner prescribed by paragraph 8 below.

6. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.
7. All permitted uses and their resulting products shall be contained entirely within a fully enclosed structure, excluding therefrom such uses as off-street parking; trash storage; loading; sale of nursery stock; automobile washing; outdoor dining; temporary contractor storage yards; outdoor recreation activities; special community events; and similar uses.
8. All mechanical equipment placed on any roof or otherwise outside of any building, including, but not limited to, air conditioning, heating and ventilating equipment, and vents, shall be screened from view from any street and any adjacent residential area. Screening shall consist of one or any combination of the materials set forth in subparagraphs a, b, c, or d below.
 - a. Wall: A wall consisting of concrete block, stone, brick, tile or similar solid masonry material.
 - b. Berm: A berm constructed of earthen materials and landscaped.
 - c. Fence: An opaque fence constructed of wood or other materials.
 - d. Screen: A semi-opaque grille with openings of 30 percent or less constructed of light gauge metal, wood or other material.
9. Each lot or parcel in Planning Area C, when developed, shall be landscaped and maintained subject to the following standards:
 - a. Landscaping shall be installed in accordance with a plan approved by the Planning Office.
 - b. Landscaping areas shall include landscaped embankments, berms, parking islands, edges along property lines, pedestrian plazas, courts

- between buildings, interior atriums, malls, roof gardens, or other significant landscaped environments within the development or project.
- c. Landscaping shall be installed along all property lines abutting streets to a depth of not less than 10 feet, excluding therefrom driveways, alleys and street openings.
 - d. All landscaping shall be separated from abutting parking areas and driveways by curbs at least 4 inches higher than the abutting vehicular driving surfaces in order to provide such landscaping protection from vehicular damage.
 - e. Landscaping at driveway, alley and street opening intersections shall be installed and maintained in such a manner as not to hinder the visibility of motorists.
 - f. Irrigation facilities shall be installed and maintained to serve all vegetated areas, where required by the Site Plan.
 - g. Required landscaping shall be maintained in the manner and degree necessary to keep plants reasonably healthy and presentable, including pruning, mowing, weeding, fertilizing, watering, and replacement of plants when necessary.
10. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

SECTION IX

BOOK 453 PAGE 733

AUTOMOBILE SERVICE FACILITIES

- A. Purpose and Intent. The purpose of this Section is to establish development standards for the design and use of automobile service facilities. It is the intent of this Section to encourage the development of properly located and aesthetically pleasing automobile service facilities to serve primarily the needs of the motorists using the Town Center and living or working in the surrounding area.
- B. Uses Permitted by Right. Automobile service facilities providing only the following goods and services are permitted as a matter of right in the Park Meadows Town Center, subject to the Site Plan requirements of the Douglas County Zoning Resolution, and subject to the limitation that such goods and services are sold or provided on a retail, not wholesale, basis and are sold or provided for personal use, not for commercial or industrial purposes.
1. Sale of petroleum products, propane, butane and natural gas.
 2. Sale of tires, batteries, and related automotive accessories.
 3. Minor automobile maintenance, such as tune-ups, fan belt maintenance, alternator repair, car washing, and car lubrications.
 4. Major automobile maintenance such as major engine, transmission, drive train or other mechanical repairs.
 5. Incidental food and beverage sales.
 6. Recreation vehicle waste disposal facilities.
- C. Development Standards. Automobile service facilities may be constructed in Planning Areas permitting such use, in accordance with an approved Site Plan and the following development standards (except to the extent modified by the Site Plan):
1. Minimum lot area: 10,000 square feet.
 2. Minimum lot width: 50 feet.

3. Minimum lot depth: 75 feet.
4. Maximum building height: 35 feet.
5. Setbacks: Minimum front, side and rear setbacks shall in each case be 20 feet, provided that with respect to a flag or panhandle lot, the length of the corridor or accessway shall be excluded in applying such minimum to such lot.
6. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.
7. All facilities other than gasoline pump islands, recreation vehicle disposal facilities, and trash and storage areas shall be contained entirely within a fully enclosed structure.
8. All automobile service facilities located at intersections shall be designed so that the gasoline pump islands and interior working areas are screened from view from the intersection by means of aesthetically pleasing screening techniques such as reversing the building (commonly referred to as inside-out stations) or landscaping, or both.
9. All storage of fluids shall be in inside or underground storage facilities; no outside fluid storage shall be permitted.
10. Each automobile service facility shall be landscaped and maintained subject to the landscape provisions of the respective Planning Area in which it is located.
11. Balloons, flags, spotlights and similar devices shall be prohibited, provided, however, that nothing herein shall preclude the flying of the flag of the United States, the State or the County, or the use of ornamental landscape lighting as accent lights only.
12. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

BOOK 453 PAGE 734

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 Park Meadows Town Center. It is intended that implementation of these standards will result in sufficient, properly located and designed off-street parking facilities to reduce traffic congestion and air pollutants, enhance public safety, provide for the parking of motor vehicles at locations other than streets, and provide a more aesthetically pleasing development.
- 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 usable and accessible at designated times, and shall be conveniently located to the use or uses they serve in order not to discourage their utilization.
 2. At each principal entrance to buildings within the Town Center, three parking stalls shall be provided for the physically handicapped with a total number of not less than 1 percent of the required spaces designated for use by the physically handicapped. Each handicapped space shall be located as close as practical to the principal entrance to the place of business and be identified by appropriate signing incorporating the international symbol of the physically handicapped.
 3. Each required off-street parking space shall have adequate access to a public street or other thoroughfare. Alleys, where they are utilized, shall only be used as secondary means of access to a lot or parcel.
 4. Common or joint use of parking facilities shall be permitted if traffic congestion or less than adequate parking for the uses involved is avoided thereby.
 5. Parking facilities for a development or project may be located on a lot, parcel or area in Park Meadows Town Center other than that on which such development or project is being constructed provided the total parking requirement for all uses is satisfied, and

subject to the limitations that the parking for a project, use or building in Planning Areas A and/or B may not be located in Planning Area C, and that the parking for a project, use or building in Planning Area C may not be located in Planning Areas A and/or B. Parking structures may be utilized to satisfy the parking requirements for any permitted use in the Town Center.

6. Parking facilities, including parking lots and above or below ground parking structures, may be located in any required front, side or rear yard, subject to a setback of 40 feet from the exterior boundaries of the Planning Area in which they are located (except for underground parking facilities for which no setback shall be required), and subject to any landscaping, screening or other specific and more restrictive provisions (except those respecting setbacks) established for the Planning Area in which they are situated.
7. All parking spaces, driveways, and maneuvering areas shall be paved with asphalt, concrete, or other all-weather surfacing, properly graded and drained, shall be maintained in good condition and repair at all times, and shall be kept free of snow, ice, debris and anything which would prohibit or unreasonably interfere with use of the space.
8. All lighting for illumination of parking areas and driveways shall be designed and located to direct light rays to the lot or project.
9. Parking area signs, each not to exceed 6 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.
10. Wherever two or more different uses exist on the same lot or in the same project, the total parking requirement therefor shall be the sum of the parking requirements for each such use, except as provided by paragraph 12 below.
11. Fractions resulting from calculations required by the provisions of this Section shall be rounded off as

follows: (1) 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. Subject to any applicable Site Plan requirements, the number of parking spaces required by the provisions of this Section for any specific development or project may be decreased by up to 25 percent of such requirement, subject to the approval of the Planning Director based upon a Transportation Management Plan supplied by the applicant. Such plan may include, but not be limited to, provisions for public transit, car pooling, staggered work hours, use of the same parking areas or structures by two or more uses or projects during different time periods, or other means of reducing off-street parking needs. Decreases in such requirements in excess of 25 percent may be permitted, subject to the approval of the Board of County Commissioners.
13. Whenever 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.
14. Except on an emergency basis, 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, and in no event may parking facilities be utilized for the parking of vehicle-mounted signs for advertising purposes.
15. Any of the standards and requirements set forth in this Section may be modified with respect to a specific lot or project by the provisions of an approved Site Plan.
16. Each off-street parking area containing parking spaces for 100 or more vehicles shall provide a landscape area or areas dispersed within the parking area which shall be a portion of the overall site landscaping requirement and shown in an appropriate landscaping plan. The landscaped area may include storm water detention areas.
17. Required off-street parking area(s) may be developed in phases consistent with the phasing of development

for the lot or project to be served by such parking area(s). Areas not improved shall be reserved for this purpose.

