

STAFF REPORT – UDC AMENDMENT

PROJECT: CONSOLIDATING AND UPDATING RESIDENTIAL ZONE DISTRICTS (LR-1, LR-2, MR-1, MR-2, HR-1, HR-2)

CASE NUMBER: PLN-16-00012

PREPARED BY: Eric Hammer

MEETING DATES: Planning Commission: February 6, 2017
 City Council: February 13, 2017
 Public Services Committee: February 22, 2017
 City Council: February 27, 2017
 Public Services Committee: March 7, 2017
 City Council: March 13, 2017

STAFF RECOMMENDATION: Staff recommends approval of this text amendment with no conditions.

PLANNING COMMISSION RECOMMENDATION: At their regular meeting on February 6, 2017, the Planning Commission voted 5-0 to recommend approval of this Unified Development Code text amendment.

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EXECUTIVE SUMMARY:

The *Unified Development Code* (UDC) has a total of nine Residential Neighborhood Districts. This text amendment would consolidate six of those zone districts into three more inclusive districts, streamlining interpretation and improving application of the Code both for staff and members of the general public involved with the development process. LR-1 and LR-2 would be combined into LR; MR-1 and MR-2 would be combined into MR; and HR-1 and HR-2 would be combined into HR. The zones possess intent and applicability sections that are nearly identical and the differences between the proposed consolidated districts are delineated by slight differences in types of lots allowed, levels of buffers, and some limited types of uses.

The distinctions between these districts originated in the 1988 zoning code. The “-1” in these districts referred to the area being “established”, whereas the “-2” referred to the area as “developing” and the districts were named as such. These distinctions were carried forward through subsequent iterations of zoning ordinances and are part of the UDC.

This proposal also clarifies lot size interpretations by removing confusing caveats on lot sizes, adding several multi-family uses to the MR and HR districts by conditional approval, and transitioning some uses from being permitted with conditional use approval to being permitted by right or with administrative approval.

This residential zone district consolidation proposal was first proposed as an official submittal during the 2013 UDC annual review process and is on the 2017 UDC Amendments work program. Although work on this text amendment was begun at that time, the effort was delayed due to staff changes and workload schedules and was never advanced to the governing body for consideration.

Staff recommends approval of this text amendment, because it meets the criteria of UDC Section 2.4.1 for text amendments and satisfies the Department’s objective to clarify, streamline, and improve the UDC standards through the Section 1.1.7 Annual Review process.

BACKGROUND:

Zoning has been codified within Cheyenne in some form since at least 1919. Some early zoning classifications were simple, with only three residential zones in 1936 (six zones total) and one residential zone in 1964 (five zones total). *The Cheyenne and Laramie County Zoning Ordinance of 1971 (re-adopted 1982)* expanded the number of zone classifications, raising the number of predominantly residential zones to four with fourteen total zones.

Although the “-1” and “-2” designations are present within the current version of the *Unified Development Code (UDC)*, many elements of the UDC were present in earlier zoning ordinances, notably *The Cheyenne and Laramie County Zoning Ordinance 1988*. The 1988 code featured six residential zones, with a total of twenty-two zones overall.

The 1988 code was the first to use the “-1” and “-2” designations and the first to differentiate these zones into “Developing” and “Established”. In subsection 30.000.e, the 1988 code explains the purpose of these distinctions, stating:

(e) Some districts are differentiated by a number “1” or “2”. The difference in these districts is the character of development. Generally, the “1” designations will be used for areas where the future character of development will be based on the established patterns. Designations of “2” are used for areas which may use innovative standards for new development or redevelopment. This does not apply to the C-1 or C-2 districts. (The Cheyenne and Laramie County Zoning Ordinance 1988, pg. 22)

There is no explanation of what is meant by “innovative standards” in the 1988 code but the differences between “-1” and “-2” zones center on slight density increases and differences in allowed uses. The 1988 code also permitted very few uses by right in residential districts and did not classify lot types in the way the UDC does currently. This language within the 1988 code was incorporated verbatim into Title 17 of the City Code.

The 2012 UDC, when made effective by ordinance, repealed and replaced the *Cheyenne-Laramie County Subdivision/Development Regulation 2000*, as well as the *2006 Road, Street, and Site Planning Design Standards*, and *Title 17, Zoning*, of the *Cheyenne City Code 2002*. The UDC incorporated standards from all three of these sources and streamlined interpretation of citywide standards.

Instead of regulating most site characteristics on a zone district level, the UDC establishes lot types and has minimum lot area and frontage requirements, setbacks, and coverage standards that are specific to each lot type. The UDC allows multiple lot types to exist within the same zone district, allowing a greater variety of lot types within each zone district than was previously allowed. Similarly, the 1988 code also has height regulations that govern all uses within the district, whereas the UDC ties height to lot type, rather than applying one height over the entire district.

Although the UDC carried over the “-1” and “-2” designations from the 1988 code, the differences between these districts were diminished with the adoption of the UDC. In the 1988 code, several uses permitted in

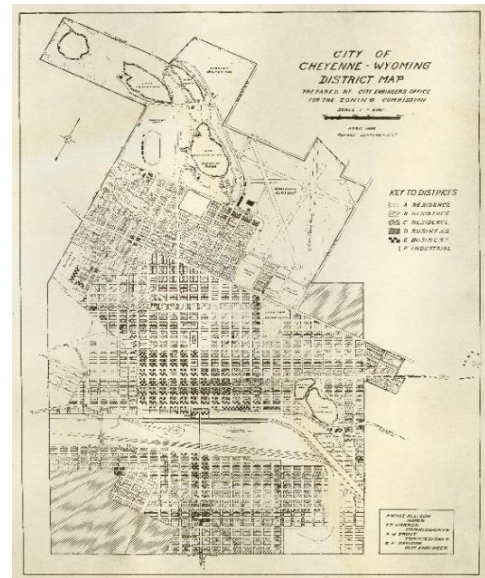


Figure 1: Zoning Map circa 1936

"-1" designation are not permitted within the "-2" designation and vice versa. In the UDC, the uses permitted by right, administrative approval, and conditional approval are identical between both the LR-1 and LR-2 districts and the MR-1 and MR-2 districts. The HR-1 and HR-2 districts only have three discrepancies, two of which are differences in approval processes. The remaining discrepancy is a use that is allowed by conditional use within HR-2 and not at all within HR-1 (see Table 5-1 on Pages 22 to 24 of this report)

There is no explanation given within the current version of the UDC regarding the intent of the categorical differences between the "-1" and "-2" designations. The intent and applicability sections are almost identical between the "-1" and "-2" designations in the UDC and the definitions of each designation are even similar within the 1988 code.

Notes from the Critical Path Committee (CPC), a group of seven community representatives tasked with reviewing the *Unified Development Code*, show that merging these districts was discussed, but not implemented. During the May 11, 2011 CPC meeting, a committee member stated that the original intent of the "-1" and "-2" distinctions was that "everything that was 75% complete would automatically shift [up] from one zone to the next." If this process was part of the distinction's intent, it has not occurred. Notes from the next meeting suggest that the committee recommended approval of that section of the code with the additional recommendation that the distinctions be eliminated and during the next meeting, the notes state that the supplemental changes were being worked on. There is no further information about this matter after that meeting and the changes were not added to the compilation of final published revisions.

This text amendment is a logical next step towards furthering the goal of the Development Office to clarify, streamline, and improve development processes.

PURPOSE:

This amendment will allow the Development Office to clarify, streamline, and improve development processes. Staff often encounters situations in which the aforementioned distinctions represent no discernable difference in the built environment or neighborhood character.

Consolidating these districts would benefit Development Office staff by removing redundancies in their efforts to administer the code and may benefit other departments (e.g. GIS/Engineering Tech). The text amendment would reflect the broad public interests, long-range planning goals, and general health, safety and welfare of the community.

TEXT AMENDMENT:

Text amendments are intended to ensure that the generally applicable laws contained in the *Unified Development Code* reflect the broad public interests, long-range planning goals, and general health, safety and welfare of the community. The text amendment process is applicable to any change in the provisions of these regulations and may be initiated by:

1. The City Council on its own initiative; or
2. The Planning Commission on its own initiative; or
3. Staff through a petition of the Planning Commission or City Council, signed by the Director.

RECOMMENDATION:

Staff recommends approval of this text amendment and recommends that the Governing Body approve this amendment and in a future, separate action advance an amendment to pg. 85 of PlanCheyenne to remove references to zone districts made defunct by this text amendment and replace these obsolete references with references to the new consolidated districts (see Attachment C).

REVIEW CRITERIA

Review of a UDC text amendment shall be measured by the following 3 criteria of Section 2.4.1.d:

1. COMPREHENSIVE PLAN: *The amendment is in accordance with general goals and policies of the Comprehensive Plan, or is necessary to address an emerging issue not anticipated in the Comprehensive Plan and is not inconsistent with the plan.*

PlanCheyenne is generally supportive of this text amendment. Six policies of PlanCheyenne support this amendment:

Policy 1.1.C: *Coordinate City and County policies with respect to growth and development, provision of public facilities and services, and conservation of natural resources at the regional level to achieve this Plan's proposed land use mix. Other agencies should be included in planning as well, including F.E. Warren Air Force Base and area utilities. (See Foundation 7 for a full list of agencies and organizations.).*

Assessment: Laramie County has undertaken a similar initiative to this text amendment. In 2011, Laramie County adopted new land use regulations, including a similar consolidation of zones from LR-1, LR-2, MR-1, MR-2, HR-1, and HR-2 to new LR, MR, and HR districts.

Policy 1.3.B: *Encourage the incorporation of integrated mixed-use development at an appropriate scale, and a mixture of housing types with varied price ranges, unit sizes, and densities to attempt to meet the needs of all segments of the community.*

Assessment: This amendment adds to the variety of permitted housing options within the new LR, MR, and HR districts by increasing the range of lot sizes allowed in each new zone. For example, Lot Type DD5 is permitted within MR-1, but not MR-2. When the zones are consolidated, the more permissive standards between MR-1 and MR-2 shall be applied to the entire MR district. Therefore, Lot Type DD5 was not previously permitted within MR-2, but would be permitted in MR, which includes all areas previously designated as MR-2. Likewise, DD7 is allowed within MR-2, but not within MR-1 and will be permitted in MR. It also expands the amount of zones in which multi-dwelling units are allowed, which was limited previously.

This text amendment also changes the level of review on certain residential uses within the HR zone. The HR-2 allows dormitory, multi-dwelling building, and nursing home types by administrative review, whereas HR-1 allows these uses by a conditional discretionary review. Therefore, the HR district, which encompasses areas that were previously HR-1, will allow these uses by the lower level of administrative review. The conditional use approval process can take between five to eleven weeks to be heard by the Board of Adjustment, depending on when it was submitted, whereas the administrative use approval process can take between two and three weeks. This change will allow these applications to be processed more expediently.

