

ENTITLED: "AN ORDINANCE PURSUANT TO SECTIONS 1.1.6 AND 2.4.1 OF THE CHEYENNE UNIFIED DEVELOPMENT CODE (UDC), AMENDING VARIOUS SECTIONS OF THE CHEYENNE UNIFIED DEVELOPMENT CODE (UDC) TO CONSOLIDATE THE LR-1, LR-2, MR-1, MR-2, HR-1, AND HR-2 ZONE DISTRICTS INTO LR, MR, AND HR ZONE DISTRICTS."

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

Section 1. That the Governing Body of the City of Cheyenne finds that the text amendment that is the subject of this ordinance meets the criteria specified in Section 2.4.1.d of the UDC.

Section 2. That the intent of this text amendment is to consolidate zone districts LR-1 and LR-2 into zone district LR, to consolidate zone districts MR-1 and MR-2 into zone district MR, and to consolidate zone districts HR-1 and HR-2 into zone district HR.

Section 3. That the intent of this text amendment is to establish streamlined standards for districts created by this ordinance and clarify inconsistent regulations within the current code.

Section 4. That this text amendment is not regarding a specific parcel or a change in boundary due to a specific development proposal, changed circumstances for any specific property or its surrounding area, or changed public policy with respect to long-range plans.

Section 5. That Sub-section 4.3.3.c.7, Low-density Residential, of Section 4.3, Transportation Networks and Street Designs, of Article 4, Subdivision Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 4.3, Transportation Networks and Street Designs, not set out within this ordinance remain unchanged.

7. Low-density Residential. Blocks zoned entirely LR or MR may use the following exceptions to the block perimeters:

- (a) LR may have block perimeters up to 2,800' and maximum block face lengths up to 1,100';
- (b) MR may have block perimeters up to 2,600' and maximum block face lengths up to 1,000';
- (c) Any block using this exception shall have a pedestrian passage of at least 16' bisecting the block and connecting to the overall pedestrian circulation for the area. The passage may be designated by easement or right-of-way. This passage shall have the following design elements:
 - (1) A minimum 5' sidewalk or in the case of a right-of-way dedication an alley may be constructed to city standards;
 - (2) When a sidewalk is used in an easement, fences may be built as close as 2' to the sidewalk and shall be no higher than 4'.
 - (3) When a sidewalk is used in a right-of-way, fences are not allowed within the right-of way and the passage shall be developed as a level 2 buffer meeting the landscape standards in Section 6.3.
 - (4) Adjacent landowners shall be responsible for maintenance of the sidewalk and landscape unless dedicated and developed as an alley.

Section 6. That Sub-section 4.3.6.c, Access Width, of Section 4.3, Transportation Networks and Street Designs, of Article 4, Subdivision Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 4.3, Transportation Networks and Street Designs, not set out within this ordinance remain unchanged.

c. Access Width. Lot access width shall be limited based upon the lot frontages subject to the standards in Table 4-13. Standards for specific street classifications or street design types may supersede these general allowances. Where maximum access widths in Table 4-13 limit or prohibit individual lot access points, shared access easements, or rear and mid-block access alley easements shall be used. [See Design Standards in Article 6 for related lot access types and design standards and circulation requirement applicable to lots and private site design.] Where a Traffic Impact Study or Traffic Impact Assessment indicate traffic counts at the lot access that warrant wider access dimensions, these access points shall be designed as street intersections.

Residential lot access width within the LR and MR zoning districts for Detached Dwelling and Semi-attached lot types shall be limited to a maximum driveway width of up to 50% of the lot frontage and not more than 36’ wide and a minimum separation from side lot lines greater than or equal to the side building setback as an alternative compliance for access width standards described in Table 4-13 with the following exceptions:

- Lots on cul-de-sacs within the LR and MR zoning districts are limited to 75% of the front lot line but no more than 36’ wide and there is no side setback requirement
- Driveways may be constructed within the side setback when the driveway width is a maximum of 50% of the lot frontage and not more than 20-feet wide. When this exception is applied to Detached Dwelling lot types, the garage must either be facing the side lot line or be setback 10’ behind the front building line.

Section 7. That Table 4-15, Required Civic Open Space, of Section 4.4, Open Space Systems, of Article 4, Subdivision Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 4.4, Open Space Systems, not set out within this ordinance remain unchanged.

TABLE 4-15: REQUIRED OPEN SPACE		
Context / Development Pattern*	Applicable Zoning Districts*	Amount
Agricultural and Rural	AG, AR, RR	No requirement; EXCEPT that Open Space Subdivisions shall meet the open space policies of PlanCheyenne.
Urban Transition Residential Urban Residential Mixed-Use Residential	NR-1, NR-2, NR-3, MUR, LR, MR, HR	750 s.f. per dwelling unit or 8% of the gross area of the proposed development parcel, including lands to be platted as rights-of-way, whichever is less.
Mixed-Use Commercial Mixed Use Employment Neighborhood Activity Centers Mixed-use Commercial Activity Centers Community / Regional Activity Center Central Business District Community Business	MUB, MUE, NB, CB, CDB, PUD, P	2% of the building footprint for lots 2,500 square feet or less. 5% of building footprint for lots over 2,500 square feet and under 40,000 square feet. 8% of the building footprint for lots 40,000 square feet or more.
* Per PlanCheyenne. In cases where this table is used in association with site plan review, the applicable zoning district will control.		

Section 8. That Sub-section 5.1.2, Zoning Districts Established., of Section 5.1, General Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.1, General Provisions, not set out within this ordinance remain unchanged.

Rural and Agriculture Districts	
AG	Agricultural
AR	Agricultural Residential
RR	Rural Residential
Residential Neighborhood Districts	
LR	Low-Density Residential
MR	Medium-Density Residential
HR	High-Density Residential
NR-1	Neighborhood Residential - Moderate Density
NR-2	Neighborhood Residential – Medium Density
NR-3	Neighborhood Residential – High Density
Commercial and Mixed-Use districts	
NB	Neighborhood Business
CB	Community Business
CBD	Central Business District
MUR	Mixed-Use Residential Emphasis
MUB	Mixed-Use Business Emphasis
MUE	Mixed-Use Employment Emphasis
Industrial Districts	
LI	Light Industrial
HI	Heavy Industrial
Special Purpose and Overlay Districts	
P	Public District
PUD	Planned Unit Development
AD	Airport District
M	Military
AHR	Airport Height and Use Restrictions
CHR	State Capitol Height Restrictions
Form-based Code Districts*	
T-1	Natural
T-2	Rural
T-3	Suburban
T-4	General Urban
T-5	Urban Center
T-6	Urban Core
D	District
CS	Civic Space

Section 9. That Table 5-1, Zoning District Uses, of Section 5.1, General Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 4021 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.1, General Provisions, not set out within this ordinance remain unchanged.