- C. Standards and Requirements. Off-street parking facilities shall be provided for Planning Areas A, B and C in accordance with Tables 1, 2, 3 and 4 of this Section and the following standards:
1. Every required off-street parking space shall have a minimum unobstructed width as follows:
 - a. Standard car parking stalls shall be at least 8'-6" wide.
 - b. Compact car parking stalls shall be at least 7'-6" wide.
 - c. Curb-side parking stalls shall be at least 8'-0" wide.
 - d. Physically handicapped parking stalls shall be at least 12'0" wide.
 2. Every compact car parking stall shall be at least 15 feet long; every curb-side parking stall shall be at least 26 feet long; and every other parking stall shall be at least 18 feet long.
 3. In every parking area and/or garage containing 10 or more stalls, up to 25 percent of the required stalls may be designated as compact stalls to accommodate compact cars. Stalls designed to accommodate compact cars shall be clearly marked as such. The minimum bay widths as set forth in Tables 1, 2, 3 and 4 of this Section may be reduced for bays or portions of bays containing compact stalls.
 4. The minimum number of off-street parking spaces required for each category of use in Planning Areas A, B and C shall be calculated in accordance with the following standards:
 - a. Office Uses: One (1) off-street parking space per three hundred (300) square feet of gross floor area.
 - b. Other Business and Commercial Uses: One (1) off-street parking space per two hundred and fifty (250) square feet of gross floor area.

- c. Hotels, Motels, Tourist Accommodations: One (1) off-street parking space per rental unit, plus one (1) off-street parking space per two (2) employees.
- d. Freestanding restaurants, bars, and similar dining and drinking establishments: One (1) off-street parking space per three (3) seats, or one (1) off-street parking space per seventy-five (75) square feet of gross floor area, whichever is greater.

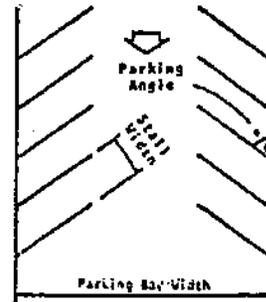
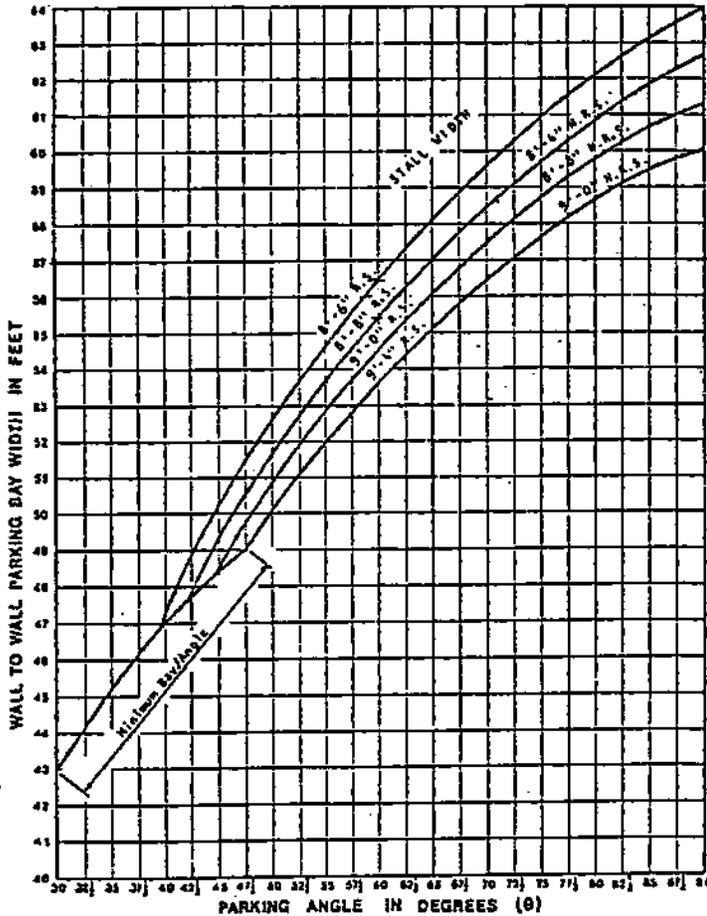
TABLE NO. 1

PARKING BAY WIDTHS FOR ONE WAY TRAFFIC AND DOUBLE LOADED AISLES, BASED ON CHART NO. 1

Parking Angle	8'-6" Stalls*	8'-8" Stalls	8'-10" Stalls*	9'-0" Stalls	9'-2" Stalls*	9'-4" Stalls
30	43'-0"	43'-0"	43'-0"	43'-0"	43'-0"	43'-0"
32.5	44'-2"	44'-2"	44'-2"	44'-2"	44'-2"	44'-2"
35	45'-3"	45'-3"	45'-3"	45'-3"	45'-3"	45'-3"
37.5	46'-3"	46'-3"	46'-3"	46'-3"	46'-3"	46'-3"
40	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
42.5	48'-4"	47'-10"	47'-8"	47'-8"	48'-8"	47'-8"
45	49'-10"	49'-5"	49'-0"	48'-7"	48'-5"	48'-5"
47.5	51'-1"	50'-8"	50'-3"	49'-10"	49'-5"	49'-0"
50	52'-3"	51'-10"	51'-5"	51'-0"	50'-6"	50'-1"
52.5	53'-3"	52'-10"	52'-5"	52'-0"	51'-6"	51'-1"
55	54'-2"	53'-9"	53'-4"	52'-11"	52'-5"	52'-0"
57.5	55'-0"	54'-7"	54'-1"	53'-8"	53'-2"	52'-9"
60	55'-11"	55'-5"	55'-0"	54'-6"	54'-0"	53'-7"
62.5	56'-10"	56'-4"	55'-10"	55'-4"	54'-9"	54'-5"
65	57'-8"	57'-2"	56'-8"	56'-2"	55'-8"	55'-2"
67.5	58'-3"	57'-9"	57'-3"	56'-9"	56'-3"	55'-9"
70	59'-0"	58'-6"	58'-0"	57'-6"	57'-0"	56'-6"
72.5	59'-8"	59'-2"	58'-7"	58'-1"	57'-7"	57'-1"
75	60'-4"	59'-9"	59'-2"	58'-8"	58'-1"	57'-7"
77.5	61'-0"	60'-5"	59'-10"	59'-3"	58'-8"	58'-2"
80	61'-7"	61'-0"	60'-5"	59'-10"	59'-3"	58'-8"
82.5	62'-0"	61'-5"	60'-10"	60'-3"	59'-8"	59'-1"
85	62'-6"	61'-11"	61'-3"	60'-8"	60'-1"	59'-6"
87.5	62'-11"	62'-3"	61'-7"	61'-0"	60'-4"	59'-9"
90	63'-4"	62'-8"	62'-0"	61'-4"	60'-8"	60'-0"

NOTE: All values on this table are for required parking stalls. To determine parking bay widths for non-required stalls, merely use a column showing a stall width dimension that is four inches more. The values above the line are governed by minimum aisle width.