Policy 2.3.A: *Provide expanded housing options by strongly encouraging the use of a variety of housing types, models, sizes, and price ranges in new neighborhoods. Incorporate a mix of housing types at both the neighborhood level and the block level to help create varied and interesting streetscapes and a more diverse community.*

Assessment: This amendment supports expanding housing options by allowing a wider variety of lot types in the new zone districts.

Policy 2.5.A: *Include a variety of housing types, ranging from apartments to single-family homes, to help address growing community concern about the availability of attainable or workforce housing for low and moderate income families. Workforce housing is essential to the strength of our community to allow multiple generations to live, work, and settle here—from families with young children to senior citizens.*

Assessment: This text amendment will allow a wider variety of lot types within the three consolidated zones by applying more permissive standards to the consolidated district and increasing the number of lot types allowed in each zone. This increased flexibility should allow developers to better meet the wide variety of housing types sought by Cheyenne residents.

Policy 2.6.A: *Disperse senior and special needs housing throughout the community, incorporating it as part of neighborhoods rather than concentrating it in one area. Place it in locations that are accessible to major multimodal transportation corridors and near activity centers.*

Assessment: This amendment allows senior and special needs housing to be placed easier, by allowing dormitories, assisted living facilities, and nursing homes in the HR district with Administrative Use Review, rather than conditional use review.

Policy 7.1.A: *Coordinate County and City land use and development standards and establish joint development standards and infrastructure requirements within the Urban Service Boundary. Establish a consistent development review process for projects within the urbanizing area.*

Assessment: As noted previously, Laramie County has undertaken a similar initiative to this amendment. The consolidation of these zone districts makes land use and development standards slightly more consistent between the City of Cheyenne and Laramie County.

2. STATE STATUTORY REQUIREMENTS: *The amendment is consistent with the Wyoming Statutes, and specifically the Municipal Planning and Zoning statutes. The following Articles are all taken directly from Wyoming State Statute.*

WYO 15-1-601(a): (a) The governing body of any city or town, by ordinance, may:
(i) Regulate and restrict the:
(A) Height, number of stories and size of buildings and other structures;

- (B) Percentage of lot that may be occupied;
 - (C) Size of yards, courts and other open spaces;
 - (D) Density of population; and
 - (E) Location and use of buildings, structures and land for trade, industry, residence or other purposes.
- (ii) Establish setback building lines.

Assessment: State statute authorizes the governing body of any city or town, by ordinance, to regulate and restrict certain qualities of buildings and lots.

WYO 15-1-601(b): (b) The governing body may divide the city or town into districts of such number, shape and area as it deems necessary, and within those districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.

Assessment: Authorizes the governing body the ability to divide the city or town into districts of such number, shape, and area as it deems necessary.

WYO 15-1-601(c): (c) Regulations may differ from one (1) district to another but shall be uniform for each class or kind of buildings within a district.

Assessment: Regulations may differ from one district to another, but need to be uniform within a district. This amendment maintains both the ability of districts to differ from one another and preserves uniformity within districts.

WYO 15-1-601(d): (d) All regulations shall be made:

- (i) In accordance with a comprehensive plan and designed to:
 - (A) Lessen congestion in the streets;
 - (B) Secure safety from fire, panic and other dangers;
 - (C) Promote health and general welfare;
 - (D) Provide adequate light and air;
 - (E) Prevent the overcrowding of land;
 - (F) Avoid undue concentration of population; and
 - (G) Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.
- (ii) With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
- (iii) With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
- (iv) With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

Assessment: The regulations are in accordance with the comprehensive plan and will satisfy all requirements of this section.

WYO 15-1-602 (a): (a) The governing body shall specify how regulations, restrictions and the district boundaries are to be determined, established, enforced, amended, supplemented or otherwise changed.

Assessment: States that the governing body shall specify how regulations and zone districts are to be determined. The governing body possesses the authority to amend regulations and therefore can amend the *Unified Development Code* to reflect this text amendment.

WYO 15-1-602 (b): (b) No regulation, restriction or boundary is effective until after a public hearing. At least fifteen (15) days notice of the time and place of the hearing shall be published in a newspaper of general circulation in the city or town.

Assessment: A public hearing will be held to make the changes to the regulations effective. Proper notice will be given for the hearing.

3. HEALTH, SAFETY, AND PUBLIC WELFARE: *The amendment promotes the general health, safety and public welfare.*

This amendment makes residential zone districts more accessible to the public and will therefore increase the health, safety and welfare of the community. There are currently nine residential zone districts, each with its own section of the code. This amendment proposes lowering that number to six. By lowering the number of zones, the *Unified Development Code* becomes more efficient and clear to the general public.

AMENDMENT ANALYSIS: *How does the amendment affect current lots? Does the amendment affect future development? Are there any salient issues that need to be addressed or expanded upon?*

Effects on Current Lots:

Generally, current structures will not see an immediate effect from this text amendment, as it is not more restrictive for currently built structures or lots. The effects will generally be more long term because the amendment mostly affects future development and redevelopment. Short term gains include easier administration of the code for current lots, as the distinction between lot types would be more defined between zones. For instance, under current code, Type DD7: Detached Dwelling, Small Lot is permitted within MR-2, but is not permitted within MR-1. Some lots within MR-1 zones have a minimum lot frontage and minimum lot area that is most akin to a DD7, but that type is not allowed within MR-1, weakening the ability of staff to support a lot type classification. Consolidating these zones will add clarity in identifying lot types and setbacks.

Effects on Future Development:

Over time, this consolidation will allow more flexibility for new development, as it generally increases the allowed lot types within each zone. It will allow some multi-dwelling units and other higher density uses by right, rather than by conditional use, shortening the process to develop multi-family units and reducing encumbrances on the Board of Adjustment.

| Table 1.1: Lot Types Permitted within Consolidated Zones (LR-1, LR-2, MR-1, MR-2, HR-1, HR-2) | | | | | |
|---|------|------------------|----------------------|---------------------------------------|--------------------------------------|
| Category | Type | Minimum Lot Sqft | Minimum Lot Frontage | Currently Permitted Residential Zones | Proposed Permitted Residential Zones |
| Detached Dwellings | DD3 | 65,340 | 180' | LR-1 | LR |
| | DD4 | 21,780 | 100' | LR-1, LR-2 | LR |
| | DD5 | 9,000 | 70' | LR-1, LR-2, MR-1 | LR, MR |
| | DD6 | 7,000 | 55' | MR-1, MR-2, HR-1 | MR, HR |
| | DD7 | 5,000 ‡ | 48' † | MR-2, HR-1, HR-2 | MR, HR |
| Semi-attached Dwellings | SD1 | 4,500 | 40' † | LR-1, LR-2 | LR |
| | SD2 | 3,500 | 35' † | MR-1, MR-2, HR-1 | MR, HR |
| | SD3 | 3,000 | 30' † | MR-2, HR-1, HR-2 | MR, HR |
| Attached Dwellings | AD1 | 2,500 ‡ | 25' † | MR-1, MR-2, HR-1, HR-2 | MR, HR |
| | AD2 | 2,000 | 20' † | HR-2 | HR |
| Multi-Unit | MD1 | 20,000 | 150' | HR-2* | MR*, HR* |
| | MD2 | 9,000-19,999 | 80' -150' | HR-1*, HR-2* | MR*, HR |
| | MD3 | 4,000-8,999 | 50' – 80' | MR-1*, MR-2*, HR-1*, HR-2* | MR*, HR |
| Source: <i>Unified Development Code</i> Table 5-2 † Add 5' for corner lots. ‡ Minimum lot sqft of 3,000 within MR-2 zone and 3,500 sqft within MR-1 zones (note: this caveat will not be carried over into the new MR district). § Minimum lot sqft of 6,000 within MR-2 zone (note: this caveat will not be carried over into the new MR district). * Allowed by conditional use approval. | | | | | |

Changes in Lot Types:

Since there are different allowed lot types (DD6, DD7, etc.) within each existing zone district designation (LR-1, LR-2, etc.), any consolidation between zoning districts must either increase or decrease the permissiveness of the new consolidated designations. As it is not the intention of this amendment to render existing conforming properties into nonconformance, the new zone district designations would include lot

types present in the existing district designations. For example, zone HR-2 permits AD2 lot types, but zone HR-1 does not. The new zone district, HR, would permit AD2 lots across the entire area zoned for that designation.

Additionally, some residential lot types have been added or changed in the new MR and HR districts. These changes have been made to better reflect the intent and applicability sections of the zones. The MR zone will allow types MD1, MD2, and MD3 with conditional use approval. Previously, only MD3 was allowed within this zone. These types do not infringe on the intent of the MR zone:

“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.”
(Revised UDC 5.3.3.a)

The MD1, MD2, and MD3 types will be subject to the conditional review process. A conditional use review evaluates projects for compatibility with the surrounding area in terms of building scale, building form, landscape, site design, hours of operation (if applicable), visible and audible impacts, traffic patterns caused by the use, design standards, and long range plans. The intent of the case-specific review is to determine the compatibility of the use, the associated site design, and the operational characteristics with surrounding uses and development patterns.

The HR zone will allow types MD2 and MD3 by right and MD1 by conditional use approval. Previously, all three types were allowed within this zone by conditional use. This change is supported by the intent of the HR zone:

“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.” (Revised UDC 5.3.5.a)

As the intent of the HR zone is to foster a range of higher density types, it is appropriate to make the MD2 and MD3 permitted by right. Type MD1 is a much larger scale complex than either of the aforementioned types and should remain subject to a conditional use approval in HR. Additionally, if the height of a proposed MD1, MD2, or MD3 development is above 3 stories, it still must undergo the conditional use review process.

Special Table-2 Lot Size

Several notes on Table 5-2 of the UDC indicate deviations from the typical minimum lot sizes. For example, notes indicate that AD1 Attached Dwelling, Large Lot, lots in the MR-1 district must be at least 3,500 square feet and that lots in the MR-2 district must be at least 3,000 square feet. AD1 lots in all other districts are only required to be at least 2,500 square feet. This intentional inconsistency has made differentiating between lot types for new development difficult for staff and has led to interpretation issues within the past year. These caveats are not noted within the AD1 sections and are only present within this table. Similarly, Type DD7 possesses a caveat that within the MR-2 district, the lot must be at least 6,000 square feet. Please see Attachment B.

This amendment will remove these inconsistencies and clarify lot type interpretations. Internal discussions were held regarding this topic and staff has concluded there is no reasonable need for these caveats.