TABLE 5-1: ZONING DISTRICT USES																										
ZONING DISTRICTS ►	AL	PL	PD	PS	PH	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
▼ CATEGORY OF USES / SPECIFIC USES																										
Residential Uses																										
Detached Dwelling	P	P	P	P	P	P	P	P	P	P					P								P	P		
Semi-attached Dwelling ("Duplex")				P	P	P	P	P	P						P								P	P		
Attached Dwelling ("Townhouse")					P	P		P	P						P								P	P		
Group dwellings				C	C	C																				
Dormitories					C	A									P								P	P		
Multi-dwelling Building ("Apartment")					C	PL		PL	P														PL	P	P	
Live/Work					C	P		C	A	P					P								P	P	P	
Mixed-use Dwelling											P				P								P	P	P	
Accessory Dwelling	A	A	A	A	A	A	A	A	A	A					A								A	A		
Urban Loft Building											C	P			C								C	P		
Manufactured housing parks		C		C	C	C																				
Civic Uses																										
Neighborhood Assembly (<350 maximum occupancy)	C	C	C	C	C	C	A	A	A	A	A	P	C										C	A	A	A
Community Assembly (350 - 2000 maximum occupancy)												A	A	P	C								C	A	A	A
Cemeteries	A											A	A	P	C								C	A	A	A
Primary and secondary schools	C	C	C	C	C	C	C	C	C	C	A	A	P										P	A	A	A
Educational facilities														P	P								P	A	A	
Community Athletic Field				C	C	C	C	C	C	A	A												P	A	A	A
Developed Athletic Field or Stadium															C		C						C	C	C	
Service Uses																										
Service Business - Limited												P	P	P									A	P	P	
Service Business - General												C	P	P									C	C		
Adult Care - Assisted Living	C	C	C	C	C	A	C	C	C	C	C												P	P	P	P
Adult Care - Nursing Home					C	A						C	C										P	P	P	P
Animal Care - Kennel	P	C											P		P											
Animal Care - Hospital / Clinic	C	C										C	P	C										C		
Child Care, In Home - Minor	P	P	P	P	P	P	P	P	P	P	P	P	P										P	P	P	
Child Care, In Home - Major	A	A	A	A	A	A	A	A	A	A	P	P	P										A	P	P	
Child Care, Center - Minor	A	C	A									P	P	P									C	P	P	
Child Care, Center - Major	C	C	C									P	P	P									P	P		

P = Use permitted by right
A = use permitted after administrative review

C = Use permitted after conditional discretionary review
(blank = prohibited use)

Planned District - uses subject to a development plan
 Ordinal District - uses subject to base zoning district
 Overlay District - uses subject to base zoning district

TABLE 5-1: ZONING DISTRICT USES

ZONING DISTRICTS ►	AO	AK	BR	LR	MR	HE	NR-1	NR-2	NR-3	MB	CB	COO	LI	HE	P	MUR	MUR	MUE	AO	COO	M	ALR	CHR
▼ CATEGORY OF USES / SPECIFIC USES																							
Services Uses (cont.)																							
Entertainment, Indoor Recreation Facility											P	P	P			A		P	P				
Entertainment, Outdoor Recreation Facility											C					A		C	C				
Entertainment, Venue (1000+ maximum occupancy)											A	A	C			A		C	C				
Lodging, Bed and Breakfast	P	A	A	C	C	C	C	A	P								P	P	P				
Lodging, Hotel / Motel											P	P						P	P				
Medical Care, Clinic										P	P	P						P	P				
Medical Care, Office										P	P	P						P	P				
Medical Care, Hospital																P			P				
Storage, Personal											A	A						A	A				
Storage, Park											C		P	P					C				
Storage, Yard													C	P									
Employment Uses																							
Home occupations	P	P	P	P	P	P	P	P	P								P	P	P				
Office – Limited (<3,500)					C	A		C	A	P	P	P	P	P			P	P	P				
Office – general (3,500 – 20K)						C				C	P	P	P	P			A	P	P				
Office – Major Office Complex (>20K)											P	P	P	P				P	P				
Commercial Uses																							
Convenience Retail / Corner Store (<2K)											P	P	P	P			A	P	P				
Neighborhood Retail (2K – 5K)											P	P	P	P			A	P	P				
General Retail (5K – 25K)											P	P	P					P	A				
Large-scale Retail (25K – 100K)											P	P	P					P	C				
Warehouse Retail (> 100K)											P	P	P					P					
Grocery Store <45K											P	P	P	P				P	P				
Supermarket > 45K											P	P	P					P	C				
Outdoor Sales, Limited											A	P	A				A	A	A				
Outdoor Sales, Seasonal											C	A	C				C	C	C				
Outdoor Sales, Event or Display Area											C	A	C				C	C	C				
Outdoor Sales											C		C	C				C					
Bars and liquor stores											C	C	P			A		C	C	P			
Automobile Service Repair											C	P	C	P	P			C	C				
Automobile Service Station – Limited											C	P	C	P	P			C	C	P			

Planned District - uses subject to a development plan

Federal Property - No City authority over uses

Overlay District - uses subject to base zoning district

Overlay District - uses subject to base zoning district

TABLE 5-1: ZONING DISTRICT USES

ZONING DISTRICTS	AG	AR	RRL	LR	MR	HRL	NR-1	NR-2	NR-3	NB	CB	COB	LI	HI	P	MUR	MUR	MUE	AD	PUD	R	AHR	CHC
▼ CATEGORY OF USES / SPECIFIC USES																							
Commercial Uses (cont.)																							
Automobile Service Station - General										P	C	P	P					C					
Automobile Service Station - Large-scale										C		C	P										
Food Service - Limited (under 2K)										P	P	P				P	P	P	P				
Food Service - general (2K - 4K)										C	P	P					P	P	P				
Food Service - Large-scale (over 4K)										P	P						P	P					
Industrial Uses																							
Limited Industrial										A	A	P	P	P	P	A	P	P					
Moderate Industrial												C	P	P			C	P					
General Industrial													C	P									
Industrial														C									
Limited Outdoor Storage													P	P	C			A					
Outdoor Storage													C	P				C					
Salvage yards													C	C									
Junk yards														C									
Pet crematory													C										
Air cargo terminals																			P				
Aircraft sales, repair, service, storage and related uses																			P				
Railroad yards and maintenance buildings													P										
Public Service Uses																							
Commercial and Public Parking Facility												P			P		P	P					
Government Facility										P	P	P	P	P	P	P	P	P					
Military																			P				
Recycling Services										C		P	P				C	C					
Transportation facilities										C		P	P	P					P				
Utility Stations			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Agriculture Uses																							
General Agriculture	P																		P				
Limited Agriculture	P	P																	P				
Agricultural equipment or product sales	C																						
Commercial stables, arenas, and show barns	C	C																					
Nurseries, landscaping		C																					
Work Camps		C																					

Planned District - uses subject to a development plan

Federal Property - No City authority over uses

Overlay District - uses subject to base zoning district

Overlay District - uses subject to base zoning district

Section 10. That Sub-section 5.1.5.a, Detached Dwelling (“Single-family”) Lot Types and Building Standards, of Section 5.1, General Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.1, General Provisions, not set out within this ordinance remain unchanged.

TYPE DD3: DETACHED DWELLING / LARGE LOT

Lot Area (min.)		1.5 acres
Lot Frontage (min.)		100'
Setbacks: Principal Building (min.)	Front	50'
	Side	50'
	Rear	50'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	10' 25' on street side corner lots
	Rear	10'
Total Lot Coverage (max.)		40%
Building Height (max.)	Principal	Up to 2 stories but in no case higher than the principal building
	Accessory	
Zoning Districts Permitted: AR, RR, LR		

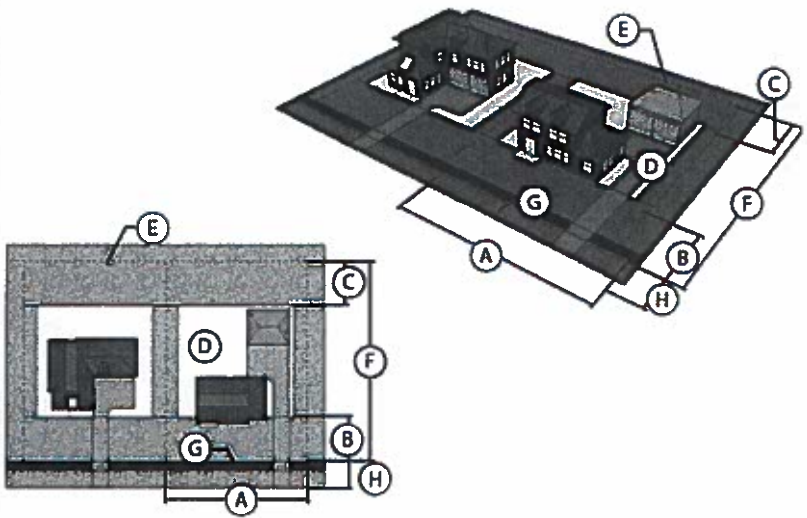
TYPE DD4: DETACHED DWELLING / LOW-DENSITY LOT