* These stall widths (8'-6", 8'-10", 9'-2") are not shown in the ordinance, but are available for use.



PARKING BAY DIMENSIONS CHART NO. 1

ONE-WAY TRAFFIC
DOUBLE-LOADED AISLES

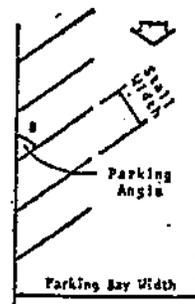
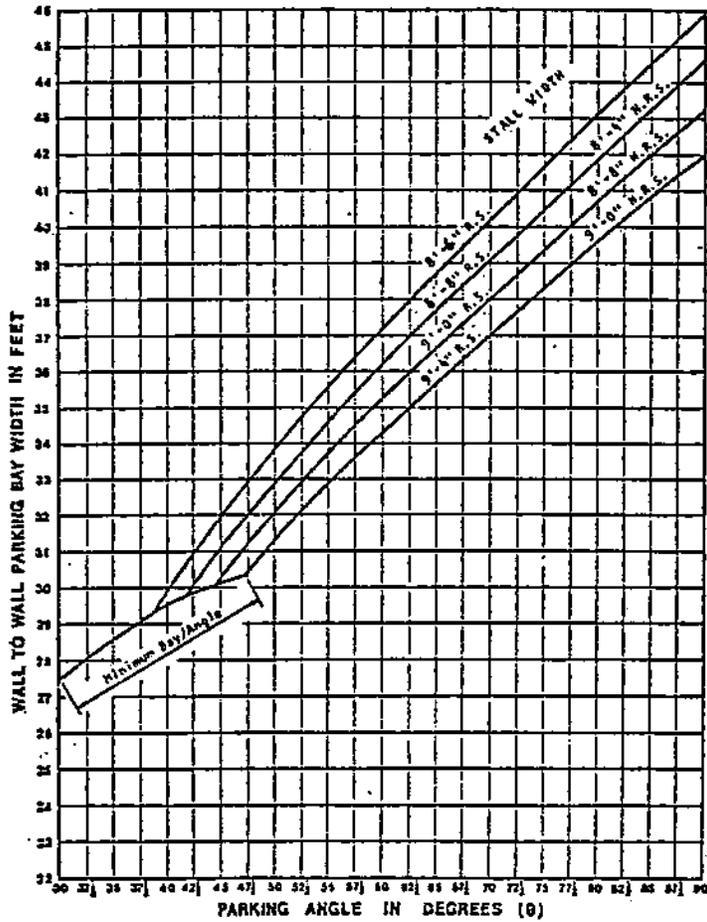
R.S. Required Parking Stalls
N.R.S. Non-required Parking Stalls

TABLE NO. 2

PARKING BAY WIDTHS FOR ONE-WAY TRAFFIC AND SINGLE LOADED AISLES, BASED ON CHART NO. 2 IN

Parking Angle	8'-6" Stalls*	8'-8" Stalls	8'-10" Stalls*	9'-0" Stalls	9'-2" Stalls*	9'-4" Stalls
30	27'-6"	27'-4"	27'-6"	27'-6"	27'-6"	27'-6"
32.5	28'-1"	28'-1"	28'-1"	28'-1"	28'-1"	28'-1"
35	28'-7"	28'-7"	28'-7"	28'-7"	28'-7"	28'-7"
37.5	29'-1"	29'-1"	29'-1"	29'-1"	29'-1"	29'-1"
40	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"
42.5	30'-0"	30'-1"	29'-10"	29'-10"	29'-10"	29'-10"
45	31'-4"	31'-1"	30'-6"	30'-3"	30'-3"	30'-2"
47.5	32'-4"	32'-1"	31'-8"	31'-3"	31'-10"	30'-5"
50	33'-5"	33'-0"	32'-7"	32'-2"	31'-9"	31'-4"
52.5	34'-3"	33'-9"	33'-4"	32'-11"	32'-6"	32'-1"
55	35'-1"	34'-7"	34'-2"	33'-8"	33'-3"	32'-10"
57.5	35'-11"	35'-5"	35'-6"	34'-6"	34'-0"	33'-7"
60	36'-9"	36'-3"	35'-9"	35'-3"	34'-9"	34'-4"
62.5	37'-6"	37'-0"	35'-6"	36'-0"	35'-6"	35'-0"
65	38'-2"	37'-8"	37'-2"	36'-8"	36'-2"	35'-8"
67.5	38'-11"	38'-5"	37'-11"	37'-4"	36'-10"	36'-4"
70	39'-8"	39'-2"	38'-7"	38'-1"	37'-6"	37'-0"
72.5	40'-4"	39'-10"	39'-3"	38'-9"	38'-2"	37'-8"
75	41'-1"	40'-7"	40'-0"	39'-5"	38'-10"	38'-4"
77.5	41'-10"	41'-3"	40'-8"	40'-1"	39'-6"	39'-0"
80	42'-6"	41'-11"	41'-4"	40'-9"	40'-2"	39'-7"
82.5	43'-1"	42'-6"	41'-11"	41'-4"	40'-9"	40'-2"
85	43'-10"	43'-3"	42'-7"	42'-0"	41'-4"	40'-9"
87.5	44'-7"	43'-11"	43'-4"	42'-8"	42'-0"	41'-5"
90	45'-4"	44'-8"	44'-0"	43'-4"	42'-8"	42'-0"

NOTE: All values on this table are for required parking stalls. To determine parking bay widths for non-required stalls, merely use a column showing a stall width dimension that is four inches more. The values above the line are governed by minimum aisle width.
 * These stall widths (8'-6", 8'-10", 9'-2") are not shown in the ordinance, but are available for use.



PARKING BAY DIMENSIONS
 CHART NO. 2
 ONE-WAY TRAFFIC
 SINGLE-LOADED AISLES

R.S. Required Parking Stalls
 N.R.S. Non-required Parking Stalls

TABLE NO. 3

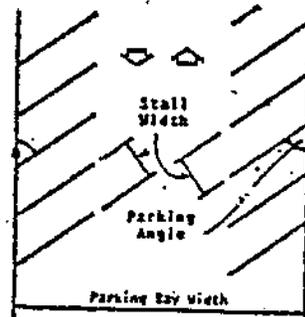
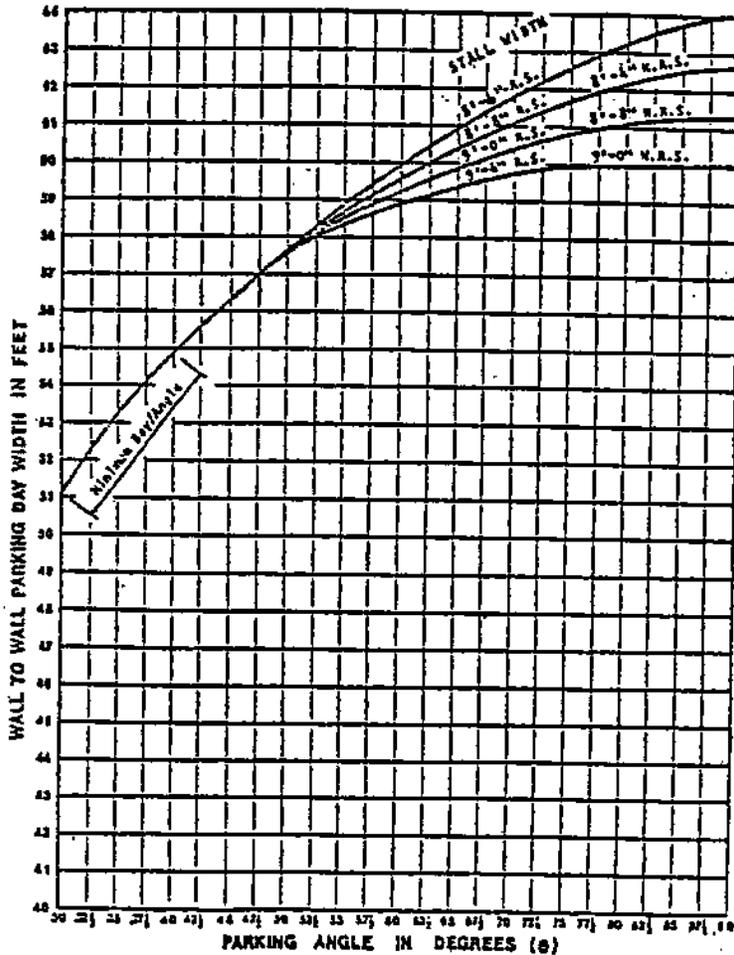
PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES, BASED ON CHART NO. 3 IN