Buffers and Landscaping Challenges

Landscape and screening buffer levels are meant to separate zone districts from one another in order to minimize potential visual and noise impacts and mitigate issues regarding potentially incompatible land uses based on the magnitude of transition between zones. The buffer table, Table 6-10, would be modified to reflect the consolidated districts. Currently, there is a discrepancy between the MR-1 and MR-2 districts as pertains to buffers. The MR-1 district requires buffers when adjacent to the HR-1 or HR-2 district, whereas MR-2 districts do not. The intent of this text amendment is not to render vast quantities of existing properties noncompliant. Therefore, the text amendment would require no buffer between the consolidated MR zone and the consolidated HR zone. Please see Attachment B.

Antenna Height Restrictions

Subsection 5.8.1.c.2 outlines where antennas are specifically permitted by right. Antenna attachments to all existing structures are permitted by right in all zones except LR-1, LR-2, MR-1, MR-2, HR-1, NR-1, NR-2, NR-3, MUR or MUB provided the antenna does not extend above the highest point of the existing structure. HR-2 is not included in this exception, and as HR-1 and HR-2 will be consolidated in this text amendment, this discrepancy would be resolved. As it is the intent of the section to not allow antennas in primarily residential zones, antenna attachments to existing structures should be permitted in all zones except for LR, MR, HR, NR-1, NR-2, NR-3, MUR, or MUB. Please see Attachment A.

Permitted Use Conflicts

Permitted uses would mostly remain unaffected, as permitted uses are frequently shared between the zones being consolidated. For example, all uses allowed in LR-1 are also already allowed in LR-2. However, there are discrepancies within the HR-1 and HR-2 zones. The HR-2 allows dormitory, multi-dwelling building, and nursing home types by administrative review, whereas HR-1 allows these uses by a conditional discretionary review. Additionally, the HR-2 allows the Office – general (3,500 – 20k) use by a conditional review, whereas HR-1 doesn't allow the use at all.

As the intent of this text amendment is not to create compliance issues with the UDC, the consolidated HR district would follow the most permissive zone.

Assisted Living Facility Review

Assisted living facilities are currently allowed in both HR-1 and HR-2 by conditional use approval. This amendment will allow their approval subject to administrative review.

Nursing home facilities will be allowed by administrative review within the consolidated HR district, as they are allowed by that level of review in both the HR-1 and HR-2 districts. The difference between nursing homes and assisted living facilities is largely that assisted living facilities have a more active residential population, and function more similarly to a multi dwelling building than nursing home facilities. As this amendment allows nursing homes by the administrative review process and allows several types of multi-dwelling buildings by right within HR, it seems proper and consistent to allow assisted living facilities by administrative review, rather than conditional review.

Exclusion of NR-1, NR-2, and NR-3 Designations

This amendment excludes the three Neighborhood Residential zones, NR-1, NR-2, and NR-3 from consolidation for several reasons. These zones are different from those affected by this amendment because their intent is partially to promote a specific range of density. For example, NR-1 zoning is intended to create consistent neighborhood character and an overall density of 5 to 12 dwelling units per acre. In addition to differences in eligible lot types, the uses permitted in these districts are significantly different from one another. Consolidating these zones would not only impact permissibility of sizes of lots, but would

also impact what uses would be allowed. There may be merit to consolidating these districts, especially as no NR-1 districts exist within the City of Cheyenne. However, it is the opinion of staff that any questions regarding consolidations of NR designations should be considered separately, as these designations interplay with other zones (MUB, MUR, and MUE) and would widen the scope of this text amendment dramatically.

This text amendment would change three characteristics of these zones to account for the changes in MR and HR. First, Type MD1 would be allowed within NR-2 by conditional use approval. Second, Type MD2 would be allowed within NR-2 by right, rather than by a conditional use approval. Third, Type MD1 would be permitted by right within the NR-3 zone.

These changes preserve the intent of the NR-1, NR-2 and NR-3 districts. These districts are meant to allow a wider variety of lot types than their other residential counterparts (LR, MR, and HR). Lot types which are allowed within more restrictive residential districts (LR, MR, and HR) should be allowed by the same level of review or a more accommodating level of review within their less restrictive counterparts.

There are zero lots within the city that currently are zoned NR-1, 49 that are zoned NR-2, and 264 that are zoned NR-3. However, the MUB and MUE zones allow the same residential types as NR-3 and MUR zones allow the same residential types as NR-2. Therefore, these changes affect more than just the NR-1, NR-2, and NR-3 lots.

PlanCheyenne Amendments

This text amendment would amend the *Unified Development Code* and consolidate the aforementioned zones. However, there is a table on Page 85 of PlanCheyenne that reference the zones that the text amendment would eliminate. The table identifies the zoning district designations that are suitable for the various Future Land Use categories. Staff recommends an amendment to that table for the Urban Residential and Urban Transitional categories as an accompaniment to the UDC Amendments. Please see Attachment C for details.

The Metropolitan Planning Organization (MPO) is the organization that would process this amendment through the City's process as well as Laramie County's comprehensive plan amendment process. This would take place soon after this amendment is adopted by the City's Governing Body.

ATTACHMENT A: Text Amendment Annotations.

Note: Current relevant text is shown in highlighted text. Proposed amendments are shown with underlined text.

| Page | Section | Current Text | Proposed Text |
|------|-------------|--|--|
| 4-11 | 4.3.3.c.7 | Low-density Residential. Blocks zoned entirely LR-1, LR-2, MR-1, or MR-2 may use the following exceptions to the block perimeters: | Low-density Residential. Blocks zoned entirely <u>LR</u> or <u>MR</u> may use the following exceptions to the block perimeters: |
| 4-11 | 4.3.3.c.7.a | (a) LR-1 and LR-2 may have block perimeters up to 2,800' and maximum block face lengths up to 1,100'; | (a) <u>LR</u> may have block perimeters up to 2,800' and maximum block face lengths up to 1,100'; |
| 4-12 | 4.3.3.c.7.b | (b) MR-1 and MR-2 may have block perimeters up to 2,600' and maximum block face lengths up to 1,000'; | (b) <u>MR</u> may have block perimeters up to 2,600' and maximum block face lengths up to 1,000'; |
| 4-31 | 4.3.6.c | Residential lot access width within the LR-1, LR-2, MR-1, and MR-2 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: | Residential lot access width within the <u>LR</u> and <u>MR</u> 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: |
| 5-22 | 5.3 | 5.3 Residential Neighborhood Districts Standards 5.3.1 LR-1 – Low-density Residential District 5.3.2 LR-2 – Low-density Residential District Developing 5.3.3 MR-1 – Medium-density Residential District 5.3.4 MR-2 – Medium-density Residential District Developing 5.3.5 HR-1 – High-density Residential District 5.3.6 HR-2 – High-density Residential District Developing 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 Residential Neighborhood Districts Standards 5.3.1 <u>LR</u> – Low-density Residential District 5.3.2 <u>Reserved</u> 5.3.3 <u>MR</u> – Medium-density Residential District 5.3.4 <u>Reserved</u> 5.3.5 <u>HR</u> – High-density Residential District 5.3.6 <u>Reserved</u> 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 |
| 5-22 | 5.3.1 | LR-1 – Low-density Residential District | <u>LR</u> – Low-density Residential District |
| 5-22 | 5.3.1.a | a. Intent. The LR-1 District is intended for low-density, detached dwellings. 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. | a. Intent. The <u>LR</u> District is intended for low-density, detached 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 character of the district and protect the primarily residential use of land. |

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| 5-22 | 5.3.1.b | b. Applicability. The LR-1 district is applicable to areas where suburban development patterns are desired, and specifically the Urban Transition Residential Category in the Cheyenne Comprehensive Plan. | 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. |
| 5-22 | 5.3.1.c | c. Typically this district should be used only in areas that are at least ½ mile but no more than 1 mile from any existing or planned Activity Center, or in limited applications in the Urban Residential Category in the Cheyenne Comprehensive Plan to complement a range of density and housing types that are accessible to activity centers. 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. This district may be appropriate in conjunction with an OpenSpace Design Option to provide housing options in areas of significant topographic or natural features, and better and permanently preserve greater amounts of contiguous open space. | c. Typically the LR 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. |
| 5-23 | 5.3.1.d | d. Eligible Lot and Building Types. The following lot types, building types and dimensions specified in Table 5-2 are permitted in the LR-1 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) | 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) |
| 5-23 | 5.3.1.e | e. Permitted Uses. The uses permitted in the LR-1 district are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.” | e. Permitted Uses. The uses permitted in the LR district are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.” |
| 5-23 | 5.3.1.f | 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-1 Zoning District. | 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. |
| 5-23 | 5.3.2 | Entire Section | Reserved |
| 5-23 | 5.3.3 | 5.3.3 MR-1 - Medium-density Residential District | 5.3.3 MR - Medium-density Residential District |

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| 5-23 | 5.3.3.a | a. Intent. The MR-1 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. | a. Intent. The <u>MR District</u> 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. |
| 5-23 | 5.3.3.b | b. Applicability. The MR-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. | b. Applicability. The <u>MR District</u> is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan. |
| 5-23 | 5.3.3.d | d. Eligible Lot and Building Types. The following lot types, building types and dimensions specified in Table 5-2 are permitted in the MR-1 district : 1. Suburban Lot / Detached Dwelling (Type DD5) 2. Standard Lot / Detached Dwelling (Type DD6) 3. Standard Lot / Semi-attached Dwelling (Type SD2) 4. Large Lot / Attached Dwelling (Type AD1) – at least 3,000 square feet 5. Small Lot / Multi-dwelling Building (Type MD3) – as conditional approval | d. Eligible Lot and Building Types. The following lot types, building types and dimensions specified in Table 5-2 are permitted in the <u>MR District</u> : 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 |
| 5-24 | 5.3.3.e | e. Permitted Uses. The uses permitted in the MR-1 district are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.” | e. Permitted Uses. The uses permitted in the <u>MR</u> district are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.” |
| 5-24 | 5.3.3.f | 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-1 Zoning District. | 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 <u>MR</u> Zoning District. |
| 5-24 | 5.3.4 | Entire Section | Reserved |
| 5-24 | 5.3.5 | 5.3.5 HR-1 High-density Residential District | 5.3.5 <u>HR</u> - High-density Residential District |
| 5-24 | 5.3.5.a | a. Intent. The HR-1 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 | a. Intent. The <u>HR District</u> 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. |