Lot Area (min.)		5 acres
Lot Frontage (min.)		100'
Setbacks: Principal Building (min.)	Front	25'
	Side	10'
	Rear	25'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	10' 25' on street side corner lots
	Rear	25'
Total Lot Coverage (max.)		40%
Building Height (max.)	Principal	Up to 2 stories but in no case higher than the principal building
	Accessory	
Zoning Districts Permitted: AR, LR, NR-1		

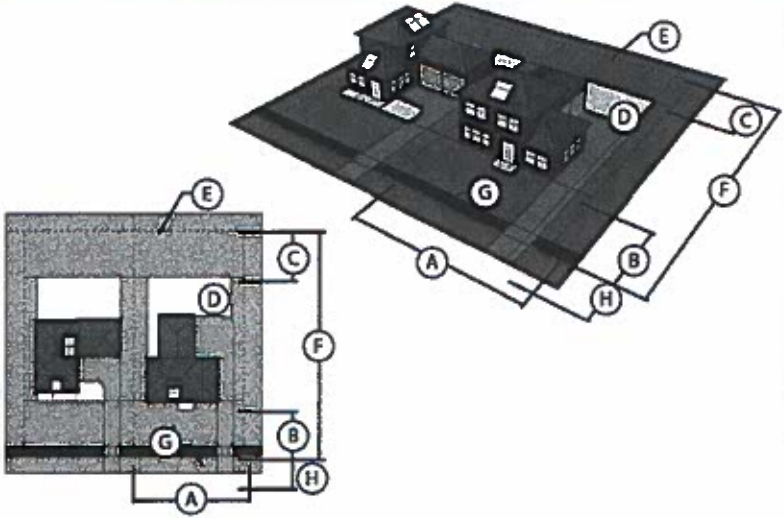
TYPE DD5: DETACHED DWELLING / SUBURBAN LOT		
Lot Area (min.)		8,000 square feet
Lot Frontage (min.)		70'
Setbacks: Principal Building (min.)	Front	25'
	Side	7.5' 10' on street side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	7.5' 25' on street side corner lots
	Rear	5'
Total Lot Coverage (max.)		60%
Building Height (max.)	Principal	Up to 3 stories
	Accessory	Up to 2 stories but in no case higher than the principal building
Zoning Districts	Permitted: LR, MR, NR-1	

A 3D perspective diagram of a detached dwelling lot layout. The lot is rectangular with setbacks indicated by letters A through H. A principal building (D) is shown in the center, and an accessory building (G) is located to its right. The setbacks are: A (front), B (side), C (rear), E (side), F (front), and H (side). The accessory building (G) is set back from the front (A) and side (B) setbacks.

A 2D plan view diagram of a detached dwelling lot layout. The lot is rectangular with setbacks indicated by letters A through H. A principal building (D) is shown in the center, and an accessory building (G) is located to its right. The setbacks are: A (front), B (side), C (rear), E (side), F (front), and H (side). The accessory building (G) is set back from the front (A) and side (B) setbacks.



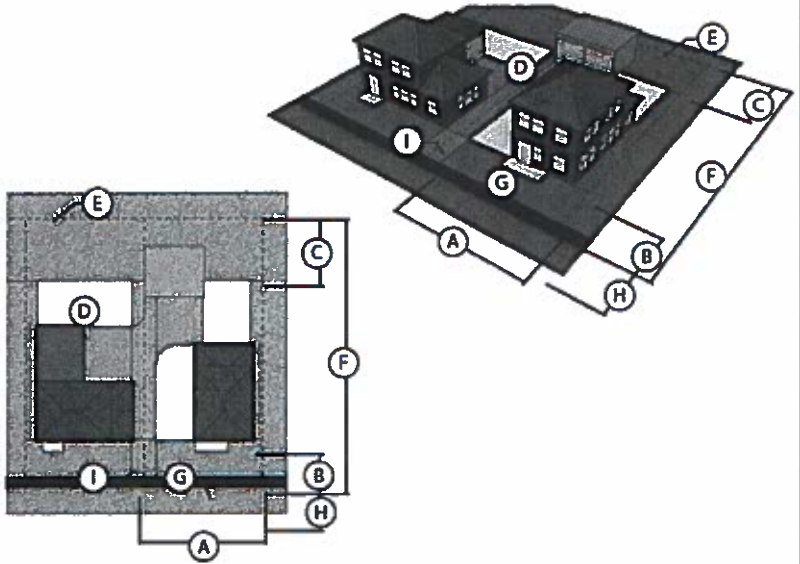
TYPE DD6: DETACHED DWELLING / STANDARD LOT		
Lot Area (min.)		7,000 square feet
Lot Frontage (min.)		55'
Setbacks: Principal Building (min.)	Front	25'
	Side	5' 10' on street-side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	5' 25' on street-side corner lots
	Rear	5'
Total Lot Coverage (max.)		60%
Building Height (max.)	Principal	Up to 3 stories but in no case higher than the principal building
	Accessory	
Zoning Districts	Permitted: MR, HR, NR-1, NR-2, NR-3	



TYPE DD7: DETACHED DWELLING / SMALL LOT		
Lot Area (min.)		5,000 sq. ft. min.
Lot Frontage (min.)		45' 60' on corner lots
Setbacks: Principal Building (min.)	Front	25'
	Side	5' 10' on street side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2' if party wall (in) 15' on street side corner lots
	Rear	2' 5' if alley-located
Total Lot Coverage (max.)		60%
Building Height (max.)	Principal	Up to 3 stories but in no case higher than the principal building
	Accessory	
Zoning Districts Permitted: MR, HR, NR-1, NR-2, NR-3		

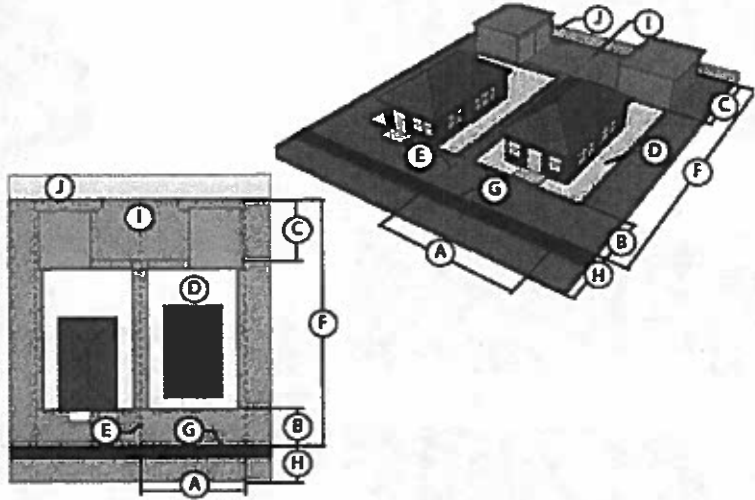
A 3D perspective rendering of a detached dwelling on a lot. The lot is outlined with a dashed line and labeled with letters A through I. The principal building is a two-story structure with a flat roof and multiple windows. The accessory building is a smaller, single-story structure with a gabled roof. The buildings are positioned to show setbacks from the lot lines. The lot is shaded in a light gray color, and the buildings are in a darker gray color.

A 2D site plan of the detached dwelling. The lot is outlined with a dashed line and labeled with letters A through I. The principal building is shown as a dark gray shape, and the accessory building is shown as a lighter gray shape. The plan shows the setbacks of the buildings from the lot lines. The lot is shaded in a light gray color, and the buildings are in a darker gray color.