BOOK 453 PAGE 742

Parking Angle	8'-6" Stalls*	8'-8" Stalls	8'-10" Stalls*	9'-0" Stalls	9'-2" Stalls*	9'-4" Stalls
30	51'-2"	51'-2"	51'-2"	51'-2"	51'-2"	51'-2"
32.5	52'-4"	52'-4"	52'-4"	52'-4"	52'-4"	52'-4"
35	53'-3"	53'-3"	53'-3"	53'-3"	53'-3"	53'-3"
37.5	54'-2"	54'-2"	54'-2"	54'-2"	54'-2"	54'-2"
40	54'-10"	54'-10"	54'-10"	54'-10"	54'-10"	54'-10"
42.5	55'-7"	55'-7"	55'-7"	55'-7"	55'-7"	55'-7"
45	56'-4"	56'-4"	56'-4"	56'-4"	56'-4"	56'-4"
47.5	57'-0"	57'-0"	57'-0"	57'-0"	57'-0"	57'-0"
50	57'-8"	57'-7"	57'-7"	57'-7"	57'-8"	57'-8"
52.5	58'-3"	58'-2"	58'-2"	58'-1"	58'-0"	58'-0"
55	58'-9"	58'-8"	58'-7"	58'-6"	58'-5"	58'-4"
57.5	59'-4"	59'-2"	59'-1"	58'-11"	58'-7"	58'-3"
60	59'-9"	59'-7"	59'-5"	59'-3"	59'-1"	58'-11"
62.5	60'-2"	60'-0"	59'-9"	59'-7"	59'-4"	59'-2"
65	60'-8"	60'-5"	60'-2"	59'-11"	59'-8"	58'-5"
67.5	61'-1"	60'-9"	60'-6"	60'-2"	59'-10"	59'-7"
70	61'-5"	61'-1"	60'-9"	60'-3"	59'-1"	59'-0"
72.5	61'-10"	61'-5"	61'-0"	60'-7"	60'-2"	59'-10"
75	62'-1"	61'-8"	61'-3"	60'-9"	60'-4"	59'-11"
77.5	62'-5"	61'-11"	61'-5"	60'-11"	60'-5"	60'-0"
80	62'-8"	62'-2"	61'-7"	61'-1"	60'-5"	60'-0"
82.5	62'-11"	62'-4"	61'-9"	61'-2"	60'-7"	60'-0"
85	63'-1"	62'-4"	61'-10"	61'-3"	60'-7"	60'-0"
87.5	63'-3"	62'-7"	61'-11"	61'-3"	60'-7"	60'-0"
90	63'-4"	62'-8"	62'-0"	61'-4"	60'-8"	60'-0"

NOTE: All values on this table are for required parking stalls. To determine parking bay widths for non-required stalls, merely use a caliper showing a stall width dimension that is four inches more. The values above the line are governed by minimum aisle width.

* These stall widths (8'-6", 8'-10", 9'-2") are not shown in the ordinance, but are available for use.



PARKING BAY DIMENSIONS
CHART NO. 3

TWO-WAY TRAFFIC
DOUBLE-LOADED AISLES

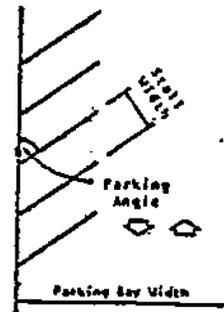
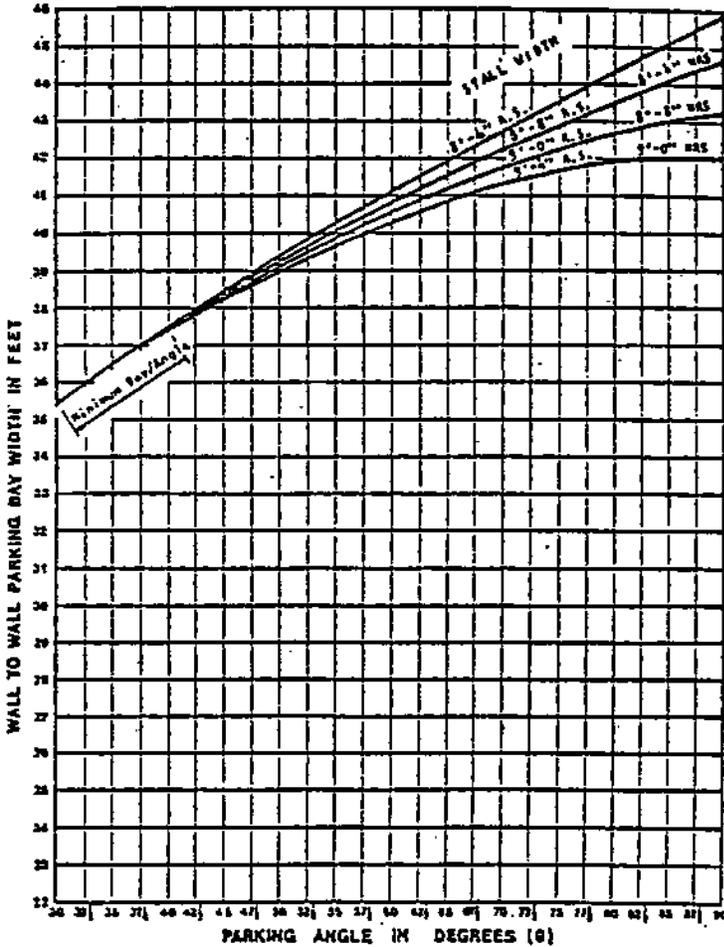
R.S. Required Parking Stalls
N.R.S. Non-required Parking Stalls

PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND SINGLE-LOADED AISLES, BASED ON CHART NO. 4 IN

Parking Angle	8'-4" Stalls*	8'-9" Stalls	8'-10" Stalls*	9'-0" Stalls	9'-2" Stalls*	9'-4" Stalls
30	35'-6"	35'-6"	35'-4"	35'-4"	35'-4"	35'-6"
32.5	36'-0"	36'-0"	36'-0"	36'-0"	36'-0"	35'-0"
35	36'-6"	36'-6"	36'-4"	36'-4"	36'-4"	35'-4"
37.5	37'-0"	37'-0"	37'-0"	37'-0"	37'-0"	37'-0"
40	37'-6"	37'-4"	37'-5"	37'-5"	37'-5"	37'-5"
42.5	38'-0"	37'-11"	37'-11"	37'-11"	37'-10"	37'-10"
45	38'-6"	38'-5"	38'-5"	38'-4"	38'-4"	38'-3"
47.5	38'-11"	38'-10"	38'-10"	38'-9"	38'-8"	38'-8"
50	39'-4"	39'-3"	39'-3"	39'-2"	39'-1"	39'-0"
52.5	39'-9"	39'-8"	39'-7"	39'-6"	39'-5"	39'-4"
55	40'-1"	40'-0"	39'-11"	39'-10"	39'-9"	39'-8"
57.5	40'-6"	40'-5"	40'-4"	40'-3"	40'-2"	40'-1"
60	40'-11"	40'-10"	40'-8"	40'-7"	40'-6"	40'-4"
62.5	41'-4"	41'-3"	41'-0"	40'-10"	40'-8"	40'-7"
65	41'-8"	41'-6"	41'-4"	41'-2"	41'-0"	40'-10"
67.5	42'-1"	41'-11"	41'-8"	41'-6"	41'-5"	41'-1"
70	42'-6"	42'-3"	42'-0"	41'-9"	41'-6"	41'-4"
72.5	42'-10"	42'-7"	42'-4"	42'-0"	41'-9"	41'-6"
75	43'-3"	42'-11"	42'-7"	42'-3"	41'-11"	41'-8"
77.5	43'-7"	43'-3"	42'-11"	42'-6"	42'-2"	41'-10"
80	44'-0"	43'-7"	43'-2"	42'-9"	42'-4"	41'-11"
82.5	44'-4"	43'-10"	43'-5"	42'-11"	42'-5"	42'-0"
85	44'-8"	44'-2"	43'-7"	43'-1"	42'-6"	42'-0"
87.5	45'-0"	44'-5"	43'-10"	43'-3"	42'-7"	42'-0"
90	45'-4"	44'-8"	44'-0"	43'-4"	42'-8"	42'-0"

NOTE: All values on this table are for required parking stalls. To determine parking bay widths for non-required stalls, merely use a column showing a stall width dimension that is four inches more. The values above the line are governed by minimum aisle width.

* These stall widths (8'-6", 8'-10", 9'-2") are not shown in the ordinance, but are available for use.

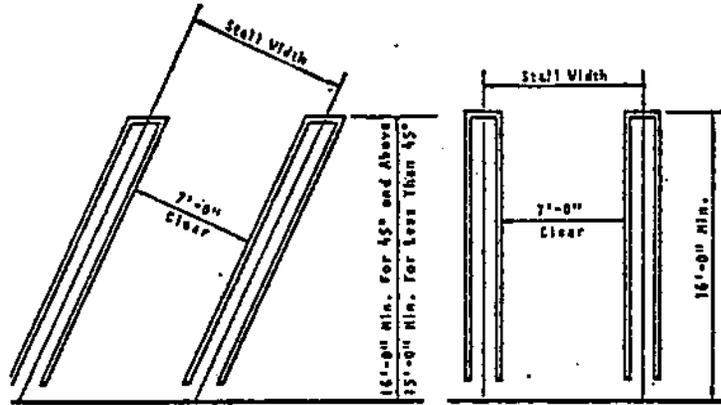


PARKING BAY DIMENSIONS
CHART NO. 4

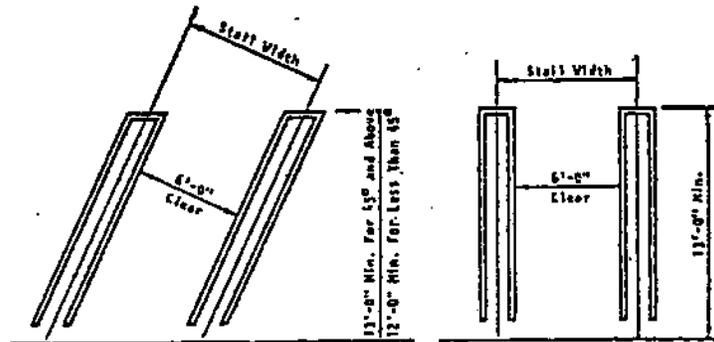
TWO-WAY TRAFFIC
SINGLE-LOADED AISLES

R.S. Required Parking Stalls
N.R.S. Nonrequired Parking Stalls

STANDARD PARKING STALLS



COMPACT PARKING STALLS



STRIPING FOR PARKING STALLS
CHART NO. 5

4p
no fee

SECTION XI

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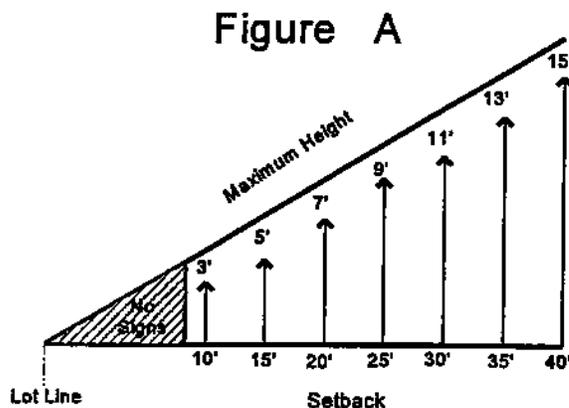
SIGNS

A. Purpose

To establish standards and regulations for the installation and use of signs within Park Meadows Town Center recognizing that Park Meadows Town Center is unique in that it hosts a premiere shopping resort of regional significance. As a result, the scale of development demands signage proportional to the structural mass.

B. General Requirements

1. A sign permit is required from Douglas County for all signs exceeding 6 square feet in area. The application for a sign permit shall include a site plan showing the proposed location for the sign and a colored rendering fully dimensioned showing the sign message. The fee is established by the Board of County Commissioners.
2. Prohibited Signs: Refer to the Douglas County Zoning Resolution, sign Section regarding prohibited signs, and any off-premise sign.
3. Illumination: The source of a sign's illumination shall be shielded and not visible from any adjacent property or right-of-way.
4. Free-standing sign: Free-standing signs shall not exceed 15' and shall be setback as follows:



5. **Maintenance of signs:** Signs and sign structures shall be maintained at all times in a state of good repair, and free from deterioration, insect infestation, rot, rust, or loosening. The County shall have the authority to order the repair, alteration, or removal of a sign or structure which constitutes a hazard to life or property. In the event that such a sign has not been removed, altered, or repaired within 30 days after written notification from the County, the County shall have the authority to remove such sign or structure at the expense of the owner of the premises on which the sign is located.

C. On-Site Signs In Planning Areas "A"/"C"

The following signs shall be permitted in planning areas "A"/"C" in compliance with Figure A regarding setbacks upon issuance of a sign permit by Douglas County, as follows:

Planning Area "A"

1. One freestanding sign, identifying the shopping resort, utilizing landscaping, masonry or other materials that are compatible with the shopping resort and aesthetically pleasing is permitted to a maximum area of 450 sq. ft., and shall project no higher than 15'.
2. Anchor tenants of the shopping resort shall be allowed one fascia sign per building face, a maximum of 450 square feet in area.
3. Businesses, other than anchor tenants of the shopping resort shall be allowed 1 fascia sign, that identifies the business, per building face, to a maximum of 3 building faces. A building face less than 75 linear feet shall not be permitted a sign unless it is the sole building face. Each sign shall be a maximum of 50 sq. ft. in area; however, such sign area may be increased at the rate of 1 sq.ft. of sign area for each linear foot of building frontage in excess of 50 linear feet to a maximum of 200 sq. ft..
4. Four center identification signs are permitted to a maximum of 150 sq. ft. in area. Maximum height: 15'.
5. One tenant identification sign, a maximum of 150 sq.ft. in area, is permitted at each point of access from the public street. Maximum height: 15'
6. One fascia sign, a maximum of 50 sq. ft in area, is permitted at each entrance to the shopping resort.
7. One theater marquee sign is permitted to a maximum of 300 sq. ft.