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| | | district and protect the primarily residential use of land. | |
| 5-24 | 5.3.5.b | b. Applicability. The HR-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. | b. Applicability. The <u>HR</u> District is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan. |
| 5-24 | 5.3.5.d | d. Eligible Lot and Building Types. The following lot types, building types and dimensions specified in Table 5-2 are permitted in the HR-1 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. Small Lot / Multi-dwelling Building (Type MD3) – as conditional approval 7. Standard Lot / Multi-dwelling Building (Type MD2) – as conditional approval 8. Live / Work Building (Type NB1) – as administrative approval, subject to NB district standards for this building and lot type and Section 5.7.7 | d. Eligible Lot and Building Types. The following lot types, building types and dimensions specified in Table 5-2 are permitted in the <u>HR</u> 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. |
| 5-25 | 5.3.5.e | e. Permitted Uses. The uses permitted in the HR-1 district are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.” | e. Permitted Uses. The uses permitted in the <u>HR</u> district are specified in Table 5-1 as either “permitted” or “administrative” or “conditional.” |
| 5-25 | 5.3.5.f | 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-1 Zoning District. | 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 <u>HR</u> Zoning District. |
| 5-25 | 5.3.6 | Entire HR-2 Section | Reserved |
| 5-25 | 5.3.7.b | 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. | The <u>NR-1</u> District is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan. |
| 5-26 | 5.3.8.b | 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. | b. Applicability. The <u>NR-2</u> District is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan. |

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| 5-26 | 5.3.8.d | <p>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:</p> <ol style="list-style-type: none"> 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) – as conditional approval 11. Live / Work Building (Type NB1) – as conditional approval, subject to NB district standards for this building and lot type and Section 5.7.7 | <p>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 <u>District</u>:</p> <ol style="list-style-type: none"> 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. <u>Large Lot / Multi-dwelling Building (Type MD1) – as conditional approval</u> 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 |
| 5-26 | 5.3.9.b | <p>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.</p> | <p>b. Applicability. The NR-3 <u>District</u> is applicable to areas where more compact neighborhood development patterns are desired, and specifically the Urban Residential Category in the Cheyenne Comprehensive Plan.</p> |
| 5-27 | 5.3.9.d | <p>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:</p> <ol style="list-style-type: none"> 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) | <p>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:</p> <ol style="list-style-type: none"> 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) |

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| | | <p>10. Standard Lot / Multi-dwelling Building (Type MD2)</p> <p>11. Large Lot / Multi-dwelling Building (Type MD1) – as conditional approval</p> <p>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.</p> <p>13. Urban Loft (Type NB3) – as conditional approval</p> | <p>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.</p> <p>13. Urban Loft (Type NB3) – as conditional approval</p> |
| 5-32 | 5.4.4.g.2 | 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 <u>HR-2</u> district, with nonresidential lots and building types in the NB district following residential lots. | 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 <u>HR</u> district, with nonresidential lots and building types in the NB district following residential lots. |
| 5-47 | 5.7.1.f | f. In districts <u>LR-1, LR-2, MR-1, MR-2, HR-1, HR-2</u> , 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. | f. In districts <u>LR, MR, HR, NR-1, NR-2, and NR-3</u> 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. |
| 5-52 | 5.8.1.c.2.b | (b) Antenna attachments to all existing structures in all zones except <u>LR-1, LR-2, MR-1, MR-2, HR-1</u> , NR-1, NR-2, NR-3, MUR or MUB provided the antenna does not extend above the highest point of the existing structure; | (b) Antenna attachments to all existing structures in all zones except <u>LR, MR, HR, NR-1, NR-2, NR-3, MUR or MUB</u> provided the antenna does not extend above the highest point of the existing structure; |
| 5-53 | 5.8.1.e.1.a | (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 <u>LR-1, LR-2, MR-1, MR-2, HR-1, HR-2</u> , 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. | (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 <u>LR, MR, HR, NR-1, NR-2, NR-3 or MUR</u> districts unless the applicant has received the approval of 51 percent or more of property owners notified by the requirements of this Section. |
| 5-58 | 5.8.4.a | a. Height. Fences in the following districts shall meet the height limits of Table 5-9: AG, RR, <u>LR-1, LR-2, MR-1, MR-2, HR-1, HR-2</u> , NR-1, NR-2, MUB, MUR, and MUE. | a. Height. Fences in the following districts shall meet the height limits of Table 5-9: AG, RR, <u>LR, MR, HR</u> , NR-1, NR-2, MUB, MUR, and MUE. |

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| 6-14 | 6.3.5.d.3 | 3. All property within zoned districts AR, AG, or RR shall be treated as if those zoning districts were zoned MR-2 , for the requirements of screening and buffering. | 3. All property within zoned districts AR, AG, or RR shall be treated as if those zoning districts were zoned <u>MR</u> , for the requirements of screening and buffering. |
| 6-20 | 6.5.4.a | a. Rural and Agriculture and Residential Zoning Districts. The allowances in Table 6-15 apply to the AG, AR, RR, LR-1, LR-2, MR-1, MR-2 , NR-1, NR-2, NR-3, HR-1, and HR-2 districts. | a. Rural and Agriculture and Residential Zoning Districts. The allowances in Table 6-15 apply to the AG, AR, RR, <u>LR, MR, HR</u> , NR-1, NR-2, and NR-3 districts. |
| 6-22 | 6.5.4.c.3.d | (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-1, LR-2, MR-1, MR-2 , or MUR. | (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: <u>LR, MR</u> , or MUR. |
| 6-26 | 6.6.2.b | 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, HR-1 and HR-2 zoning districts (except previously platted lots in HR-1 and HR-2), and in limited application to infill projects. | 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, <u>HR</u> zoning districts (except previously platted lots in <u>HR</u>), and in limited application to infill projects. |
| 6-28 | 6.6.4 | In addition to the general design standards in Section 6.6.3, compact and mixed-density neighborhoods (specifically NR- 1, NR-2, NR-3, HR-1 and HR-2) shall meet the following design standards. | 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 <u>HR</u>) shall meet the following design standards. |

ATTACHMENT B: Table Amendments

Note: Removed text is shown by strike through and added text is denoted by an underline.

| TABLE 4-15: REQUIRED CIVIC OPEN SPACE | | |
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| Context / Development Pattern* | Applicable Zoning Districts* | Amount |
| <i>Agricultural and Rural</i> | AG, AR, RR | No requirement; EXCEPT that Open Space Subdivisions shall meet the open space policies of <i>PlanCheyenne</i> . |
| <i>Urban Transition Residential</i> <i>Urban Residential</i> <i>Mixed-Use Residential</i> | LR-1, LR-2, MR-1, MR-2, HR-1, HR-2, NR-1, NR-2, NR-3, MUR, <u>LR, MR, HR</u> | 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. |
| <i>Mixed-Use Commercial</i> <i>Mixed Use Employment</i> <i>Neighborhood Activity Centers</i> <i>Mixed-use Commercial Activity Centers</i> <i>Community / Regional Activity Center</i> <i>Central Business District</i> <i>Community Business</i> | 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 <i>PlanCheyenne</i> . In cases where this table is used in association with site plan review, the applicable zoning district will control. | | |

Note: Removed text is shown by strike through.

FIGURE FROM SUBSECTION 5.1.2:

| <i>Rural and Agriculture Districts</i> | |
|---|---|
| AG | Agricultural |
| AR | Agricultural Residential |
| RR | Rural Residential |
| <i>Residential Neighborhood Districts</i> | |
| LR-1 | Low-Density Residential-Established |
| LR-2 | Low-Density Residential-Developing |
| MR-1 | Medium-Density Residential-Established |
| MR-2 | Medium-Density Residential-Developing |
| HR-1 | High-Density Residential-Established |
| HR-2 | High-Density Residential-Developing |
| NR-1 | Neighborhood Residential - Moderate Density |
| NR-2 | Neighborhood Residential – Medium Density |
| NR-3 | Neighborhood Residential – High Density |
| <i>Commercial and Mixed-Use districts</i> | |
| 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 |
| <i>Industrial Districts</i> | |
| LI | Light Industrial |
| HI | Heavy Industrial |
| <i>Special Purpose and Overlay Districts</i> | |
| P | Public District |
| PUD | Planned Unit Development |
| AD | Airport District |
| M | Military |
| AHR | Airport Height and Use Restrictions |
| CHR | State Capitol Height Restrictions |
| <i>Form-based Code Districts*</i> | |
| T-1 | Natural |
| T-2 | Rural |
| T-3 | Suburban |
| T-4 | General Urban |
| T-5 | Urban Center |
| T-6 | Urban Core |

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| D | District |
| CS | Civic Space |

Note: Removed text is shown by strike through and added or changed permitted uses are denoted by a bolded letter.

| TABLE 5-1: ZONING DISTRICT USES | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----|----|----|------|------|------|------|------|------|------|------|------|----|----|-----|----|---|---|-----|-----|-----|----|-----|---|-----|-----|
| ZONING DISTRICTS ► | AG | AR | RR | LR-1 | LR-2 | MR-1 | MR-2 | HR-1 | HR-2 | NR-1 | NR-2 | NR-3 | NB | CB | CEB | LI | H | P | MUR | MUB | MUE | AD | PUD | M | A/R | CHR |
| ▼ CATEGORY OF USES / SPECIFIC USES | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential Uses | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Detached Dwelling | P | P | 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 | | | P | | | | P | P | | | | | | |
| Attached Dwelling ("Townhouse") | | | | | | P | P | P | P | | P | P | | | P | | | | P | P | | | | | | |
| Group dwellings | | | | C | C | C | C | C | C | | | | | | | | | | | | | | | | | |
| Dormitories | | | | | | C | C | A | A | | | | | | P | | | | P | P | | | | | | |
| Multi-dwelling Building ("Apartment") | | | | | | C | C | P/C | A | | P | P | | | | | | | P/C | P | P | | | | | |
| Live/Work | | | | | | C | C | P | 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 | | | | A | A | | | | | | |
| Urban Loft Building | | | | | | | | | | | | C | P | | C | | | | C | P | | | | | | |
| Manufactured housing parks | | C | | C | C | C | C | C | C | | | | | | | | | | | | | | | | | |
| Civic Uses | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Neighborhood Assembly (<350 maximum occupancy) | C | C | C | C | C | C | C | C | C | A | A | A | A | A | P | C | | C | A | A | A | | | | | |
| Community Assembly (350 - 1000 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 | 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 | 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 | C | C | A | C | C | C | C | C | C | | | | P | P | P | P | | | | | |
| Adult Care – Nursing Home | | | | | | C | C | A | 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 | P | P | | | | | |
| Child Care, In Home - Major | A | A | 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 | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |

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
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 | RR | LR-1 | LR-2 | MR-1 | MR-2 | HR-1 | HR-2 | NR-1 | NR-2 | NR-3 | NB | CB | QBD | LI | HI | P | MUR | MUB | MUE | AD | PUD | M | AHR | QHR |
|---|----|----|----|------|------|------|------|----------|------|------|------|------|----|----|-----|----|----|---|-----|-----|-----|----|-----|---|-----|-----|
| ▼ 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 | 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 | | | | | | | P | P | P | | | | | |
| Office – Limited (<3,500) | | | | | | C | C | A | 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 | RR | LR-1 | LR-2 | MR-1 | MR-2 | HR-1 | HR-2 | NR-1 | NR-2 | NR-3 | NB | CB | CBD | L | HI | P | MUR | MUB | MUE | AD | PUD | M | AUR | CHR |
| ▼ 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 relating 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 | 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 | 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

Note: Removed text is shown by strike through and added text is denoted by an underline.

