

ENTITLED: "AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CHEYENNE UNIFIED DEVELOPMENT CODE (UDC), TO ADD AN URBAN LOFT LOT TYPE (NB3) AND "URBAN LOFT BUILDING" DEFINITION, ALLOWED AS A USE PERMITTED BY RIGHT AND USE PERMITTED AFTER CONDITIONAL DISCRETIONARY REVIEW IN RESIDENTIAL, MIXED USE AND NEIGHBORHOOD BUSINESS DISTRICTS."

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING:

Section 1. That on December 5, 2011, the Cheyenne Planning Commission unanimously recommended approval of the "Cheyenne Unified Development Code".

Section 2. That on January 23, 2012, the Governing Body of the City of Cheyenne unanimously approved the Unified Development Code (Ordinance No. 3943) with an effective date of April 30, 2012.

Section 3. That on January 21, 2014, the Cheyenne Planning Commission recommended approval of the amendments.

Section 4. That UDC Article 1, Section 1.4.4.a. is amended by adding the following description of land use:

Urban Loft Building. A residential use in a building designed for more than two principal dwelling units and situated on a single fee simple lot. This building type contemplates a taller multifamily building, often with parking structured or at grade with the building above, located in a walkable, mixed use context.

Section 5. That UDC Article 5 is amended as follows:

- a. For Section 5.1.4 (Table 5-1), insert **Urban Loft Building** under Residential Uses category; insert "C" within the intersecting cell of Residential Uses, "Urban Loft Building" and NR-3; insert "P" within the intersecting cell of Residential Uses, "Urban Loft Building" and NB; insert a "P" within the intersecting cell of Residential Uses, "Urban Loft Building" and MUB; and insert a "C" within the intersecting cell of Residential Uses, "Urban Loft Building" and MUR.

Table 5-1: Zoning District Uses		A	A	R	LR	LR	MR	MR	HR	HR	NR	NR	NR	N	C	CB	L	H		MU	MU	MU	A
Zoning Districts		G	R	R	1	2	1	2	1	2	1	2	3	B	B	D	I	I	P	R	B	E	D
Category of Uses / Specific Uses																							
Residential Uses																							
URBAN LOFT BUILDING														C	P					C	P		

P = Use permitted by right
 A = Use permitted after administrative review
 C = Use permitted after conditional discretionary review
 (Blank = prohibited use)

- b. For Section 5.3.9.d., add the following to the eligible lot and building types in the NR-3 Neighborhood Residential – Density District:

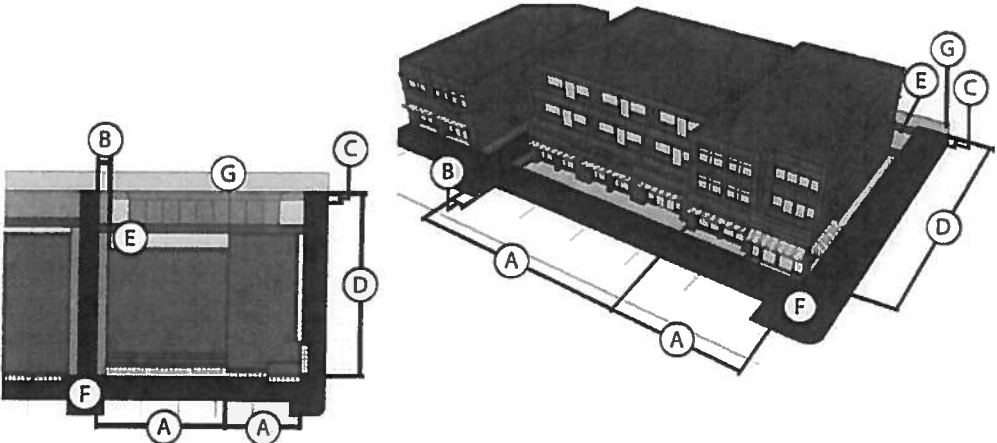
13. Urban Loft (Type NB3)

- c. UDC Section 5.3.9.f. is amended to read as follows:

Site and Building Design Standards. Due to the more compact development pattern, range of smaller lot types, and the close relationship of the smaller lots to the public streetscape, the Residential Design Standards in Section 6.6 and access standards in Section 4.3 shall apply in the NR-3 Zoning District. **Due to the nature of the urban loft lot type, the mixed use and small scale commercial design standards in section 6.7 shall apply for this lot type in the NR-3 district.**

- d. UDC Section 5.4.1.d. is amended by adding a new table, the Urban Loft Lot Type (NB3) as follows:

Type NB3: Urban Loft Building		
Lot Area	2,000 or up to 1/4 block, whichever is greater	
Lot Frontage	25' to 200'	
Setbacks:	Front	0' to 20'
	Side	0' if party wall/al or corner lots, 5' in all other cases
	Rear	15', 5' if alley loaded
Building Height	2 to 6 stories	
Total Lot Coverage (max.)	90%	



[A] 0' setbacks on attached buildings require a party wall meeting all building code standards and proper designation on a recorded plat.

(A) Frontage	(D) Depth	(G) Alley
(B) Side Setback	(E) Buildable Lot Area	
(C) Rear Setback	(F) Public Sidewalk	

- e. The existing table NB3 is renumbered and re-titled as follows:

Type ~~NB3~~ **NB4**: Commercial Building/Small Lot

- f. The existing table NB4 is renumbered and re-titled as follows:

Type ~~NB4~~ **NB5**: Commercial Building/ Large Lot

- g. The existing table NB5 is renumbered and re-titled as follows:

Type ~~NB5~~ **NB6**: Small Civic Building

- h. UDC Section 5.4.4.f.1 pertaining to the MUR – Mixed-use Residential District is amended to read:

Urban Loft, Commercial or mixed-use lots and building types shall apply the Small-scale Mixed-use and Commercial Design Standards in Section 6.7.

- i. UDC Section 5.4.5.f.1 pertaining to the MUB – Mixed-use Business District is amended to read:

Urban Loft. Commercial or mixed-use lots and building types shall apply Small-scale Mixed-use and Commercial Design Standards in Section 6.7.

Section 6. That UDC Article 6, Section 6.7.2 pertaining to Small Scale Commercial and Mixed-use Design Standards is amended as follows:

These standards apply to mixed-use activity centers, small scale commercial districts near neighborhoods, or other similar areas where diverse, walkable environments are desired. Specifically, they apply to new construction and additions to buildings in the following zoning districts:

- a. NB
- b. MUR
- c. MUB
- d. PUD, but subject to modification through the planning and review process.

e. NR-3, for the urban loft building type.

f. The City Council may elect to apply all of the Small-Scale Mixed Use and Commercial Design Standards in Section 6.7 as a condition to rezoning to the CB district if it is located in an Activity Center designated in the Comprehensive Plan or if a pedestrian oriented environment is desired.

Section 7. That certain articles and sections of the UDC are hereby amended as set out in this Ordinance. Sections currently existing, not set out within this Ordinance remain unchanged.

Section 8. Sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any section, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases.

Section 9. That this Ordinance shall be in full force and effect upon its approval and publication.

FIRST READING:

January 27, 2014

SECOND READING:

February 10, 2014

THIRD AND FINAL READING:

February 24, 2014


RICHARD L. KAYSEN, MAYOR

(SEAL)

ATTEST:


CAROL INTLEKOFER, CITY CLERK

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