CIVIC OPEN SPACE APPROACH

INTENT

The Civic Open Space requirement is intended to designate areas of a development for active and passive open space available to the public or users of a site. These areas vary in size and can range from parks and plazas to benches and seating areas. Each open space will provide an opportunity for citizens to gather (formal or informal), to relax, or simply to enjoy the outdoors.

WHO DOES THIS APPLY TO?

This applies to all subdivisions, multifamily developments, commercial developments, and in specific cases expansions of existing developments and changes of use for a property. It may not be required for developments with existing access to developed Civic Open Space or if a designated open space was included with a prior platting action and is programmed for development.

EXEMPTIONS (UDC 4.4.2.B)

You may be eligible for an exemption if:

1. The proposed development is within a ¼ mile buffer of any existing public open space that can sufficiently serve the development.
2. The development is located within the service area of existing Civic Open Space of sufficient capacity and design standard to serve the proposed development.
3. It is residential infill development of less than 10 acres which are not within a ¼ mile of existing public open space where opportunities to provide standard open space are limited and an acceptable alternative is proposed.
4. A cash-in-lieu donation may be appropriate based on the proposed development, its context, and whether reasonable alternatives exist in the area. This requires approval by the City pursuant to UDC 4.4.2.b.4

WHAT IS AN OPEN SPACE NARRATIVE?

An open space narrative is a brief description detailing how your development is meeting the Civic Open Space requirements. This narrative can be brief or highly detailed and will vary based on the development type. Narratives should include calculations detailing how you calculated your required Civic Open Space and how your development satisfies those requirements. In some cases, Civic Open Space may not be required because it may be existing, may qualify for an exemption under UDC 4.4.2.b, or may qualify for a deferral to a later stage of development. In these cases, check with staff first and your narrative could be as simple as stating “Not required with this proposal” or “Existing”.

Parks and plazas serve as focal areas in activity centers
**What area is required?**

The Civic Open Space type and size will be determined as follows:

**For Subdivisions (UDC 4.4.3):**

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Context/ Development Pattern</th>
<th>Type</th>
<th>The Following Applies</th>
</tr>
</thead>
<tbody>
<tr>
<td>LR, MR, HR, NR-1,</td>
<td>Urban Transition Residential</td>
<td>Residential</td>
<td>750 sq. ft. per estimated dwelling unit or 8% of the gross area of the development parcel, whichever is less, must be provided</td>
</tr>
<tr>
<td>NR-2, NR-3, MUR</td>
<td>Urban Residential</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Mixed-Use Residential</td>
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<tr>
<td>MUB, MUE, NB, CB,</td>
<td>(Mixed-Use Commercial Mixed Use Employment Neighborhood Activity Centers Mixed-use Commercial Activity Centers Community / Regional Activity Center Central Business District Community Business)</td>
<td>Non-Residential</td>
<td>2% of the estimated building footprint for lots ≤ 2,500 sq. ft.; 5% of estimated building footprint for lots between 2,500 and 40,000 sq. ft.; and 8% of the estimated building footprint for lots ≥ 40,000 sq. ft.</td>
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<tr>
<td>CDB, PUD, P</td>
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</tbody>
</table>

**For Commercial, Mixed-Use, and Residential Developments:**

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Development Type</th>
<th>The Following Applies</th>
</tr>
</thead>
<tbody>
<tr>
<td>NB MUR</td>
<td>For Commercial or Mixed-use developments with building footprints ≤ 50,000 sq. ft.</td>
<td>An area equal to 5% of the building footprint must be provided. For buildings exceeding two stories in height, an additional 1% area is required for each additional story.</td>
</tr>
<tr>
<td>MUB NR-3 PUD* (UDC 6.7.2)</td>
<td>Developments with building footprints &gt; 50,000 sq. ft.</td>
<td>An area equal to 8% of the building footprint must be provided. For buildings exceeding two stories in height, an additional 1% area is required for each additional story.</td>
</tr>
<tr>
<td>Residential Development (excluding single family homes and duplexes)</td>
<td>150 sq. ft. per dwelling unit must be provided. 40% of the area may include outdoor decks, balconies or similar private or common open space.</td>
<td></td>
</tr>
<tr>
<td>All Districts (UDC 6.8.2)</td>
<td>New retail or mixed use developments that include retail, with a combined gross floor area &gt; 50,000 sq. ft.</td>
<td>An area equal to 8% of the building footprint must be provided. For buildings exceeding two stories in height, an additional 1% area is required for each additional story.</td>
</tr>
<tr>
<td></td>
<td>Additions to existing retail or mixed use developments that include retail &gt; 20% gross floor area or 20,000 sq. ft. when the resulting development size is &gt; 50,000 sq. ft.;</td>
<td>An area equal to 8% of the building footprint must be provided. For buildings exceeding two stories in height, an additional 1% area is required for each additional story.</td>
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<tr>
<td>CB (UDC 6.9.2)</td>
<td>Commercial and Office Buildings on lots ≤ 2,500 sq. ft.</td>
<td>On-site open space must be 2% of the building footprint</td>
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<td>Commercial and Office Buildings on lots between 2,500 and 40,000 sq. ft.</td>
<td>On-site open space must be 5% of building footprint</td>
</tr>
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<td></td>
<td>Commercial and Office Buildings on lots ≥ 40,000 sq. ft.</td>
<td>On-site open space must be 8% of the building footprint**</td>
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</table>

*PUDs may have alternative standards based on their approval

**Areas of the right-of-way or any Internal Access Streets that permit enhanced designs beyond the basic street standards, and which also meet the requirements for one of the Civic Open Space types in Section 4.4, may contribute to required open space.
**WHAT COUNTS?**

A summary of Civic Open Space types is summarized below (see UDC Table 4-16). Not all types will work in all scenarios and not all are weighted equally. For example, a “Natural Area” has a weight of 0.5 so 1,000 sq. ft. of “Natural Area” satisfies 500 sq. ft. of a development’s overall Civic Open Space requirement.