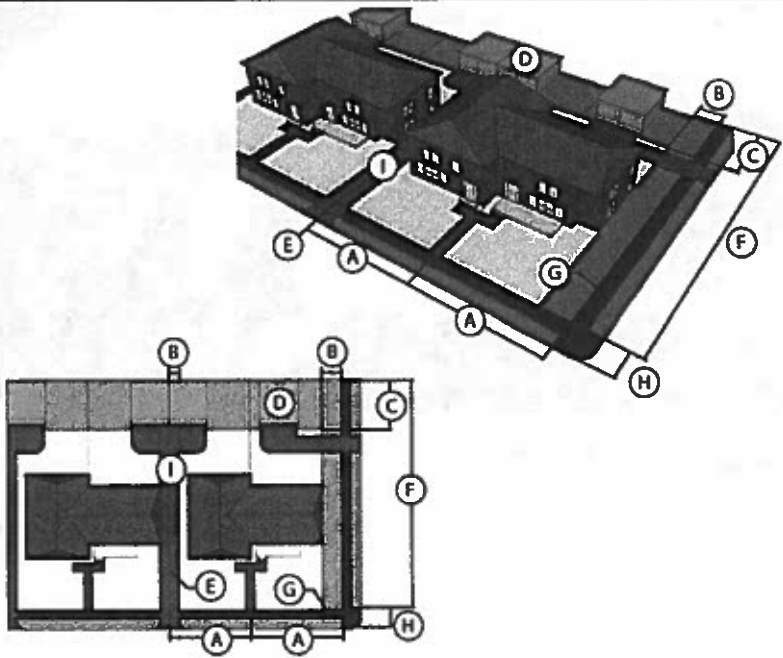
[a] 0' setbacks on attached buildings require a party wall meeting all building code standards and proper designation on a recorded plat.

TYPE DD8: DETACHED DWELLING / URBAN LOT		
Lot Area (min.)		3,000 square feet
Lot Frontage (min.)		30' 42' on corner lots
Setbacks: Principal Building (min.)	Front	15'
	Side	3', but at least 10' both sides combined (a) 10' on street side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2', 0' if party wall (a) 15' on street side corner lots
	Rear	2' 5' if alley located
Total Lot Coverage (max.)		70%
Building Height (max.)	Principal	Up to 28 feet max.
	Accessory	Up to 2 stories but in no case higher than the principal building
Zoning Districts	Permitted: NR-2, NR-3	



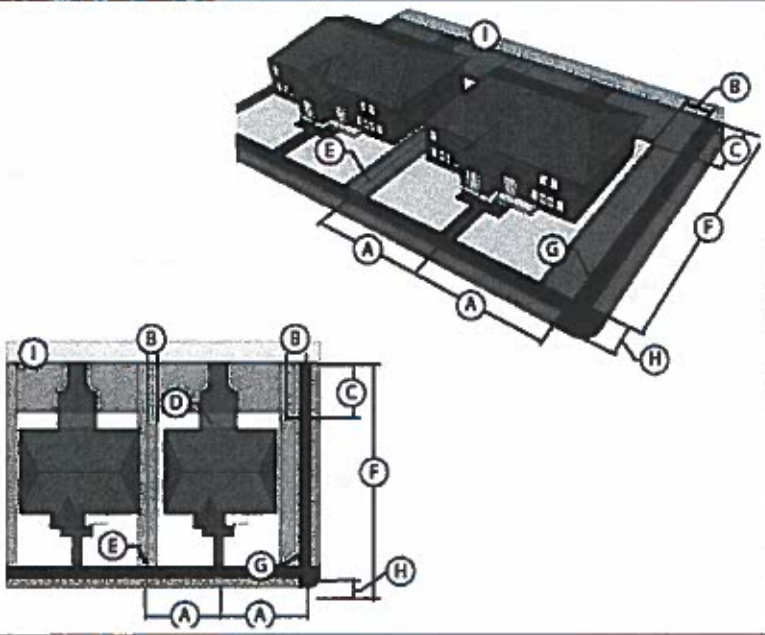
Section 11. That Sub-section 5.1.5.b, Semi-Attached Dwelling (“Duplex”) Lot Type and Building Standards, of Section 5.1, General Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.1, General Provisions, not set out within this ordinance remain unchanged.

TYPE SD1: SEMI-ATTACHED DWELLING / LARGE LOT		
Lot Area (min.)		4,500 square feet
Lot Frontage (min.)		40' 45' on corner lots
Setbacks: Principal Building (min.)	Front	Context of other adjacent detached dwellings or 25', whichever is less.
	Side	0' attached side (a) 5' detached side 10' on street side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2', 0' if party wall (a) 15' on street side corner lots
	Rear	2' 5' if alley located
Total Lot Coverage (max.)		60%
Building Height (max.)	Principal	Up to 28 feet max.
	Accessory	Up to 2 stories but in no case higher than the principal building
Zoning Districts	Permitted: LR, NR-1	



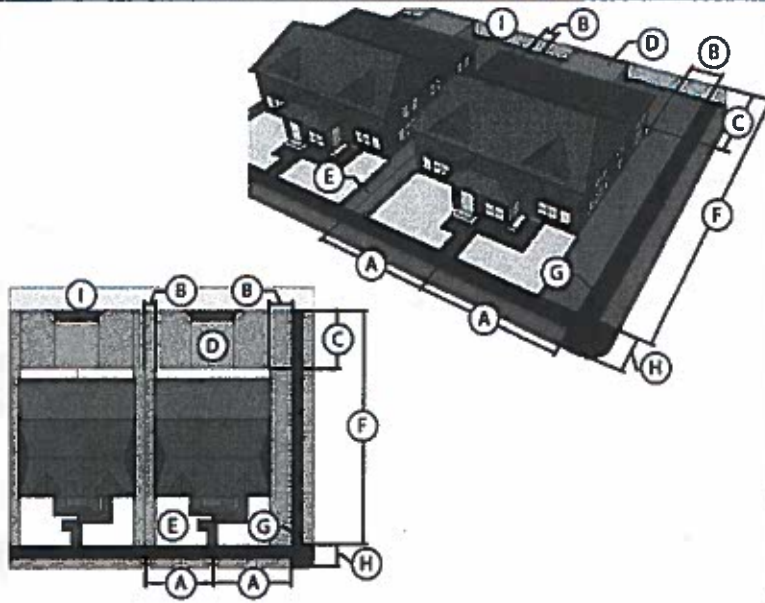
TYPE SD2: SEMI-ATTACHED DWELLING / STANDARD LOT

Lot Area (min.)		8,000 square feet
Lot Frontage (min.)		35' 40' on corner lots
Setbacks: Principal Building (min.)	Front	Context of other adjacent detached dwellings or 25', whichever is less.
	Side	0' attached side (a) 5' detached side 10' on street side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2'-0" if party wall (a) 15' on street side corner lots
	Rear	2' 5' if alley loaded
Total Lot Coverage (max.)		60%
Building Height (max.)	Principal	Up to 2 stories
	Accessory	Up to 2 stories but in no case higher than the principal building
Zoning Districts	Permitted: MR, HR, NR-1, NR-2, NR-3	



TYPE SD3: SEMI-ATTACHED DWELLING / SMALL LOT

Lot Area (min.)		3,000 square feet
Lot Frontage (min.)		30' 35' on corner lots
Setbacks: Principal Building (min.)	Front	Context of other adjacent detached dwellings or 25', whichever is less.
	Side	0' attached side (a) 5' detached side 10' on street side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2'-0" if party wall (a) 15' on street side corner lots
	Rear	2' 5' if alley loaded
Total Lot Coverage (max.)		60%
Building Height (max.)	Principal	Up to 2 stories
	Accessory	Up to 2 stories but in no case higher than the principal building
Zoning Districts	Permitted: MR, HR, NR-2, NR-3	



Section 12. That Sub-section 5.1.5.c, Attached Dwellings (“Townhouse”) Lot Type and Building Standards, of Section 5.1, General Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.1, General Provisions, not set out within this ordinance remain unchanged.

