



## Skylines and Ridgelines

Within Major Skyline and Major Ridgeline Areas, no primary or accessory structure shall be constructed. Within Moderate Skyline Areas, no primary or accessory structure with a Building Height of greater than 25 feet shall be constructed. Within Minor Skyline Areas and Minor Ridgeline Areas, no primary or accessory structure with a Building Height greater than 35 feet shall be constructed. Within Moderate Skyline Areas, Minor Skyline Areas and Minor Ridgeline Areas of this District, all primary and accessory structures shall be required to comply with the measures defined within Town of Castle Rock Ordinance No. 99-15.

The protection and preservation of the Town of Castle Rock's visual character is considered by the community to be of utmost importance. Therefore, one of the primary concerns of the Town is the preservation of the appearance of key natural landmarks and features in the area.

An ordinance has now been adopted in order to maintain the visual integrity and topographical character of the area. The ordinance states specific regulations which address the visual impacts that development would inflict on prominent ridges and landmarks.

As a result of the ordinance and subsequent studies, skyline and ridgeline protection areas have been identified. These protected areas are now governed by unique regulation that provide for the visual aesthetics of the area.

The degrees of regulation and restriction on development impacting skylines and ridgelines is directly related to the visual impact of development from the viewing platforms. The most visible areas are subject to the most restrictive regulation and the areas that are relatively less visible are subject to less restrictive legislation.

Ridgeline Areas are areas in which all or part of a permanent structure constructed thereon would be visible from one or more points on a viewing platform, although not visible along the skyline when viewed from the same points.

### Legend

-  Major Ridgeline  
Skyline Areas where 25-foot structures would be highly visible along the Viewing Platforms.
-  Minor Ridgeline  
Skyline Areas where 25-foot structures would be visible from several points along the Viewing Platforms.
-  Major Skyline  
Skyline Areas where 25-foot structures would not be visible, but 35-foot structures would be visible from several points along the Viewing Platforms.
-  Moderate Skyline  
Ridgeline Areas with a major visual impact.
-  Minor Skyline  
Ridgeline Areas with a minor visual impact.
-  Viewing Platforms
-  Town Limits



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