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<tr>
<th>TYPE</th>
<th>OPEN SPACE DESCRIPTION</th>
<th>RECOMMENDED SIZE</th>
<th>APPLICABILITY AND SERVICE AREA</th>
<th>WEIGHT FACTOR</th>
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| Natural Area | An area that contains significant natural features or habitat worthy of preservation, and which provide environmental, aesthetic, and recreational benefits. Features such as large stands of trees, water elements, or prominent topography characterize Natural Areas. It contains little or no constructed improvements or maintained landscape other than trails to access the Natural Area. | The size of a Natural Area should be based on the site characteristics and potential continuity of similar natural features in the area, along with the potential to connect to adjacent natural areas, but generally contribute to an area of at least 10 contiguous acres. | • Rural Residential areas  
• Low-Density Residential areas  
• Any other area of natural amenity with regional significance.  

**Service Area:** Dependent on area of contributing natural features. | 0.5 |
| Trail Corridor | An area of continuous linear natural features, often following a stream, floodplain, or road corridor. A Trail Corridor should be usable for recreation and non-motorized transportation through pedestrian or multi-use trails. It includes few constructed improvements except for those to enhance travel or recreational use. | Trail Corridors should be at least 1 linear mile but sized and located based on opportunity to provide greater significant continuity throughout a development and to areas beyond the development area. Trail Corridors should be at least 30’ wide at all locations, and wider where natural features warrant. Trail corridors may be narrower in more constrained or urban conditions. | • Alternative (off-street) transportation routes between neighborhoods and centers  
• Along major streets in the network as expanded ROW  
• Used to preserve linear natural features in more densely developed Neighborhoods and Activity Centers.  

**Service Area:** Dependent on extent of linear features or associated plans. Development served by trail corridors should be within 1000’ of trail access points. | 0.9 |
| Park | A predominantly natural landscape although small portions may be designed and constructed for aesthetic purposes, formal gatherings, and structured recreation purposes. See Parks and Recreation Master Plan in PlanCheyenne and Parks and Recreation Design Standards. | • 2-5 acres for Pocket Parks within neighborhoods and activity centers  
• 5-20 acres for Neighborhood Parks  
• 20+ acres for Community or Regional Parks | • Low-density Residential Neighborhoods  
• Urban Residential Neighborhoods  
• Mixed-use Commercial Activity Centers  
• Community / Regional Activity Centers  
• Special Planning Districts  

**Service Area:**  
- *Pocket Park = 1000’*  
- *Neighborhood Park = ¼ mile*  
- *Community Park = 1 mile* | 1.0 |
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| Green        | Intended for unstructured recreation or aesthetic landscaping. A Green is bordered by public rights-of-way or internal access ways on at least 2 sides. Front building facades and/or formal edge landscaped elements define any boundaries of the Green not bordered by public rights-of-way or internal access ways. Generally, there are few constructed elements except for small gathering places created as a focal point for the Green. | ½ - 3 acres     | • Urban Residential Neighborhoods  
• All Activity Centers  
• Special Planning Districts  
**Service Area:** Within two blocks and no more than 1000’. | 1.0           |
| Plaza        | An area for civic purposes and formal gathering. Building facades define any boundaries of a Plaza not bordered by public rights-of-way or other active pedestrian corridors. Access shall be accommodated by at least two well defined and easily identified areas for public access. Plazas bordered by public right-of-way may accommodate one or both access areas. A Plaza is largely comprised of constructed materials to withstand heavy pedestrian traffic gathering, but contains intermittent lawns, landscape beds, or trees in a formal ornamental pattern. | 500 sq. ft. - ¼ acre | • All Activity Centers  
• Special Planning Districts  
**Service Area:** Within the same block or immediately adjacent block and no more than 600’. | 1.5           |
| Courtyard / Patio | An area accessible to the public streets but generally serving one or a few surrounding buildings. Courtyards are primarily bordered by building facades, but have at least one side fully or partially bordered by a public right-of-way. A Courtyard contains a balance of formal landscape features and constructed materials to withstand heavy pedestrian traffic and gathering. | 400 – 5,000 sq. ft. | • Urban Residential Neighborhoods  
• All Activity Centers  
• Special Planning Districts  
**Service Area:** Within the same block and no more than 300’. | 1.3           |
| Gateway      | An area with pedestrian access used for aesthetic landscaping and small informal gathering. A Gateway includes identifying architectural or public art features to establish a sense of entry or arrival. Pocket Parks / Gateways are often designed within or in close association of the right-of-way to emphasize transitions along a corridor, at entrances to a neighborhood or district, or to create a focal point on a block. | 200 sq. ft. - ½ acre | • Urban Residential Neighborhoods  
• All Activity Centers  
• Special Planning Districts  
**Service Area:** Within the same block and no more than 300’. | 0.8           |