TYPE AD1: ATTACHED DWELLING / LARGE LOT		
Lot Area (min.)		2,500 square feet
Lot Frontage (min.)		25' 30' on corner lots
Setbacks: Principal Building (min.)	Front	15' - 25' [b]
	Side	0' attached side [e] 5' detached side 10' on street side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2' 0" if party wall [a] 15' on street side corner lots
	Rear	2' 5' if alley loaded
Total Lot Coverage (max.)		70%
Building Height (max.)	Accessory: Up to 2 stories but in no case higher than the principal building	
Zoning Districts	Permitted: MR, HR, NR-2, NR-3	

- [a] 0' setbacks on attached dwellings require a party wall meeting all building code standards and proper designation on a recorded plat.
[b] The front building line shall be located based on the context of any other adjacent detached dwellings, and located within 5' of the setbacks for these buildings, but no greater than 30'.

TYPE AD2: ATTACHED DWELLING / STANDARD LOT		
Lot Area (min.)		2,000 square feet
Lot Frontage (min.)		20'
25' on corner lots		
Setbacks: Principal Building (min.)	Front	10' - 20' [b]
	Side	0' attached side [a] 5' detached side 10' on street side corner lots
	Rear	20' 5' if alley loaded
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2' 0' if party wall [a] 10' on street side corner lots
	Rear	2' 5' if alley loaded
Total Lot Coverage (max.)		70%
Building Height (max.)	Accessory: Up to 2 stories	
Zoning Districts	Permitted: HR, NR-2, NR-3	

TYPE AD3: ATTACHED DWELLING / SMALL LOT		
Lot Area (min.)		1,500 square feet
Lot Frontage (min.)		24' on edge lots on corner lots
Setbacks: Principal Building (min.)	Front	10' - 20' [b]
	Side	0' attached side [a] 5' detached side 10' on street side corner lots
	Rear	20' 5' if alley loaded
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2' 0' if party wall [a] 10' on street side corner lots
	Rear	2' 5' if alley loaded
Total Lot Coverage (max.)		85%
Building Height (max.)	Accessory: Up to 2 stories	
Zoning Districts	Permitted: NR-3 Conditional: NR-2	

- [a] 0' setbacks on attached dwellings require a party wall meeting all building code standards and proper designation on a recorded plat.
[b] The front building line shall be located based on the context of any other adjacent detached dwellings, and located within 5' of the setbacks for these buildings, but no greater than 25'.

Section 13. That Sub-section 5.1.5.d, Multi-dwelling Buildings (“Apartment”) Lot Type and Building Standards, of Section 5.1, General Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.1, General Provisions, not set out within this ordinance remain unchanged.

TYPE MD1: MULTI-DWELLING BUILDING / LARGE LOT

Lot Area (min.)		20,000 square feet
Lot Frontage (min.)		150'
Setbacks: Principal Building (min.)	Front	30'
	Side	15' 30' on street side corner lots
	Rear	30'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	15' 30' on street side corner lots
	Rear	10'
Density (max.)		1 dwelling / 2,000 square feet
Total Lot Coverage (max.)		60%
Building Height	Principal	Up to 3 stories with conditional coverage
	Accessory	Up to 2 stories
Zoning Districts Permitted: NR-3 Conditional: MR, HR, NR-2		

TYPE MD2: MULTI-DWELLING BUILDING / STANDARD LOT

Lot Area		9,000 - 19,999 square feet
Lot Frontage		60' - 150'
Setbacks: Principal Building (min.)	Front	10' - 20'
	Side	5' 15' on street side corner lots
	Rear	15' 5' if alley loaded
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	5' 15' on street side corner lots
	Rear	2' 5' if alley loaded
Density (max.)		1 dwelling / 1,600 square feet 1 dwelling / 1,000 square feet, if over 3 stories
Total Lot Coverage (max.)		70%
Building Height	Principal	Up to 3 stories with conditional coverage
	Accessory	Up to 2 stories
Zoning Districts Permitted: HR, NR-3, NR-2 Conditional: MR		

TYPE MD3: MULTI-DWELLING BUILDING / SMALL LOT

Lot Area		4,000-9,999 square feet
Lot Frontage		50' - 80'
Setbacks: Principal Building (min.)	Front	10' - 20'
	Side	5' 15' on street side corner lots
	Rear	15' 5' if alley loaded
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	5' 15' on street side corner lots
	Rear	2' 5' if alley loaded
Density (max.)		1 dwelling / 1,600 square feet 1 dwelling / 1,000 square feet, if over 3 stories
Total Lot Coverage (max.)		80%
Building Height	Principal	Up to 3 stories with conditional coverage
	Accessory	Up to 2 stories
Zoning Districts Permitted: HR, NR-2, NR-3 Conditional: MR		

Section 14. That Table 5-2, Summary of Residential Zoning Districts and Lot and Building Types, of Section 5.1, General Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.1, General Provisions, not set out within this ordinance remain unchanged.

TABLE 5-2: SUMMARY OF RESIDENTIAL ZONING DISTRICTS AND LOT AND BUILDING TYPES																	
Lot Type ▶	Detached Dwelling Lots								Semi-Attached Dwelling Lots ("Duplex")			Attached Dwelling Lots ("Townhouse")			Multi-dwelling Lots ("Apartments")		
	Ag. DD1	Rural RD2	Large DD3	Low-dens DD4	Suburban DD5	Standard DD6	Small DD7	Urban DD8	Large SD1	Standard SD2	Small SD3	Large AD1	Standard AD2	Small AD3	Large MD1	Standard MD2	Small MD3
AG	P																
AR	P	P	P	P													
RR		P	P														
LR			P	P	P				P								
MR					P	P	P			P	P	P			C	C	C
HR						P	P			P	P	P	P		C	P	P
NR-1				P	P	P	P		P	P							
NR-2						P	P	P		P	P	P	P	C	C	P	P
NR-3						P	P	P		P	P	P	P	P	P	P	P

Key:
P = Permitted by right subject to general district standards
C = Permitted subject to discretionary conditional review process

Section 15. That Section 5.3, Residential Neighborhood Districts Standards, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.3, Residential Neighborhood Districts Standards, not set out within this ordinance remain unchanged.

- 5.3 Residential Neighborhood Districts Standards
- 5.3.1 LR – Low-density Residential District
- 5.3.2 Reserved
- 5.3.3 MR – Medium-density Residential District
- 5.3.4 Reserved
- 5.3.5 HR – High-density Residential District
- 5.3.6 Reserved
- 5.3.7 NR-1 – Neighborhood Residential – Moderate Density
- 5.3.8 NR-2 – Neighborhood Residential – Medium Density
- 5.3.9 NR-3 – Neighborhood Residential – High Density

5.3.1 LR Low-density Residential District

- a. Intent. The LR District is intended for a mix of lower density dwellings. All uses require full access to public infrastructure and city services. The regulations are designed to protect the neighborhood
- b. Applicability. The LR District is applicable to areas where suburban development patterns are desired, and specifically the Urban Transition Residential Category in the Cheyenne Comprehensive Plan.
- c. Context. Typically this district should be used only in areas that are no more than 1 mile from any existing or planned Activity Center. Large uninterrupted applications of this district without transitions to either higher densities and activity centers or to more rural open spaces should be avoided so that significant populated areas that must rely solely on automobile travel and which are remote from necessary municipal services are not created.
- d. Eligible Lot and Building Types. The following lot types, building types and dimensions specified in Table 5-2 are permitted in the LR District:

1. Large Lot / Detached Dwelling (Type DD3)
2. Low-density Lot / Detached Dwelling (Type DD4)
3. Suburban Lot / Detached Dwelling (Type DD5)
4. Large Lot / Semi-attached Dwelling (Type SD1)

e. **Permitted Uses.** The uses permitted in the LR District are specified in Table 5-1 as either permitted” or “administrative” or “conditional.”

f. **Site and Building Design Standards.** To create neighborhood character and visual diversity for housing options, the General Residential Design Standards in Section 6.6 and access standards in Section 4.3 shall apply in the LR Zoning District.