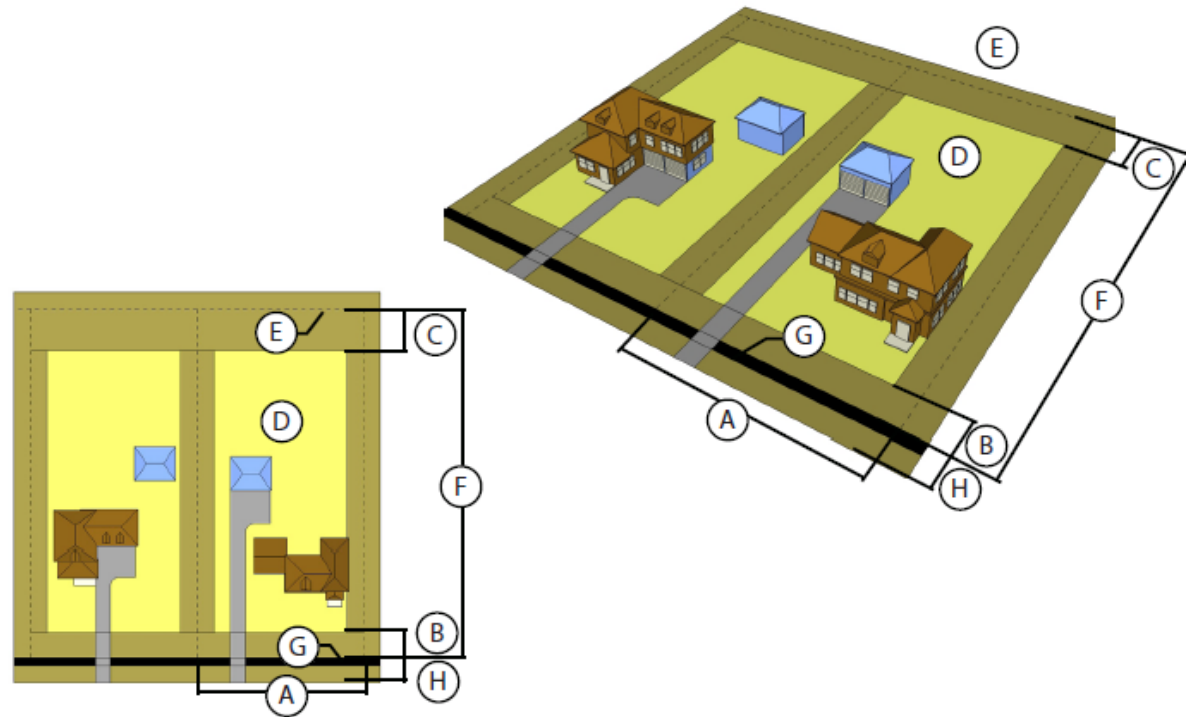
SELECTED FIGURES FROM SUBSECTION 5.1.5.a:

| TYPE DD3: DETACHED DWELLING / LARGE LOT | | |
|---|------------------------------------|---|
| Lot Area (min.) | | 1.5 acres |
| Lot Frontage (min.) | | 180' |
| 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 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: AR, RR, LR-1, <u>LR</u> | |

The diagram illustrates the setbacks and lot coverage for a detached dwelling on a large lot. It shows a principal building (brown) and an accessory building (blue) on a lot with setbacks (A, B, C, D, E, F, G, H). The principal building setbacks are 50' front, 50' side, and 50' rear. The accessory building setbacks are 10' front, 10' side, and 10' rear. The lot coverage is 40%.

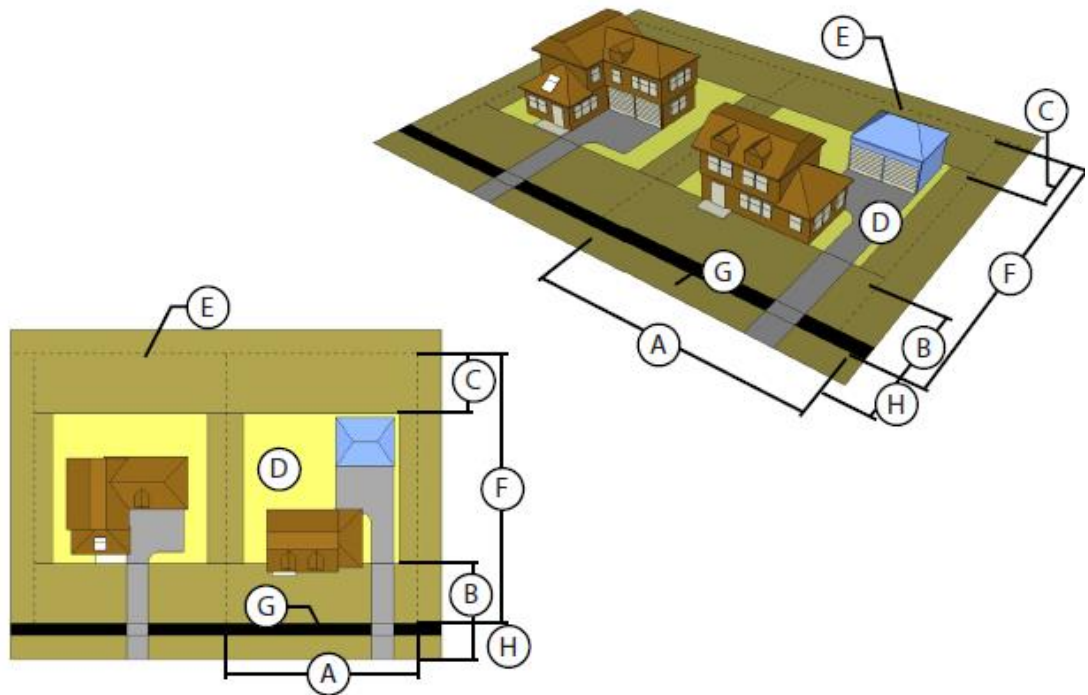
TYPE DD4: DETACHED DWELLING / LOW-DENSITY LOT

| | | |
|--|---|---|
| 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 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: AR, LR-1, LR-2, <u>LR</u> , NR-1 | |



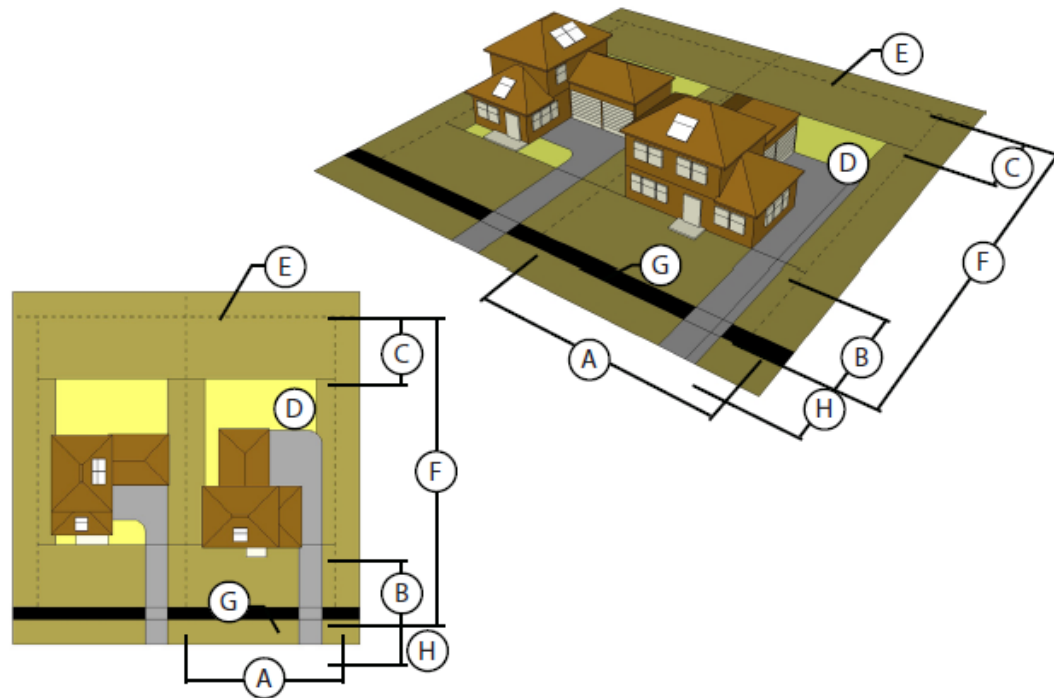
TYPE DD5: DETACHED DWELLING / SUBURBAN LOT

| | | |
|--|---|---|
| Lot Area (min.) | | 9,000 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 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: LR-1, LR-2, MR-1, LR, MR, NR-1 | |