8. Directional signs are allowed within the center not exceeding 25 sq. ft.

Planning Area "A" and "C"

9. Automobile gas station signs are permitted subject to the following:
 - a. 1 free standing identification sign is permitted to a maximum of 50 sq. ft. in area and shall project no higher than 10'.
 - b. 1 fascia identification sign is permitted to a maximum of 50 sq.ft. in area and shall be unlighted.
 - c. No other signs or displays shall be permitted.
10. One temporary sign for "land/space available" is permitted per street frontage a maximum of 100 sq. ft. per face. A maximum of 2 faces are permitted per sign.

Planning Area "C"

11. One monument sign per lot, that identifies the business, a maximum of 32 sq.ft. per face (max. 2 faces) is allowed. The sign shall be located in a landscaped area, and shall be constructed of materials approved through the site improvement plan review for the business structure. Maximum height: 7'
 12. One fascia sign per building face, that identifies the business, to a maximum of 3 building faces is allowed. *A building face less than 75 linear feet shall not be permitted a sign unless it is the sole building face.* Each sign shall be a maximum of 50 sq. ft. in area; however, such sign area may be increased at the rate of 1 sq.ft. of sign area for each linear foot of building frontage in excess of 50 linear feet to a maximum of 200 sq. ft..
 13. One directional sign per access, a maximum of 10 sq.ft. in area, and 5' in height.
- D. Sign Area Measurement - Refer to the Douglas County Zoning Resolution Sign Section

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PARK MEADOWS TOWN CENTER SIGN MATRIX

TYPE	MAX. SIZE	NUMBER	MAX. HEIGHT	SETBACK
Planning Area "A"				
Anchor ID - fascia	450 sq.ft.	1/bldg. face	roof line	N/A
Mall ID - monument	450 sq.ft.	1	15'	See Fig. A
Non-Anchor ID - fascia	200 sq.ft.	1/face (3 faces max.)	roof line	N/A
Project ID - monument	150 sq.ft.	4	15'	See Fig. A
Tenant ID - monument	150 sq. ft.	1/access from St.	15'	See Fig. A
Shopping Resort Entrance - fascia	50 sq. ft.	1/entrance	roof line	N/A
Theater Marquee	300 sq.ft.	1	roof line	N/A
Directional	25 sq.ft.	unlimited	15'	20' from proj. boundary
Planning Area "A" and "C"				
Auto/gas station - monument fascia	60 sq. ft. 80 sq. ft.	1 1	10' roofline	See Fig. A N/A
Temporary	100 sq. ft./face (2 face max.)	1/area frontage	15'	See Fig. A
Planning Area "C"				
ID - fascia	200 sq.ft.	1/face (3 faces max.)	Roof line	N/A
ID - monument	32-sq.ft./face.	1/lot (2 faces max.)	7'	See Fig. A
Directional	10 sq.ft.	1/access	5'	See Fig. A

Amended 8

SECTION XI

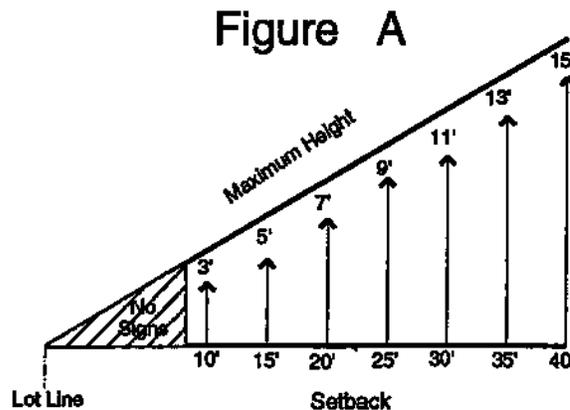
SIGNS

A. Purpose

To establish standards and regulations for the installation and use of signs within Park Meadows Town Center recognizing that Park Meadows Town Center is unique in that it hosts a premiere shopping resort of regional significance. As a result, the scale of development demands signage proportional to the structural mass.

B. General Requirements

1. A sign permit is required from Douglas County for all signs exceeding 6 square feet in area. The application for a sign permit shall include a site plan showing the proposed location for the sign and a colored rendering fully dimensioned showing the sign message. The fee is established by the Board of County Commissioners.
2. Prohibited Signs: Refer to the Douglas County Zoning Resolution, sign Section regarding prohibited signs, and any off-premise sign.
3. Illumination: The source of a sign's illumination shall be shielded and not visible from any adjacent property or right-of-way.
4. Free-standing sign: Free-standing signs shall not exceed 15' and shall be setback as follows:



5. **Maintenance of signs:** Signs and sign structures shall be maintained at all times in a state of good repair, and free from deterioration, insect infestation, rot, rust, or loosening. The County shall have the authority to order the repair, alteration, or removal of a sign or structure which constitutes a hazard to life or property. In the event that such a sign has not been removed, altered, or repaired within 30 days after written notification from the County, the County shall have the authority to remove such sign or structure at the expense of the owner of the premises on which the sign is located.

C. On-Site Signs In Planning Areas A/B/C

The following signs shall be permitted in planning areas A/B/C in compliance with Figure A regarding setbacks upon issuance of a sign permit by Douglas County.

1. One freestanding sign, identifying the shopping resort, utilizing landscaping, masonry or other materials that are compatible with the shopping resort and aesthetically pleasing is permitted to a maximum area of 450 sq. ft., and shall project no higher than 15'.
2. Anchor tenants of the shopping resort shall be allowed one fascia sign per building face, a maximum of 450 square feet in area.
3. Businesses, other than anchor tenants of the shopping resort shall be allowed 1 fascia sign per building face, to a maximum of 3 building faces. A building face less than 75 linear feet shall not be permitted a sign unless it is the sole building face. Each sign shall be a maximum of 50 sq. ft. in area; however, such sign area may be increased at the rate of 1 sq.ft. of sign area for each linear foot of building frontage in excess of 50 linear feet to a maximum of 200 sq. ft..
4. Within each planning area, 4 center identification signs are permitted to a maximum of 150 sq. ft. in area, and shall project no higher than 15'.
5. Tenant identification signs, a maximum of 150 sq.ft. in area and a maximum of 15' in height, are permitted at the point of access from the public street.
6. One fascia sign, a maximum of 50 sq. ft in area, is permitted at each entrance to the shopping resort.
7. One theater marquee sign is permitted to a maximum of 300 sq. ft.

8. Automobile gas station signs are permitted subject to the following:
 - a. 1 free standing identification sign is permitted to a maximum of 50 sq. ft. in area and shall project no higher than 10'.
 - b. 1 fascia identification sign is permitted to a maximum of 50 sq.ft. in area and shall be unlighted.
 - c. No other signs or displays shall be permitted.
 9. One temporary sign for "land/space available" is permitted per street frontage a maximum of 100 sq. ft. per face. A maximum of 2 faces are permitted per sign.
 10. Directional signs are allowed within the center not exceeding 25 sq. ft.
- D. Sign Area Measurement - Refer to the Douglas County Zoning Resolution Sign Section

**PARK MEADOWS TOWN CENTER
SIGN MATRIX**

TYPE	MAX. SIZE	NUMBER	MAX. HEIGHT	SETBACK
Anchor ID - fascia	450 sq.ft.	1/face	may not extend above roof line	N/A
Mall ID - monument	450 sq.ft.	1	15'	See Fig. A
Non-Anchor ID - fascia	200 sq.ft.	1/face to 3 face max.	may not extend above roof line	N/A
Project ID - monument	150 sq.ft.	4/project	15'	See Fig. A
Tenant ID - monument	150 sq. ft.	1/access	15'	See Fig. A
Shopping Resort Entrance - fascia	50 sq. ft.	1/entrance	may not extend above roof line	N/A
Theater Marquee	300 sq.ft.	1	may not extend above roof line	N/A
Directional	25 sq.ft.	unlimited	15'	20' from proj. boundary
Temporary	100 sq. ft./face (2 face max.)	1/street frontage	15'	See figure A

SIGNS

*Amended
3-6-96*

A. Purpose

The purpose of this Section is to establish standards and regulations for the installation and use of signs within Park Meadows Town Center.