5.3.2 Reserved

Previously, this section contained LR-2 District regulations, which were discontinued. Please use LR District regulations.

5.3.3 MR Medium-density Residential District

a. **Intent.** The MR District is intended for a mix of density and dwelling types within a neighborhood. All uses require full access to public infrastructure and city services. The regulations are designed to protect the neighborhood character of the district and protect the primarily residential use of land.

b. **Applicability.** The MR District is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan.

c. **Context.** Typically this district should be used only in areas that are no more than ½ mile from any existing or planned Activity Center. Large uninterrupted applications of this district without transitions to activity centers should be avoided so that significant populated areas that must rely solely on automobile travel and which are remote from necessary municipal services are not created. This district should be supported by a highly connected street network with street design types that have low design speeds and residential character streetscapes.

d. **Eligible Lot and Building Types.** The following lot types, building types and dimensions specified in Table 5-2 are permitted in the MR District:

1. Suburban Lot / Detached Dwelling (Type DD5)
2. Standard Lot / Detached Dwelling (Type DD6)
3. Small Lot / Detached Dwelling (Type DD7)
4. Standard Lot / Semi-attached Dwelling (Type SD2)
5. Small Lot / Semi-attached Dwelling (Type SD3)
6. Large Lot / Attached Dwelling (Type AD1)
7. Small Lot / Multi-dwelling Building (Type MD3) – as conditional approval
8. Standard Lot / Multi-dwelling Building (Type MD2) – as conditional approval
9. Large Lot / Multi-dwelling Building (Type MD1) – as conditional approval

e. **Permitted Uses.** The uses permitted in the MR District are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.”

f. **Site and Building Design Standards.** To create neighborhood character and visual diversity for housing options, the General Residential Design Standards in Section 6.6 and access standards in Section 4.3 shall apply in the MR Zoning District.

5.3.4 Reserved

Previously, this section contained MR-2 District regulations, which were discontinued. Please use MR District regulations.

5.3.5 HR High-density Residential District

a. Intent. The HR District is intended for a range of higher density, urban residential lots and building types within a neighborhood. All uses require full access to public infrastructure and city services. The regulations are designed to protect the urban character of the district and protect the primarily residential use of land.

b. Applicability. The HR District is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan.

c. Context. Typically this district should be used only in areas that are no more than ¼ mile or up to 4 blocks from any existing or planned Activity Center. Isolated applications of this district without adjacency to activity centers should be avoided so that significant concentrations of density do not exist without convenient access to supporting and compatible non-residential uses and quality urban amenities. This district should be supported by a highly connected street network with street design types that have a high degree of pedestrian amenities.

d. Eligible Lot and Building Types. The following lot types, building types and dimensions specified in Table 5-2 are permitted in the HR District:

1. Standard Lot / Detached Dwelling (Type DD6)
2. Small Lot / Detached Dwelling (Type DD7)
3. Standard Lot / Semi-attached Dwelling (Type SD2)
4. Small Lot / Semi-attached Dwelling (Type SD3)
5. Large Lot / Attached Dwelling (Type AD1)
6. Standard Lot / Attached Dwelling (Type AD2)
7. Small Lot / Multi-dwelling Building (Type MD3)
8. Standard Lot / Multi-dwelling Building (Type MD2)
9. Large Lot / Multi-dwelling Building (Type MD1) – as conditional approval
10. Live / Work Building (Type NB1) – as administrative approval, subject to NB district standards for this building and lot type and Section 5.7.7

e. Permitted Uses. The uses permitted in the HR District are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.”

f. 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 HR Zoning District.

5.3.6 Reserved

Previously, this section contained HR-2 District regulations, which were discontinued. Please use HR District regulations.

5.3.7 NR-1 Neighborhood Residential – Moderate Density District

a. Intent. The NR-1 District is intended for a mix of moderate density, detached and semi-attached dwellings on a variety of lot types that promote a consistent neighborhood character. All uses require full access to public infrastructure and city services. The regulations are designed to protect the neighborhood character of the district and protect the primarily residential use of land. The overall density of this district should be between 5 and 12 dwelling units per acre.

b. **Applicability.** The NR-1 District is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan.

c. **Context.** Typically this district should be used only in areas that are no more than ½ mile from any existing or planned Activity Center. Large uninterrupted applications of this district without transitions to activity centers should be avoided so that significant populated areas that must rely solely on automobile travel and which are remote from necessary municipal services are not created. This district should be supported by a highly connected street network with street design types that have low design speeds and residential character streetscapes.

d. **Eligible Lot and Building Types.** The following lot types, building types and dimensions specified in Table 5-2 are permitted in the NR-1 district:

1. Low-density Lot / Detached Dwelling (Type DD4)
2. Suburban Lot / Detached Dwelling (Type DD5)
3. Standard Lot / Detached Dwelling (Type DD6)
4. Small Lot / Detached Dwelling (Type DD7)
5. Large Lot / Semi-attached Dwelling (Type SD1)
6. Standard Lot / Semi-attached Dwelling (Type SD2)

e. **Permitted Uses.** The uses permitted in the NR-1 District are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.”

f. **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-1 Zoning District.

5.3.8 NR-2 Neighborhood Residential – Medium Density District

a. **Intent.** The NR-2 District is intended for a medium density and mix of dwelling types that promote a consistent neighborhood character. All uses require full access to public infrastructure and city services. The regulations are designed to protect the neighborhood character of the district and protect the primarily residential use of land. The overall density of this district should be between 10 and 18 dwelling units per acre.

b. **Applicability.** The NR-2 District is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan.

c. **Context.** Typically this district should be used only in areas that are no more than ½ mile from any existing or planned Activity Center. Large uninterrupted applications of this district without transitions to activity centers should be avoided so that significant populated areas that must rely solely on automobile travel and which are remote from necessary municipal services are not created. This district should be supported by a highly connected street network with street design types that have low design speeds and residential character streetscapes.

d. **Eligible Lot and Building Types.** The following lot types, building types and dimensions specified in Table 5-2 are permitted in the NR-2 District:

1. Standard Lot / Detached Dwelling (Type DD6)
2. Small Lot / Detached Dwelling (Type DD7)
3. Urban Lot / Detached Dwelling (Type DD8)
4. Standard Lot / Semi-attached Dwelling (Type SD2)
5. Small Lot / Detached Dwelling (Type SD3)
6. Large Lot / Attached Dwelling (Type AD1)
7. Standard Lot / Attached Dwelling (Type AD2)
8. Small Lot / Attached Dwelling (Type AD3) – as conditional approval.
9. Small Lot / Multi-dwelling Building (Type MD3)
10. Standard Lot / Multi-dwelling Building (Type MD2)

11. Large Lot / Multi-dwelling Building (Type MD1) – as conditional approval
12. Live / Work Building (Type NB1) – as conditional approval, subject to NB district standards for this building and lot type and Section 5.7.7.

e. Permitted Uses. The uses permitted in the NR-2 district are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.”

f. 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-2 Zoning District.