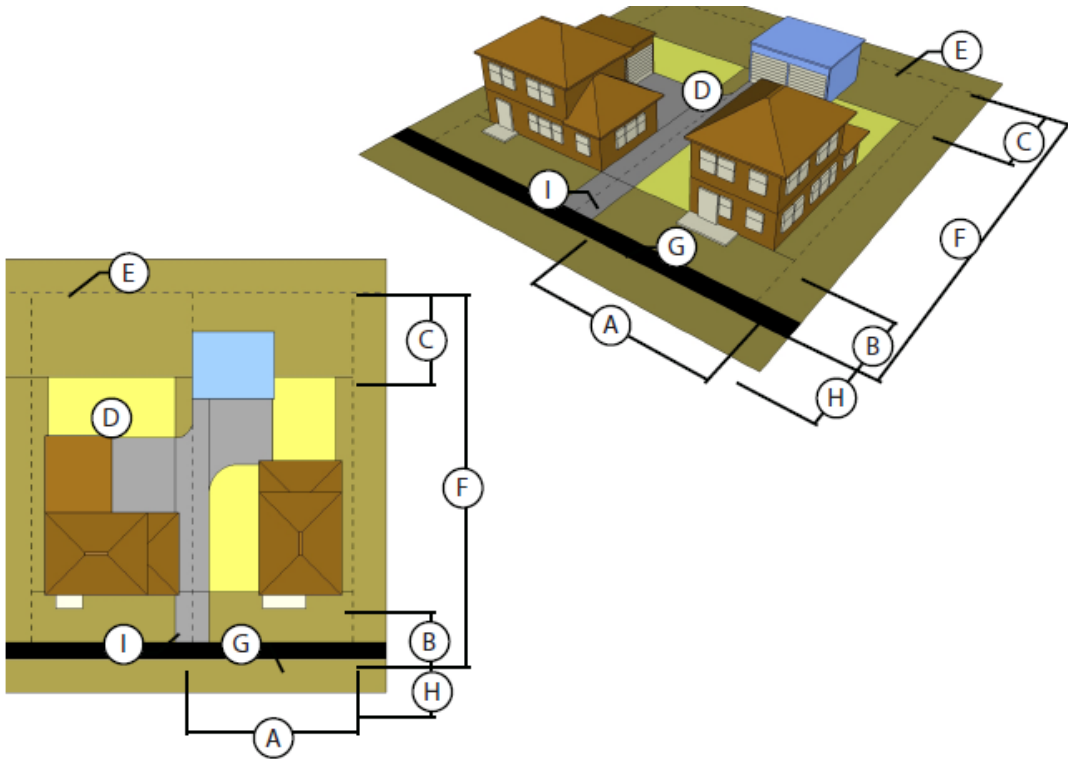


TYPE DD6: DETACHED DWELLING / STANDARD LOT

| | | |
|--|---|---|
| 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 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: MR-1, MR-2, HK-1, <u>MR</u> , <u>HR</u> , NR-1, NR-2, NR-3 | |



| TYPE DD7: DETACHED DWELLING / SMALL LOT | | |
|---|---|---|
| Lot Area (min.) | | 5,000 square feet |
| Lot Frontage (min.) | | 48' 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' , 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 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: MR-2 [b] , HR-1, HR-2, MR, HR, NR-1, NR-2, NR-3 | |

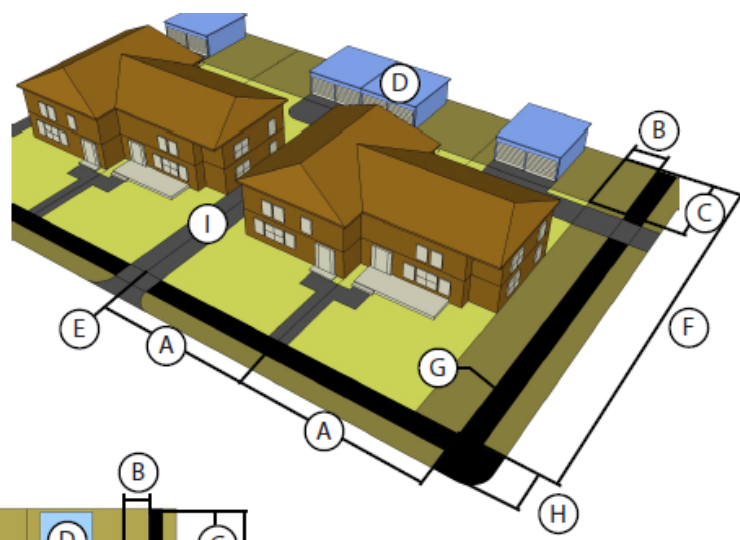
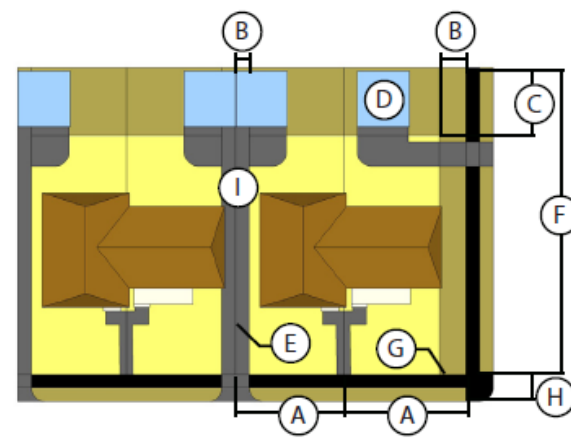


[a] 0' setbacks on attached buildings require a party wall meeting all building code standards and proper designation on a recorded plat.

~~[b] In the MR-2 District, the Small Lot shall be at least 6,000 square feet for detached dwellings.~~

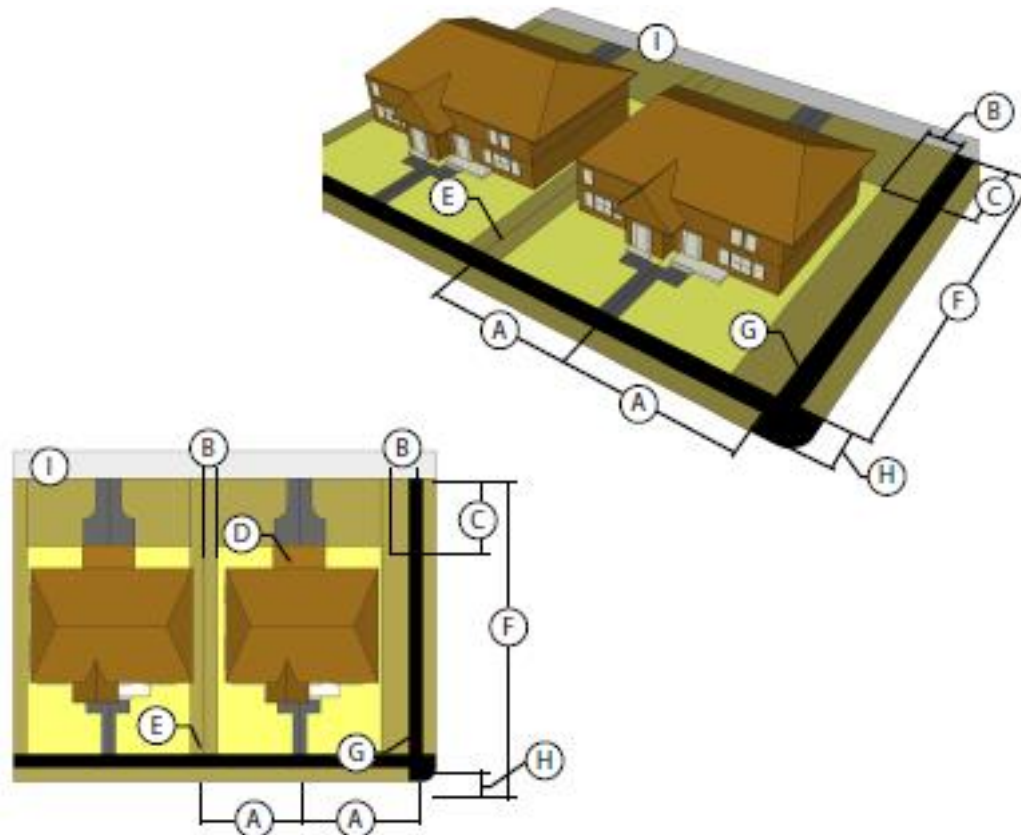
ALL FIGURES FROM SUBSECTION 5.1.5.b:

| 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 loaded |
| Total Lot Coverage (max.) | | 60% |
| Building Height (max.) | Principal | Up to 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: LR-1, LR-2, <u>LR</u> , NR-1 | |

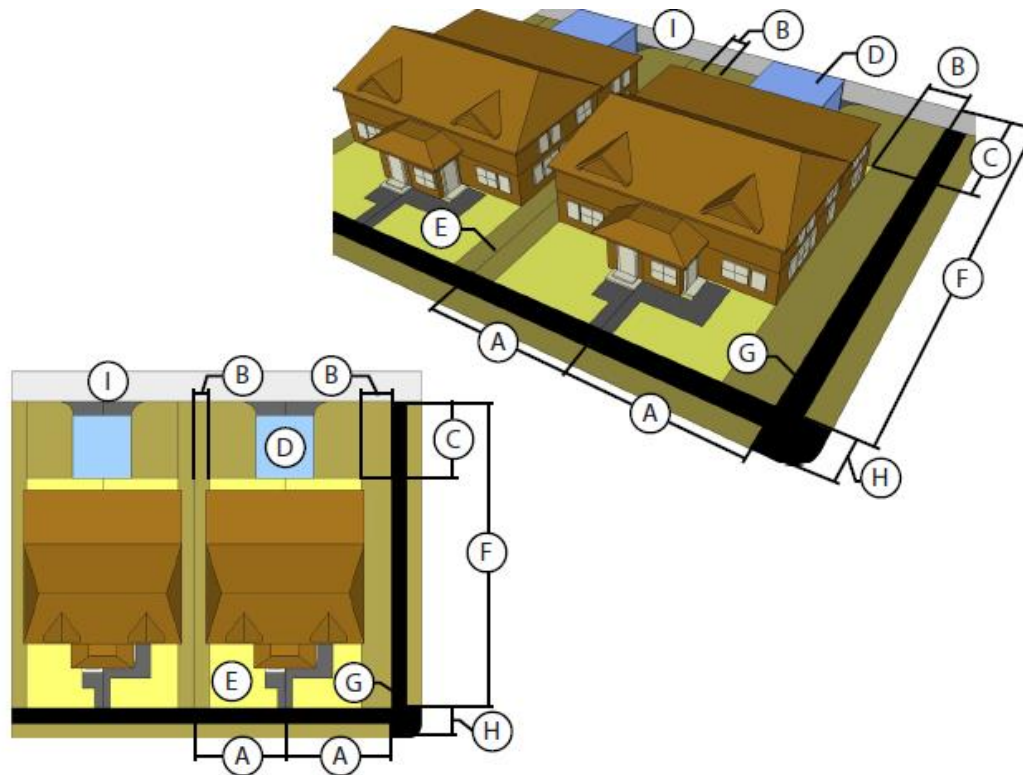
TYPE SD2: SEMI-ATTACHED DWELLING / STANDARD LOT

| | | |
|--|---|--|
| Lot Area (min.) | | 3,500 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 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: MR-1, MR-2, HR-1, <u>MR, HR,</u> NR-1, NR-2, NR-3 | |



