

Staff recommended amendment

ORDINANCE NO. _____

ENTITLED: “AN ORDINANCE PURSUANT TO SECTIONS 1.1.6 AND 2.4.1(b) OF THE CHEYENNE UNIFIED DEVELOPMENT CODE (UDC), AMENDING SECTION 6.6.3(b)3 FOR THE PURPOSE OF PROVIDING ALTERNATE COMPLIANCE FOR DESIGN FEATURES OF MULTI-DWELLING BUILDINGS.”

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

Section 1. That pursuant to the recommendation of the City of Cheyenne Planning Commission at its March 21, 2016 meeting and pursuant to Sections 1.1.6 and 2.4.1(b) of the Cheyenne Unified Development Code (UDC), Section 6.6.3(b)3, Materials for Multi-dwelling buildings, of the UDC is hereby amended as set out in this ordinance. The purpose of the amendment is to reduce the requirement for brick or stone treatments on building exteriors and to allow developers to substitute landscaping for the required façade treatment. Articles, sections and subsections currently existing in the UDC not set out within this ordinance remain unchanged.

Section 2. That on March 21, 2016, the City of Cheyenne Planning Commission conducted a public hearing, reviewed the proposed text amendment that is the subject of this ordinance, and recommended approval of said text amendment.

Section 3. That UDC Article 6, Section 6.6.3 (b) 3 is amended as follows:

3. *Materials for Multi-dwelling buildings.* All attached dwelling and multi-dwelling building types shall be constructed according to the following material standards. Percentage requirements for materials exclude windows or other openings.
 - (a) Primary Materials. All buildings shall have one primary material covering at least 30% of the building facades.
 - (b) Secondary Materials. Buildings may have a secondary material covering up to 70% of the façades.
 - (c) Accent Materials. Buildings shall have at least one, and may have up to two accent or trim materials covering between 5% and 10% of the building facades.
 - (d) Permitted Materials. Exterior materials shall be permitted in accordance with the Table 6-18.
 - (e) *Material Changes.* Except for accent materials, changes in the façade material shall only occur at horizontal expression lines, with the heavier material below the lighter material.

Alternatively, changes in the material may occur at differentiated structural bays that meet the horizontal massing requirements..

(f) *Equal or Better Simulated Materials.* Where “equal or better” simulated materials are permitted, they shall only be permitted by the Director as an Administrative Adjustment according to procedures and criteria in Article 2. The Director shall use the following additional criteria:

- (1) The proposed material has an identical physical appearance as the material it intended to simulate, including color and texture, as perceived from any public spaces surrounding the property;
- (2) The material presents benefits in addition to cost savings, such as reduced maintenance, or enhanced durability and performance;
- (3) The material has a demonstrated track record of successful application and use that will result in equally long-lasting and sustainable appeal of the neighborhood as that of the permitted materials; and
- (4) Use of equal or better materials may be conditioned upon compliance with all application and manufacturer specifications.

d. ***Alternative Compliance.***

- i. Detached Dwelling Lot Types and Semi-Attached Dwelling Lot Types may propose a principal building front setback of 15’ when the standards in Compact and Mixed-Density Neighborhood Design (6.6.4) and access width standards in Table 4-13 are met. In existing neighborhoods the front setback shall not be less than the context of adjacent detached or semi-attached structures.
- ii. In lieu of the 30% primary building material requirement on all sides of the building, the developer shall provide 30% primary building material on the front (entry) façade, street-facing façade, and the façade facing public open space, and may provide secondary materials on each side and rear façade provided that
 - a. at least two of the secondary materials noted in Table 6-18 are incorporated into each of the side and rear façades with one of the secondary materials constituting at least 30% of each façade treatment; and
 - b. the building design standards of Section 6.6.4 (b) shall apply to the development; and
 - c. the building incorporates (1) roof line variations on the front and rear orientations, (2) projections or recesses of the building plane; and (3) other architectural treatments that bring visual interest to the building, such as window treatments (awnings, shutters), variations in material textures; contrasting color in horizontal and corner trim; pronounced horizontal or vertical architectural elements; roof and eave overhangs; gable brackets and vents. All of these features shall be in addition to any other applicable UDC required design standard.
- iii. In lieu of the 30% primary building material requirement on all sides of the building, the developer may propose alternative building design standards through the process and procedures for a Planned Development pursuant to the provisions of Section 2.2.2. The design objectives of Section 6.6.1 shall be considered as additional review criteria for the alternate design standards.

Section 4. That 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 5. That this ordinance shall be in full force and effect upon its approval and publication.

FIRST READING: _____

SECOND READING: _____

THIRD AND FINAL READING: _____

Richard L. Kaysen, Mayor

(SEAL)

ATTEST:

Carol Intlekofer, City Clerk