5.3.9 NR-3 Neighborhood Residential – High Density District

a. Intent. The NR-3 District is intended primarily for high-density, urban residential uses with consistent neighborhood character. All uses require full access to public infrastructure and city services. The regulations are designed to protect the neighborhood character of the district and protect the primarily residential use of land. The overall density of this district should be more than 15 dwelling units per acre.

b. Applicability. The NR-3 District is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan.

c. Context. Typically this district should be used only in areas that are no more than ¼ mile or up to 4 blocks from any existing or planned Activity Center. Isolated applications of this district without adjacency to activity centers should be avoided so that significant concentrations of density do not exist without walking access to non-residential uses and quality urban amenities. This district should be supported by a highly connected street network with street design types that have a high degree of pedestrian amenities.

d. Eligible Lot and Building Types. The following lot types, building types and dimensions specified in Table 5-2 are permitted in the NR-3 district:

1. Standard Lot / Detached Dwelling (Type DD6)
2. Small Lot / Detached Dwelling (Type DD7)
3. Urban Lot / Detached Dwelling (Type DD8)
4. Standard Lot / Semi-attached Dwelling (Type SD2)
5. Small Lot / Detached Dwelling (Type SD3)
6. Large Lot / Attached Dwelling (Type AD1)
7. Standard Lot / Attached Dwelling (Type AD2)
8. Small Lot / Attached Dwelling (Type AD3)
9. Small Lot / Multi-dwelling Building (Type MD3)
10. Standard Lot / Multi-dwelling Building (Type MD2)
11. Large Lot / Multi-dwelling Building (Type MD1)
12. Live / Work (Type NB1) – as administrative approval subject to the NB district standards for this building and lot type and Section 5.7.7.
13. Urban Loft (Type NB3) – as conditional approval

e. Permitted Uses. The uses permitted in the NR-3 district are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.”

f. 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.

Section 16. That Sub-section 5.4.4.g.2, Transitions, of Section 5.4, Commercial and

Mixed-use Districts Standards, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.4, Commercial and Mixed-use Districts Standards, not set out within this ordinance remain unchanged.

g. Transitions. Due to the mix of lot and building types in the MUR district, the following standards apply to meet the intent of this district:

1. No more than 60% of any one block shall be comprised of the Small Lot / Attached Dwelling (AD-3), Standard Lot / Multi-dwelling Building (MD-2) or Large Lot / Multi-dwelling Building (MD-1).
2. Wherever a change in lot types occurs either on adjacent lots on the same block face, or on opposite street frontages of facing blocks, the change shall not skip more than one classification in intensity, as listed in order in sub-section d. of the ~~HR-2~~ HR district, with nonresidential lots and building types in the NB district following residential lots.
3. All other transitions in lot types within the district shall occur mid-block (i.e. at the back lot lines or alley where applicable) or on adjacent non-facing blocks.
4. Non-residential Lot and Building types shall be limited to corner locations, and occupy no more than 25% of a single block.

Section 17. That Sub-section 5.7.1, Accessory Buildings, of Section 5.7, Specific Use Standards, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.7, Specific Use Standards, not set out within this ordinance remain unchanged.

5.7.1 Accessory Buildings

In all residential districts accessory buildings shall meet the following standards in addition to all other lot and building standards for the district.

- a. There shall be a principal building constructed on the site prior to an accessory building being permitted.
- b. For through lots an accessory building shall meet the setback requirements of the principal building for the district in which it is to be located.
- c. An accessory building shall not encroach on any recorded easement.
- d. The total size of all accessory buildings on the same property shall not exceed 15% of property area.
- e. The total square footage of an accessory building shall not exceed more than 40% of the square footage of the principal building.
- f. In districts LR, MR, HR, NR-1, NR-2, and NR-3 only one accessory building is permitted per lot except that one additional accessory building of a maximum size up to 120 square feet may be permitted on any lot. Any accessory building under 120 square feet may be allowed a side and rear setback of 3' regardless of the specific lot standards for accessory buildings. An exception is provided by Administrative Adjustment according to the procedures in Article 2, for garages for multifamily structures in order to provide up to one parking stall for each dwelling unit.

Section 18. That Sub-section 5.8.1.c.2, Use by Right, of Section 5.8, Supplemental Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.8, Supplemental Provisions, not set out within this ordinance remain unchanged.

2. Use by Right. The following uses are specifically permitted:
 - (a) Antennas or towers located on Laramie County or City of Cheyenne property, provided a lease authorizing the facility has been approved by the County or the City and is presented with the site plan application. At a minimum, separation between towers in the District P: public zone shall be a minimum of 7,250 feet;
 - (b) Antenna attachments to all existing structures in all zones except LR, MR, HR, NR-1, NR-2, NR-3, MUR or MUB provided the antenna does not extend above the highest point of the existing structure;

(c) Television or ham radio antennas in residential zones for the exclusive use of that residence.

Section 19. That Sub-section 5.8.1.e.1, General, of Section 5.8, Supplemental Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.8, Supplemental Provisions, not set out within this ordinance remain unchanged.

1. General. The following provisions shall govern the recommendation for the issuance of wireless telecommunications permits for towers or antennas by the Board:

(a) If the tower or antenna is not a permitted use. Towers or antennas not permitted under subsection c. or d. shall not be constructed in the LR, MR, HR, NR-1, NR-2, NR-3 or MUR districts unless the applicant has received the approval of 51 percent or more of property owners notified by the requirements of this Section.

(b) Applications for wireless telecommunications permits under this section shall be subject to the procedures and requirements of Article 2, except as modified in this Section. A site plan application and fee are required.

Section 20. That Sub-section 5.8.4.a, Height, of Section 5.8, Supplemental Provisions, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 5.8, Supplemental Provisions, not set out within this ordinance remain unchanged.

a. Height. Fences in the following districts shall meet the height limits of Table 5-9: AG, RR, LR, MR, HR, NR-1, NR-2, MUB, MUR, and MUE.

Section 21. That Table 6-10, Required Landscape Buffer Levels, of Section 6.3.5.a, Required Buffer Level, of Section 6.3, Landscape Standards, of Article 5, Zoning Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 6.3, Landscape Standards, not set out within this ordinance remain unchanged.

Lowest District to Highest District															
	LR	NR-1	NR-2	NR-3	MR	HR	MUR	MUB	NB	MUE	CB	GBD	P	LI	HI
Highest District to Lowest District	HI	3	3	3	3	3	3	2	2	2	2	2	2		
	LI	2	2	2	2	2	2	2	2	2		2	2	1	
	P	2	2	2	2	2	2	2	1	1	1	1		1	2
	GBD	2				2								2	2
	CB	2	2	2	2	2	1	1	1	1			1	2	2
	MUE	2	1			1					1		1		2
	NB	2				1					1		1	2	2
	MUB	2				1					1		1	2	2
	MUR										1		2	2	2
	HR	1									1		2	2	3
	MR							1	1	1	2	2	2	2	3
	NR-3										2		2	2	3
	NR-2										2		2	2	3
	NR-1									1	2		2	2	3
	LR						1	2	2	2	2	2	2	2	3

Section 22. That Sub-section 6.3.5.d, Location, of Section 6.3, Landscape Standards, of Article 6, Design Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 6.3, Landscape Standards, not set out within this ordinance remain unchanged.

d. Location. Screening and buffering shall be met within the property lines of the higher intense use except:

1. All property within the P District shall provide the required screening and buffering unless it is adjacent to the LI or HI district.
2. If a property is developed with the abutting property having the same zoning district and the owner of the abutting property upzones the abutting property, then that property owner shall provide and install all screening and buffering items.
3. All property within zoned districts AR, AG, or RR shall be treated as if those zoning districts were zoned MR, for the requirements of screening and buffering.

Section 23. That Sub-section 6.5.4.a, Rural and Agriculture and Residential Zoning Districts, of Section 6.5, Signs, of Article 6, Design Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 6.5, Signs, not set out within this ordinance remain unchanged.

a. Rural and Agriculture and Residential Zoning Districts. The allowances in Table 6-15 apply to the AG, AR, RR, LR, MR, NR-1, NR-2, NR-3, and HR districts.

Section 24. That Sub-section 6.5.4.c, Electronic Message Centers, of Section 6.5, Signs, of Article 6, Design Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 6.5, Signs, not set out within this ordinance remain unchanged.

c. Electronic Message Centers.