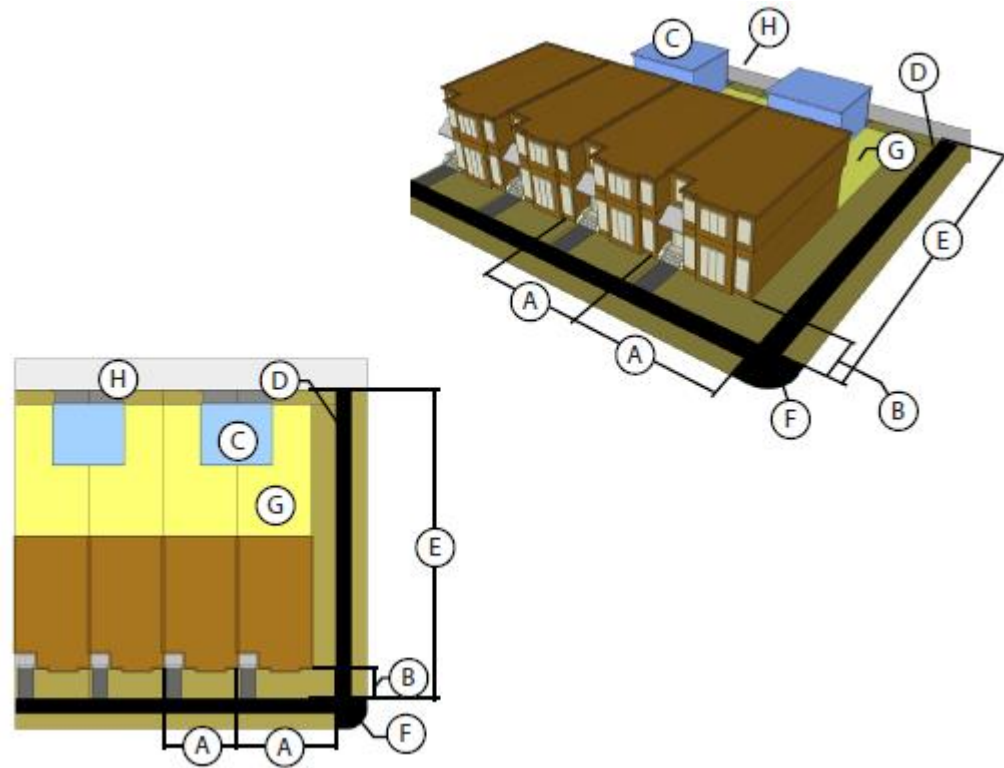
TYPE SD3: SEMI-ATTACHED DWELLING / SMALL LOT

| | | |
|--|---|--|
| 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 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: MR-2, HR-1, HR-2, <u>MR</u> , <u>HR</u> , NR-2, NR-3 | |



ALL FIGURES FROM SUBSECTION 5.1.5.c:

| 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 [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.) | | 70% |
| Building Height (max.) | Principal | Up to 2.5 stories |
| | Accessory | Up to 2 stories but in no case higher than the principal building |
| Zoning Districts | Permitted: MR-1, MR-2, HR-1, HR-2, <u>MR, HR</u> , NR-2, NR-3 | |

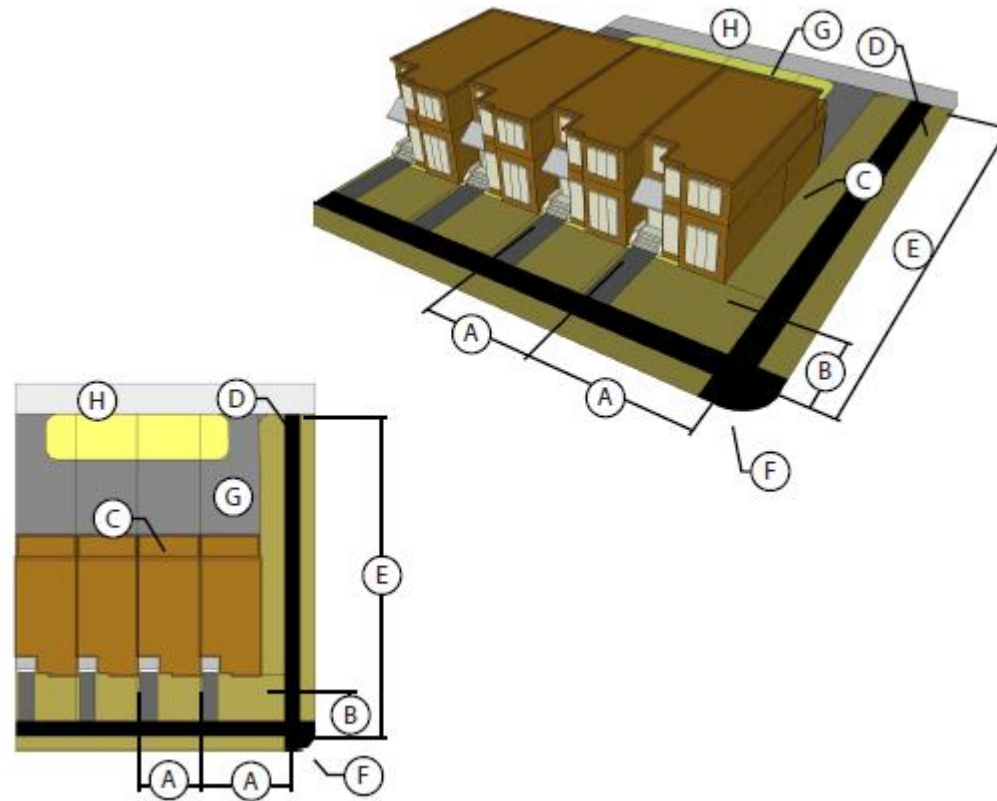


[a] 0' setbacks on attached dwellings require a party wall meeting all building code standards and proper designation on a recorded plat.

[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'.

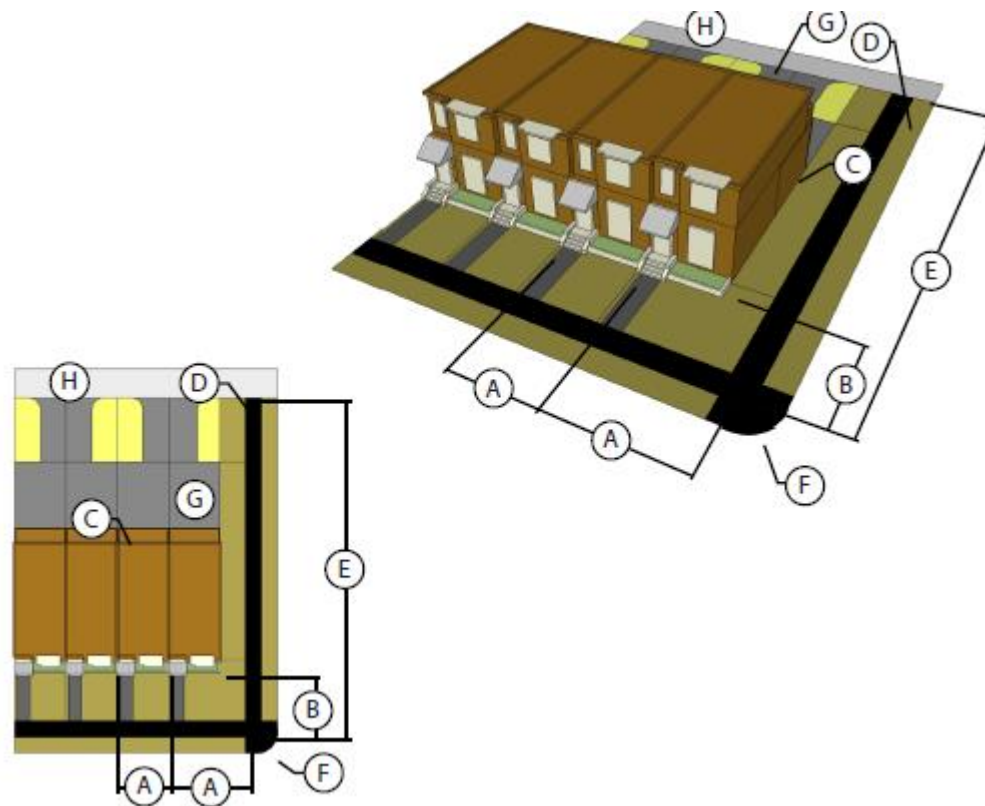
TYPE AD2: ATTACHED DWELLING / STANDARD LOT

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



TYPE AD3: ATTACHED DWELLING / SMALL LOT

| | | |
|--|--------------------------------------|--|
| Lot Area (min.) | | 1,600 square feet |
| Lot Frontage (min.) | | 16' 24' on end units or 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.) | Principal | 2 to 3 stories |
| | 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.

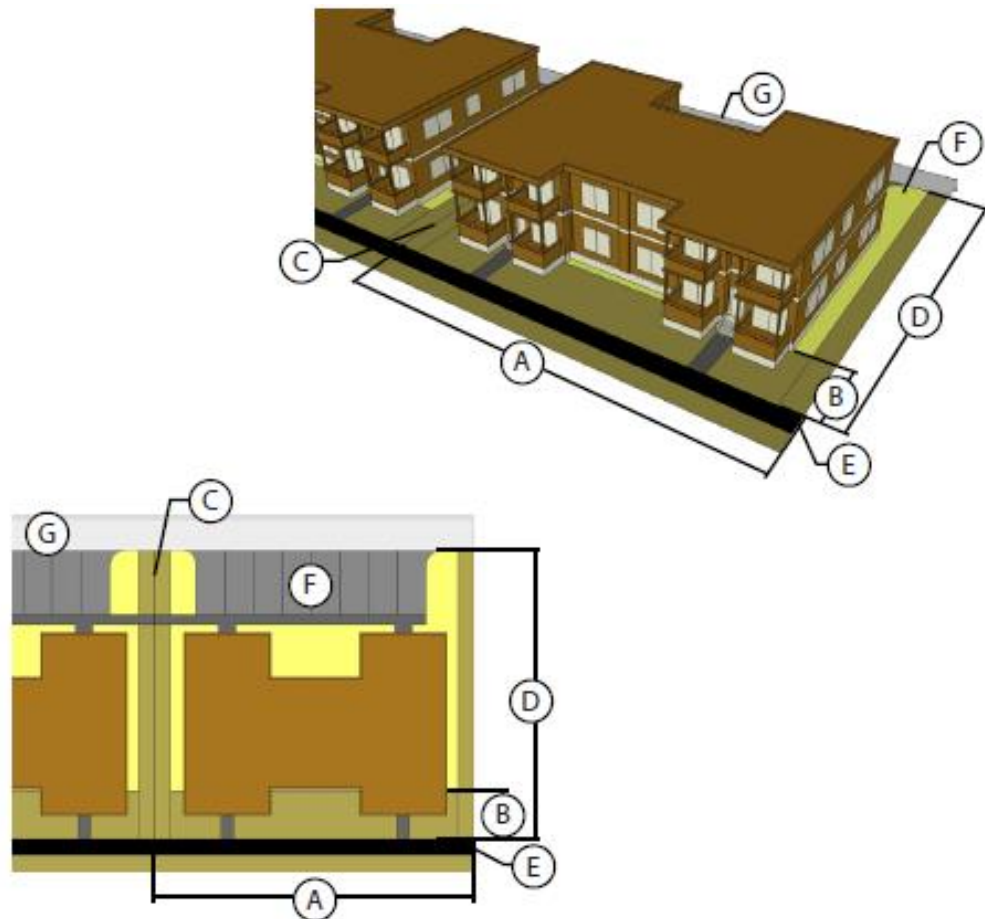
[b] The front building line shall be located based on the context of any other adjacent detached dwellings, and located within 5' of the setbacks for these buildings, but no greater than 25'.