All requests for signage needing Board of County Commissioners approval shall be accompanied by a site plan showing the proposed location for the sign and a colored rendering fully dimensioned showing the sign message.

B. Definitions

1. Sign: Any device providing identification, advertising or directional information for a specific business, service, product, person, organization, place or building. Included in this definition shall be other attention-attracting media such as banners.
2. Advertising Sign: A sign which includes any message or graphics relating to any service, product, person, business, place, activity or organization, excluding directional information.
3. Directional Sign: A sign that does not contain advertising copy, but includes pertinent information, including information designed to direct or assist in the flow of pedestrian or vehicular traffic.
4. Directory Sign: Any sign listing only the names and/or uses, and/or locations of the various business or activities within a building, or a multi-tenant development.
5. Fascia Sign: A sign which is permanently affixed to the horizontal piece covering the joint between the top of the wall and the projecting eaves of the roof.
6. Freestanding Sign: An identification sign which is erected or mounted upon its own self-supporting permanent structure, detached from the supporting elements of the main building which it identifies.

7. Identification Sign: A sign that includes as copy only the name of the business, place, organization, building or person it identifies.
8. Illuminated Sign: A sign whose surface is lighted internally or externally and which identifies, advertises or attracts attention to a use or activity.
9. Sign, Low-Silhouette: A sign which does not project higher than 10 feet above ground.

C. General Requirements

1. Prohibited Signs: The following signs shall be prohibited in the Park Meadows Town Center:
 - a. portable signs which are not permanently affixed to any structure on the site or permanently mounted to the ground, or otherwise located on one or more wheels;
 - b. signs mounted, attached, or painted on motor vehicles, trailers, or boats when used as additional advertising signs on or near the premises and not used in conducting a business or service;
 - c. revolving beacons, flashing signs, or signs with any type of animation or intermittent lighting effects;
 - d. any signs emitting sound;
 - e. political signs in public right-of-way or on public property;
 - f. signs for the purpose of general outdoor advertising of projects or services, or signs advertising a use, service or attraction not located in Douglas County;
 - g. flags, banners, or other devices designed or allowed to wave, flap or rotate with the wind except for flags of any government or governmental agency or any civic, charitable, religious, or fraternal organization; except small company flags or banners during grand opening events for a two-week period;
 - h. signs located so as to conflict with the clear and obvious appearance of public devices controlling public traffic;

- i. roof-mounted signs, or signs which project above the highest point of the roof line or fascia of the building;
 - j. signs attached to a building and projecting perpendicular from the building; except as provided in Subsection D4 below;
 - k. signs attached parallel to the wall of a building but mounted more than eighteen (18) inches from the wall;
 - l. signs announcing a proposed development and/or proposed zoning prior to approval by the County Commissioners.
2. Illumination: the source of a sign's illumination shall be shielded and not visible from any adjacent property or right-of-way.
 3. Freestanding Signs: freestanding signs shall not be located in any required front yard for a principal building, except by variance duly approved by the Douglas County Board of Adjustment or by a Site Plan approved as provided in this Development Guide.
 4. Public Right-of-Way: all signs erected in a public right-of-way by a public agency which controls or directs the traveling public shall be exempt from the provisions of this Resolution.
 5. Sign Permit: a sign permit shall be required for all signs exceeding six (6) square feet in area through the Building Inspection Department. A sign permit fee shall be established by the Board of County Commissioners, and paid to the Building Inspection Department.
 6. Maintenance: signs and sign structures shall be maintained at all times in a state of good repair, with all braces, bolts, clips, supporting frame and fastenings free from deterioration, insect infestation, rot, rust, or loosening. Signs shall be able to safely withstand the maximum wind pressure 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 structure which constitutes a hazard to life or property. In the event that such a sign has not been removed, altered, or repaired within thirty (30) days after

written notification from the County Building Inspector, the County shall have the authority to remove said sign or structure at the expense of the owner of the premises on which the sign is located.

D. On-Site Signs

In Planning Areas A, B and C:

1. The total aggregate sign area allowed per use shall be fifty (50) square feet; however, such sign area may be increased at the rate of one (1) square foot of sign area for each linear foot of building frontage in excess of fifty (50) lineal feet to a maximum of two hundred (200) square feet of sign area. Where structures or buildings have exposure to more than one public right-of-way, the aggregate sign area permitted shall be applicable to each such exposure.
2. Shopping centers do not constitute a single use; each business with exposure to a public right-of-way is entitled to a sign area proportionate to the above linear footage maximum per use.
3. One sign identifying each principal tenant 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 per building face exposed to a public right-of-way.
4. One additional sign identifying each principal entrance is permitted, provided such sign shall be unlighted; shall be affixed to the front wall or door, suspended from an overhang, or placed in a front window of the principal building; and does not exceed 15 square feet in surface area. Said sign and area thereof shall be in addition to that permitted in Paragraph D.1.
5. Within each Planning Area, 5 multi-faced intersection/entry signs identifying the Project, lighted or unlighted, are permitted, provided such signs shall be low-silhouette signs, shall not project higher than 15 feet above ground, and shall not exceed 30 square feet in surface area per display face.
6. One (1) freestanding sign identifying an individual use within the center or park shall be allowed per individual use containing 150,000 square feet or more

of floor area, subject to requirements contained in paragraph 7 below.

7. Freestanding identification signs shall not be counted as a portion of the total aggregate sign area of the premises, and:
 - a. shall have a maximum display-face area of fifty (50) square feet;
 - b. shall not exceed fifteen (15) feet in height; and
 - c. shall not impair visibility for traffic movements into and from the premises where the sign is to be located.
8. Automobile Service Facility Signs: Automobile service facility signs are permitted subject to the following standards:
 - a. One double-faced or single-faced identification sign, lighted or unlighted, is permitted for each automobile service provided such sign shall be a low-silhouette sign, shall not project higher than 10 feet above ground, and shall not exceed 35 square feet in surface area per display face.
 - b. No other signs or displays shall be permitted, including, but not limited to, price signs, and similar signs.
 - c. One unlighted sign stating the name of the owner or establishment is permitted for each automobile service facility, provided such sign shall be attached parallel with and within 18 inches of a wall of the principal building, and shall not exceed 20 square feet in surface area.
9. One temporary sign, lighted or unlighted, accessory to each temporary sales office, or leasing office from which new nonresidential 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 6 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.

E. Off-Premise Sign

The following off-premise signs shall be permitted:

1. Signs to identify uses or services in Douglas County which are oriented toward highway travelers, and
2. Directional signs for emergency services, and
3. Advertising signs for real estate developments or projects, provided that:
 - a. The uses or services for highway travelers, emergency services and real estate developments shall be located in Douglas County, and
 - b. located along major arterials, and
 - c. be at least one-half (1/2) mile but not more than three (3) miles from the incorporated community in which the use is located, or from the use itself when located outside of an incorporated community, and
 - d. each use shall be limited to one (1) off-premise sign per highway approach, and
 - e. the off-premise sign shall not extend more than fifteen (15) feet above ground level and shall not exceed thirty-two (32) square feet in sign area, and
 - f. the minimum distance between off-premise signs shall not be less than six hundred and sixty (660) lineal feet.