1. Electronic message centers may be allowed for Entertainment Venues located in the Public District with greater than 1000 seats, and allowed only up to 50% of the total allowed sign area. The message shall change no more than once every 8 seconds. All signs utilizing message displays shall conform to the requirements for low-profile ground signs.
2. Electronic message centers may be allowed in the CB, CBD, P, LI, and HI district for up to 15% of the total allowed sign area. Message displays shall change a maximum of 3 times per 24-hour period. All signs utilizing message displays shall conform to the requirements for low-profile ground signs.
3. All electronic message centers shall comply with the following.
 - (a) No animation, video, or other non-static display shall be allowed.
 - (b) No blinking, intermittent, flashing or moving lights shall be allowed.
 - (c) Electronic message centers shall not increase the ambient lighting level by more than 0.3 foot candles when measured via a foot candle meter at any property line. Electronic message centers shall have a light-sensing device that adjusts the brightness as ambient light conditions change to conform to the requirements of this subsection.
 - (d) Electronic message centers shall not be constructed within 150 linear feet of the property line of a duplex, single family dwelling, or townhouse located in any of the following zone districts: LR, MR, or MUR.
 - (e) Transitions between messages shall be accomplished in 2 seconds or less by employing immediate, dissolve, or fade method.

Section 25. That Sub-section 6.6.2, Applicability, of Section 6.6, Residential Design Standards, of Article 6, Design Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 6.6, Residential Design Standards, not set out within this ordinance remain unchanged.

6.6.2 Applicability

The Residential Design standards are grouped according to their applicability.

- a. Section 6.6.3 is generally applicable to all residential development.

- b. Section 6.6.4 is applicable where diverse, walkable and mixed density neighborhoods are desired. Specifically, they apply to the NR-1, NR-2, NR-3, and HR zoning districts (except previously platted lots in HR), and in limited application to infill projects.
- c. Section 6.6.5. is applicable to cottage lot developments as an option for clustering dwellings on difficult infill sites in association with the NR-2 and NR-3 districts.

Section 26. That Sub-section 6.6.4, Compact and Mixed-Density Neighborhood Design, of Section 6.6, Residential Design Standards, of Article 6, Design Regulations, as approved by Ordinance No. 3943 by the governing body on January 2012, is amended to read as follows. Sub-sections currently existing within Section 6.6, Residential Design Standards, not set out within this ordinance remain unchanged.

6.6.4 Compact and Mixed-Density Neighborhood Design

In addition to the general design standards in Section 6.6.3, compact and mixed-density neighborhoods (specifically NR-1, NR-2, NR-3, and HR) shall meet the following design standards.

a. Streetscape and Lot Frontage.

1. Permitted Access. The access type permitted for residential lots shall be based upon the lot frontage according to the following table.

- (a) Single lane access shall be between 8' to 10' wide.
- (b) Double lane access shall be no greater than 18' wide
- (c) Shared access lanes may be located at or on property lines, subject to appropriate easements indicated on a plat or other similar and recordable instrument.
- (d) Private access lanes shall be at least 3' from any side property line.
- (e) Access design within the right-of-way shall be controlled by the standards in Article 4, Section 4.3.
- (f) The access width limitation shall apply to all areas within the front setback area. It may be expanded beyond the setback to accommodate circulation and access within the lot or lots sharing the access.

2. Sidewalk Grades. Vehicle lot access to individual lots shall not interrupt sidewalk grades or materials at sidewalk crossings.

3. Pedestrian Access. Each building and each front building entrance shall have one direct pedestrian connection from the public streetscape to the building entrance. Where front loaded driveways are permitted according to these standards a connection to the driveway or a combination driveway /pedestrian connection may satisfy this requirement.

4. Front-loaded Garage Limits. In addition to any general building setback standards in Article 5, the design of front-loaded, attached garage doors shall be limited as follows:

- (a) More than 40% of the front façade only permitted if set back greater than 50' from the front lot line.
- (b) Garage doors that occupy between 25% and 40% of the front façade shall be set back at least 20' from the front building line, or at least 50' from the front lot line, whichever is less.
- (c) Garage doors that occupy less than 25% of the front façade shall be built behind the front building line, or at least 35' from the front lot line, whichever is less.
- (d) Where front-loaded garage doors are prohibited by effect of these standards, garages shall be located on the side or back of the principal structure, or in an approved detached accessory structure, subject to the standards in Article 5.
- (e) In cases where the garage doors face side yard lines, the garage corner nearest the front lot line shall be at least 35' from the front lot line.
- (f) The Director may approve alternative designs as exceptions to

these limitations where, due to topography or other unique elements of the site design and building orientation, the proposed garage doors will have a lesser impact on the public streetscape than is otherwise allowed by the standards.

b. Building Design.

1. Entrance Features. All buildings shall have one primary entrance feature on the front façade emphasized with structural components or architectural details and ornamentation that complement the overall building design.

See Figure 6-9.

2. Façade Openings. The front façade shall have at least 15% of the façade area occupied by openings of windows and doors. Garage doors shall not contribute to the openings, but facing garage doors shall contribute to the facade area. Windows on garage doors may contribute to the openings.

3. Horizontal Massing. Any front building façade with a width greater than 50' shall have differentiated horizontal massing through the use of any one or a combination of the following:

(a) Differentiated structural bays every 18' to 36', demonstrated by a vertical expression line of trim or ornamental architectural elements that distinguish it from the rest of the facade;

(b) Small off-sets in the façade between 2' and 5', associated with internal floor plan of the building and resulting in between 20' and 50' horizontal distance along each off-set segment; or

(c) An intervening courtyard, garden or other open space meeting the requirements of Section 6.6.3.a and resulting in no single portion of horizontal façade greater than 50'.

4. Vertical Massing. Any building that is 3 stories, or more where specifically permitted, shall have differentiated vertical massing through the following:

(a) A base comprised of the first story, differentiated by a horizontal expression line of trim or ornamental architectural elements that distinguish it from the rest of the facade, or by a single story porch or stoop roof structure associated with the entrance and covering at least 50% of the facade;

(b) A cap comprised of one of the following:

(i) An eave line ornamental trim differentiating the roof structure where pitched roofs are used;

(ii) A cornice or similar horizontal expression line differentiating the uppermost 10% to 15% of the façade, including the parapet where flat roofs are used; or

(iii) Where buildings more than 3 stories are specifically permitted, in addition to the expression line required by sub-section (b)(ii), the upper story shall be differentiated with a similar horizontal expression line or a step back of the upper story of at least 10'.

Section 27. That the aforementioned articles and sections of the UDC are hereby amended as set out within this ordinance and sections currently existing within the UDC not set out within this ordinance remain unchanged.

Section 28. That this amendment shall require, authorize, and direct the City Engineer to alter and amend the Official Zoning Map, as described in 5.1.3 of the UDC, to reflect the new consolidated residential zones produced by this text amendment.

Section 29. That all land formerly classified as LR-1 Low-Density Residential-Established by the Official Zoning Map, as described in 5.1.3 of the UDC, shall be amended to designate the same as LR Low-Density Residential.

Section 30. That all land formerly classified as LR-2 Low-Density Residential-Developing by the Official Zoning Map, as described in 5.1.3 of the UDC, shall be amended to

Section 33. That all land formerly classified as HR-1 High-Density Residential-Established by the Official Zoning Map, as described in 5.1.3 of the UDC, shall be amended to designate the same as HR High-Density Residential.

Section 34. That all land formerly classified as HR-2 High-Density Residential-Developing by the Official Zoning Map, as described in 5.1.3 of the UDC, shall be amended to designate the same as HR High-Density Residential.

Section 35. That the City Engineer is hereby authorized and directed to alter and amend the Official Zoning Map, as described in 5.1.3 of the UDC to comply with Sections 29, 30, 31, 32, 33, and 34 when this ordinance takes effect in accordance with Section 37.

Section 36. 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 37. That this ordinance shall be in full force and effect upon approval and publication.

FIRST READING: February 13, 2017

SECOND READING: February 27, 2017

THIRD AND FINAL READING: March 13, 2017


MARIAN J. ORR, MAYOR

(SEAL)


CAROL INTLEKOFER, CITY CLERK

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