ALL FIGURES FROM SUBSECTION 5.1.5.d:

| 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 | 2 to 3 stories Up to 5 stories with conditional review |
| | Accessory | Up to 2 stories |
| Zoning Districts | Permitted: NR-3 Conditional: HR-2, NR-3 <u>MR, HR, NR-2</u> | |

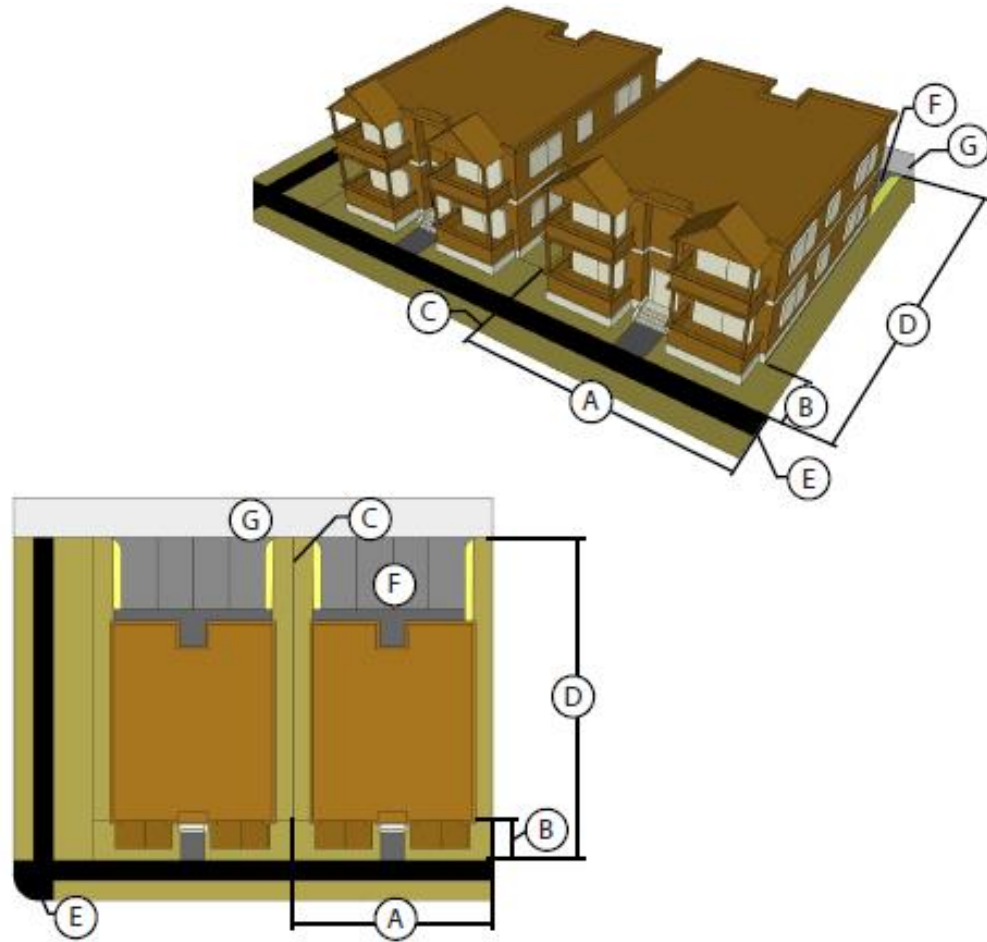
TYPE MD2: MULTI-DWELLING BUILDING / STANDARD LOT

| | | |
|--|--|---|
| <i>Lot Area</i> | | 9,000 – 19,999 square feet |
| <i>Lot Frontage</i> | | 80' – 150' |
| <i>Setbacks: Principal Building (min.)</i> | <i>Front</i> | 10' – 20' |
| | <i>Side</i> | 5' 15' on street side corner lots |
| | <i>Rear</i> | 15' 5' if alley loaded |
| <i>Setbacks: Accessory Building (min.)</i> | <i>Front</i> | 10' behind front building line |
| | <i>Side</i> | 5' 15' on street side corner lots |
| | <i>Rear</i> | 2' 5' if alley loaded |
| <i>Density (max.)</i> | | 1 dwelling / 1,600 square feet 1 dwelling / 1,000 square feet, if over 3 stories |
| <i>Total Lot Coverage (max.)</i> | | 70% |
| <i>Building Height</i> | <i>Principal</i> | 2 to 3 stories Up to 5 stories with conditional review |
| | <i>Accessory</i> | Up to 2 stories |
| <i>Zoning Districts</i> | Permitted: <u>HR</u> , NR-3, <u>NR-2</u> Conditional: HR-1 , HR-2 , <u>MR</u> | |



TYPE MD3: MULTI-DWELLING BUILDING / SMALL LOT

| | | |
|--|------------------|---|
| <i>Lot Area</i> | | 4,000-8,999 square feet |
| <i>Lot Frontage</i> | | 50' – 80' |
| <i>Setbacks: Principal Building (min.)</i> | <i>Front</i> | 10' – 20' |
| | <i>Side</i> | 5' 15' on street side corner lots |
| | <i>Rear</i> | 15' 5' if alley loaded |
| <i>Setbacks: Accessory Building (min.)</i> | <i>Front</i> | 10' behind front building line |
| | <i>Side</i> | 5' 15' on street side corner lots |
| | <i>Rear</i> | 2' 5' if alley loaded |
| <i>Density (max.)</i> | | 1 dwelling / 1,600 square feet 1 dwelling / 1,000 square feet, if over 3 stories |
| <i>Total Lot Coverage (max.)</i> | | 80% |
| <i>Building Height</i> | <i>Principal</i> | 2 to 3 stories Up to 5 stories with conditional review |
| | <i>Accessory</i> | Up to 2 stories |
| <i>Zoning Districts</i> | | Permitted: <u>HR</u> , NR-2, NR-3 Conditional: MR-1 , MR-2, HR-1, HR-2, <u>MR</u> |



Note: Removed text is shown by strike through and added text is denoted by an underline.

| 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. (20 ac.) DD1 | Rural (5 ac.) DD2 | Large (1.5 ac.) DD3 | Low-den (.5 ac.) DD4 | Suburban (9,000) DD5 | Standard (7,000) DD6 | Small (5,000) DD7 | Urban (3,000) DD8 | Large (4,500) SD1 | Standard (3,500) SD2 | Small (2,000) SD3 | Large (2,500) AD1 | Standard (2,000) AD2 | Small (1,600) AD3 | Large (20,000) MD1 | Standard (9,000) MD2 | Small (4,000) MD3 |
| AG | P | | | | | | | | | | | | | | | | |
| AR | P | P | P | P | | | | | | | | | | | | | |
| RR | | P | P | | | | | | | | | | | | | | |
| LR-1 LR | | | P | P | P | | | | P | | | | | | | | |
| LR-2 | | | | P | P | | | | P | | | | | | | | |
| MR-1 MR | | | | | P | P | <u>P</u> | | | P | <u>P</u> | P <u>P</u> | | | <u>C</u> | <u>C</u> | C |
| MR-2 | | | | | | P | P [a] | | | P | P | P [c] | | | | | <u>C</u> |
| HR-1 HR | | | | | | P | P | | | P | P | P | <u>P</u> | | <u>C</u> | C <u>P</u> | C <u>P</u> |
| HR-2 | | | | | | | P | | | | P | P | P | | <u>C</u> | <u>C</u> | <u>C</u> |
| NR-1 | | | | P | P | P | P | | P | P | | | | | | | |
| NR-2 | | | | | | P | P | P | | P | P | P | P | C | <u>C</u> | C <u>P</u> | P |
| NR-3 | | | | | | P | P | P | | P | P | P | P | P | C <u>P</u> | P | P |

Key:

P = Permitted by right subject to general district standards

C = Permitted subject to discretionary conditional review process

TABLE 6-10: REQUIRED LANDSCAPE BUFFER LEVELS

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

ATTACHMENT C: PlanCheyenne Table Amendment

Note: Removed text is shown by strike through and added text is denoted by an underline.

| Land Use Category | Page # | Most Applicable Zone District(s)* | |
|---------------------------------------|--------|--|--------------------|
| | | City | County |
| MIXED LAND USES AND ACTIVITY CENTERS | | | |
| Community/Regional Commercial Centers | 87 | MUC, CB | CB, MU |
| Mixed-Use Commercial Activity Centers | 87 | MUC | CB, MU |
| Neighborhood Business Centers | 87 | NB | NB, MU |
| Central Business District | 91 | CBD | n/a |
| Mixed-Use Commercial Emphasis | 92 | MUC | MU |
| Mixed-Use Employment Campus | 93 | MUE | MU, LI |
| Mixed-Use Residential Emphasis | 94 | MUR | MU, LR, MR, HR, NB |
| BUSINESS AND INDUSTRY | | | |
| Industrial | 96 | LI, HI | LI, HI |
| Community Business | 97 | CB | CB |
| URBAN NEIGHBORHOODS | | | |
| Urban Residential | 99 | LR-1, LR-2, MR-1, MR-2, HR-1, HR-2, NR-1, NR-2, NR-3, <u>LR, MR, HR</u> | LR, MR, HR |
| Urban Transition Residential | 100 | RR, LR-1, LR-2 , <u>LR</u> | AR |
| AGRICULTURE AND RURAL | | | |
| Rural Residential | 102 | AR, RR | AR, A1 |
| Agriculture/Rural | 103 | AG, AR | A1, A2 |
| OTHER | | | |
| Public/Quasi-Public | 105 | P | P |
| Parks and Open Space | 106 | P | P |
| Natural/Cultural Resource Area | 106 | varies | varies |
| Urban Service Area | 107 | varies | varies |

* Note: most applicable zone district(s) listed, but others may be applicable based on existing conditions and/or proposed uses.