F. Sign Area Measurement

1. Area to be Measured: the area of a sign shall be measured in conformance with the regulations as herein set forth, provided that the structure or bracing of a sign shall be omitted from measurement unless such structure or bracing is made part of the message or face of the sign. Where a sign has two or more display faces, the area of all faces shall be included in determining the area of the sign.
2. Sign with Backing: the area of all signs with backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas in each square,

rectangle, triangle, portion of a circle, or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign including all frames, backing, face plates, non-structural trim or other component parts not otherwise used for support.

3. Signs without Backing: the area of all signs without backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas of each square, rectangle, triangle, portion of a circle, or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of each word, written representation (including any series of letters), emblems, or figures of similar character including all frames, face plates, non-structural trim or other component parts not otherwise used for support.
4. All Other Signs or Combinations Thereof: the area of any sign having parts both with and without backing shall be measured by determining the total area of all squares, rectangles, triangles, portions of a circle or any combination thereof constituting the smallest single continuous perimeter enclosing the extreme limits of either of the following combinations: (1) the display surface or face of the sign including all frames, backing, face plates, non-structural trim or other component parts not otherwise used for support for parts of the sign that have backing; or (2) each word, written representation (including any series of letters), emblems, or figures of similar character including all frames, face plates, non-structural trim or other component parts not otherwise used for support for parts of the sign having no backing.

LEGAL DESCRIPTION

A parcel of land located in Section 3, Township 6 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

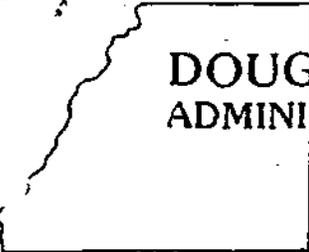
Commencing at the Northwest corner of said Section 3; thence S 88°29'08" E, along the North line of said Section 3, a distance of 164.96 feet; thence departing the North line of said Section 3, S 00°37'50" E, a distance of 84.34 feet to a point of intersection of the Easterly right-of-way line of South Yosemite Street, as shown on PARK MEADOWS FILING ONE, recorded by plat Reception No. 228971 of the Douglas County Records, and the South right-of-way line of County Line Road, said point also being the Northwesterly corner of the tract of land conveyed to Park Meadows, Ltd. by Warranty Deed recorded on January 29, 1980, in Book 381 at Page 418 in the Office of the Clerk and Recorder of Douglas County, being the TRUE POINT OF BEGINNING; thence S 88°45'29" E, along said South right-of-way line of County Line Road, and along the Northerly Boundary of that tract described in said Warranty Deed a distance of 2892.30 feet; thence along the Northeasterly Boundary of that tract of land described by said Warranty Deed, the following two courses: 1.) S 64°03'02" E, a distance of 238.81 feet; 2.) thence S 46°51'38" E, a distance of 720.80 feet to the Northern most corner of Parcel 135A as conveyed to The State Department of Highways, Division of Highways, State of Colorado by Special Warranty Deed recorded on January 19, 1981 in Book 404 at Page 804 in the Office of the Clerk and Recorder of Douglas County, Colorado; thence along the boundary of said Parcel 135A the following eight courses: 1.) S 05°52'45" E, a distance of 374.10 feet; 2.) S 05°45'57" E, a distance of 560.26 feet; 3.) 02°50'41" E, a distance of 271.81 feet; 4.) S 15°04'56" W, a distance of 514.20 feet; 5.) S 05°18'00" W, a distance of 208.44 feet; 6.) S 05°36'37" E, a distance of 247.45 feet; 7.) S 30°04'37" W, a distance of 552.40 feet; 8.) S 75°27'52" W, a distance of 456.37 feet to a point common to said Parcel 135A and Parcel 135 as also conveyed to The State Department of Highways, Division of Highways, State of Colorado by said

Special Warranty Deed recorded in Book 404 at Page 804 in the Office of the Clerk and Recorder of Douglas County, Colorado; thence along the Northerly boundary line of said Parcel 135 the following five courses: 1.) N 87°36'46" W, a distance of 356.39 feet; 2.) N 75°25'31" W, a distance of 281.30 feet; 3.) N 61°23'14" W, a distance of 392.28 feet; 4.) N 57°51'59" W, a distance of 460.51 feet; 5.) N 39°38'46" W, a distance of 325.35 feet to a point on a curve on the Easterly right-of-way line of the aforementioned South Yosemite Street; thence along the Easterly right-of-way line of said South Yosemite Street the following eight courses: 1.) along the arc of a curve to the left having a central angle of 10°42'05", a radius of 1050.00 feet, an arc length of 196.11 feet and whose chord bears N 24°21'57" E, a distance of 195.83 feet to a point of tangent; 2.) along said tangent N 19°00'54" E, a distance of 565.85 feet to a point of curve; 3.) along the arc of a curve to the left having a central angle of 41°10'00", a radius of 650.00 feet, an arc length of 467.02 feet to a point of tangent; 4.) along said tangent N 22°09'06" W, a distance of 255.57 feet to a point of curve; 5.) along the arc of a curve to the left having a central angle of 54°32'04", a radius of 650.00 feet, an arc length of 618.67 feet to a point of tangent; 6.) along said tangent N 76°41'10" W, a distance of 617.98 feet to a point of curve; 7.) along the arc of a curve to the right having a central angle of 76°03'20", a radius of 550.00 feet, an arc length of 730.08 feet to a point of tangent; 8.) along said tangent N 00°37'50" W, a distance of 169.07 feet to the TRUE POINT OF BEGINNING.

Containing 178.41 acres more or less.

Note:

The bearings in this description are based on an assumed bearing of the Westerly line of Section 3 of S 00°37'50" E; the bearings in the aforementioned Warranty Deed recorded in Book 381 at Page 418 must be rotated 01°12'52" clockwise for purposes of comparison with the bearings used in this description, and the bearings in the aforementioned Special Warranty Deed recorded in Book 404 at Page 804 must be rotated 01°35'11" clockwise for purposes of comparison with the bearings used in this description.



**DOUGLAS COUNTY
ADMINISTRATION BUILDING**

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

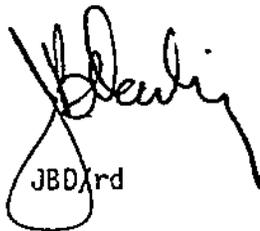
October 5, 1982

TO: BOARD OF COUNTY COMMISSIONERS
FROM: PLANNING DEPARTMENT
RE: PARK MEADOWS TOWN CENTER DEVELOPMENT GUIDE

The Park Meadows Town Center Development Guide was approved by unanimous vote by the Board of County Commissioners on August 11, 1981 subject to the submission of the following two documents.

1. A revised Development Guide reflecting the Planning Department's concerns and items agreed to in two letters dated May 21, 1981 and July 8, 1981, from Davis, Graham & Stubbs.
2. A letter from the Castlewood Fire Department indicating approval of the concept and indicating approval of the actual development, upon transfer of the deed for a Fire Station Site for the district.

The Planning department has reviewed all documents pertaining to the decision of the Board of County Commission and finds all requirements have been met. We therefore recommend approval of the resolution by the Board of County Commission. The fire station will be officially opened on Tuesday, October 12, 1982.



JBD/rd

