

ORDINANCE NO. 2896

DATE 29 SEP 2015

City Attorney

ENTITLED: "AN ORDINANCE AMENDING SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF FAIRWAY ADDITION, BLOCK 1, LOT 4 (236 Manewal Drive), CHEYENNE, LARAMIE COUNTY, WYOMING (IMMEDIATELY WEST OF EDUCATION DRIVE AND NORTH OF MANEWAL DRIVE) FROM R-2 TO P.U.D."

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

Section 1. That in accordance with Article V of the Cheyenne-Laramie County Zoning Ordinance, the Zoning Map as described in Section 30 for the area and property described as Fairway Addition, Block 1, Lot 4, (236 Manewal Drive), Cheyenne, Laramie County, Wyoming (Immediately West of Education Drive and North of Manewal Drive) from R-2 to P.U.D.

Section 2. That in accordance with Section 57.03 of the Cheyenne-Laramie County Zoning Ordinance, the following rules shall govern this P.U.D. zoning classification:

- (1) PRINCIPAL PERMITTED USES: The following uses are permitted in the PUD Zone in the areas indicated on the attached zoning map:
 - a. General Office (including Professional Office)
Note: General Office includes, but is not limited to, office of physicians, surgeons, lawyers, engineers, dentists, and architects, certified public accountants, insurance companies and adjusters, abstractors, advertising agencies, photographers, travel agencies, answering services, appraisers, bookkeeping service, realtors, stock and commodity brokers, data systems consultants and designers, energy company office, optometrists, court reporters, land surveyors, title companies, and other companies which qualify as General Office based on the following criteria:
 1. The business generally provides service to its clientele on an appointment basis.
 2. The primary income for the business is not derived for the direct sale of merchandise.
- (2) CONDITIONALLY PERMITTED USE: None
- (3) MINIMUM LOT SIZE: 27,948 square feet
- (4) MINIMUM LOT WIDTH: 122 feet.
- (5) DENSITY: Not applicable.
- (6) SITE COVERAGE: Building shall not cover more than 50.0 percent of the gross land area.
- (7) MAXIMUM BUILDING HEIGHT: The maximum building height shall not exceed 25 feet from the front door elevation to the ridge line of the roof.
- (8) SETBACKS: Minimum of 25 feet from any street. Minimum of 10 feet from any side yard and rear yard.
- (9) DESIGN PERFORMANCE STANDARDS: See paragraphs 10 through 14.
- (10) BUFFERING REQUIREMENTS: The installation of six (6) foot high privacy fence. Landscaping will be included to enhance the screening of the units from abutting properties.
- (11) COMMON OPEN SPACE: All open space not used for parking access, or sidewalks will be planted with grass and landscaped.

- (12) SIGNAGE: There will be one major entrance. A sign located at the front of the project facing Manewal Drive will be installed. The sign shall be of a design compatible with the architectural design of the project. Directory and regulatory signs within the project will be reflective of the project's overall design theme.
- (13) PARKING REQUIREMENTS: 12 off-street spaces accessible from a street or alley with a minimum width of ten (10) feet.
- (14) LANDSCAPING: Minimum numbers of trees and shrubs shall be 1/250 sq. ft. of building area, and the grassed area sq. ft. shall equal the ground floor of the building minimum.
- (15) RESTRICTION: The following restrictions will govern:
1. Trash. No garbage, trash, debris, rubbish, or cuttings shall be placed or deposited on any street, driveway, easement or lot except in conformance with Rules concerning placement of the same in suitable temporary storage containers.
 2. Building Materials. No building material of any kind shall be placed upon any lot except in connection with approved construction, which must be promptly commenced and completed.
 3. Clotheslines, Storage and Antennae. Clotheslines, antennae, woodpiles and storage areas shall be located so as not to be visible from any street and in no event shall any antennae be erected on the roof of any building.
 4. Exterior Lighting. No exterior lighting shall be installed on a lot which disturbs the occupants of any adjacent property.
 5. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of the Properties except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and shall be subject to any governmental ordinances or laws. Dogs shall be leashed at all times when outside and the pet's owners shall confine the dog for excretion to such areas as may be designated.
 6. Signs. The Architectural Control Committee shall adopt such other reasonable Rules as to the permissible form and location for signs as deemed necessary for Properties where general offices are located, and acceptable to the planning commission.
 7. Temporary Structures. No structure of a temporary character, trailer, mobile home or converted mobile home, tent, shack, garage, barn or other out-building shall be placed on any part of the Property. However, this covenant shall not restrict the Declarant or a building contractor retained from maintaining a temporary office, trailer, office, tool shed or lumber shed for the purpose of construction on the property.
 8. Parking. No commercial type of vehicle, no trucks, and no recreational vehicles shall be stored or parked on the street or easement except while engaged in transport to or from a building. A Recreational Vehicle shall include for purposes of this Declaration, motor homes, motor coaches, buses, pickup trucks with camper tops or similar accessories, camping trailers or trailers of any type. Unused Vehicles shall not be parked on any residential street or easement. "Unused Vehicle" shall be defined as any vehicle which has not been driven under its own propulsion for a period of twenty-four (24) hours or longer.

9. Nuisance and Firearms. No noxious, dangerous or offensive activities shall be carried on within the Properties, nor shall anything be done or permitted which shall constitute a public nuisance therein; nor shall any other activities be carried on which require the use of any type of lethal or dangerous weapon. The burning of garbage, trash or waste in outside incinerators, barbecue pits or otherwise is strictly prohibited.
 10. No Violation of Law. Nothing shall be done within the Properties which would be in violation of any statute, rule, ordinance, regulation, permit or validly imposed requirement of any governmental body.
 11. Mineral Exploration. No portion of the Properties shall be used to explore for or to remove any water, soil, hydrocarbons, or other materials of any sort.
 12. Drainage. No watering shall be allowed to adversely affect the Lot of any other Owner.
- (16) BUILDING CONSTRUCTION STANDARDS: The construction shall be constructed to conform to all appropriate building codes.
- (17) MAINTENANCE OF PROJECT: The Association will be responsible for maintenance of all common areas.

Section 3. That the City Engineer of the City of Cheyenne or his designated representative alter and amend the adopted Zoning Map as described in Section 30 of the Cheyenne-Laramie County Zoning Ordinance to comply with the change of zone as described in Section 1 of this ordinance.

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

FIRST READING:	<u>September 23, 1985</u>
SECOND READING:	<u>October 15, 1985</u>
THIRD READING AND FINAL PASSAGE:	<u>October 28, 1985</u>


 DON ERICKSON, MAYOR

(SEAL)

ATTEST:


 DIANA J. DEAGUERO, CITY CLERK

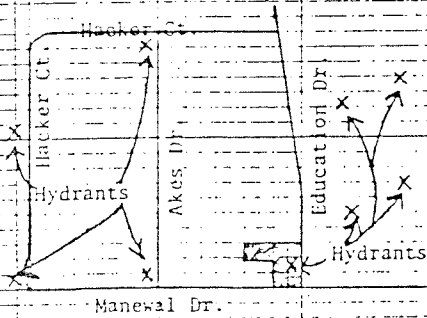
Publish: Wyoming Tribune, November 7, 1985

JULY 19 1975

NORTH

Scale
1" = 3'

Vicinity Map

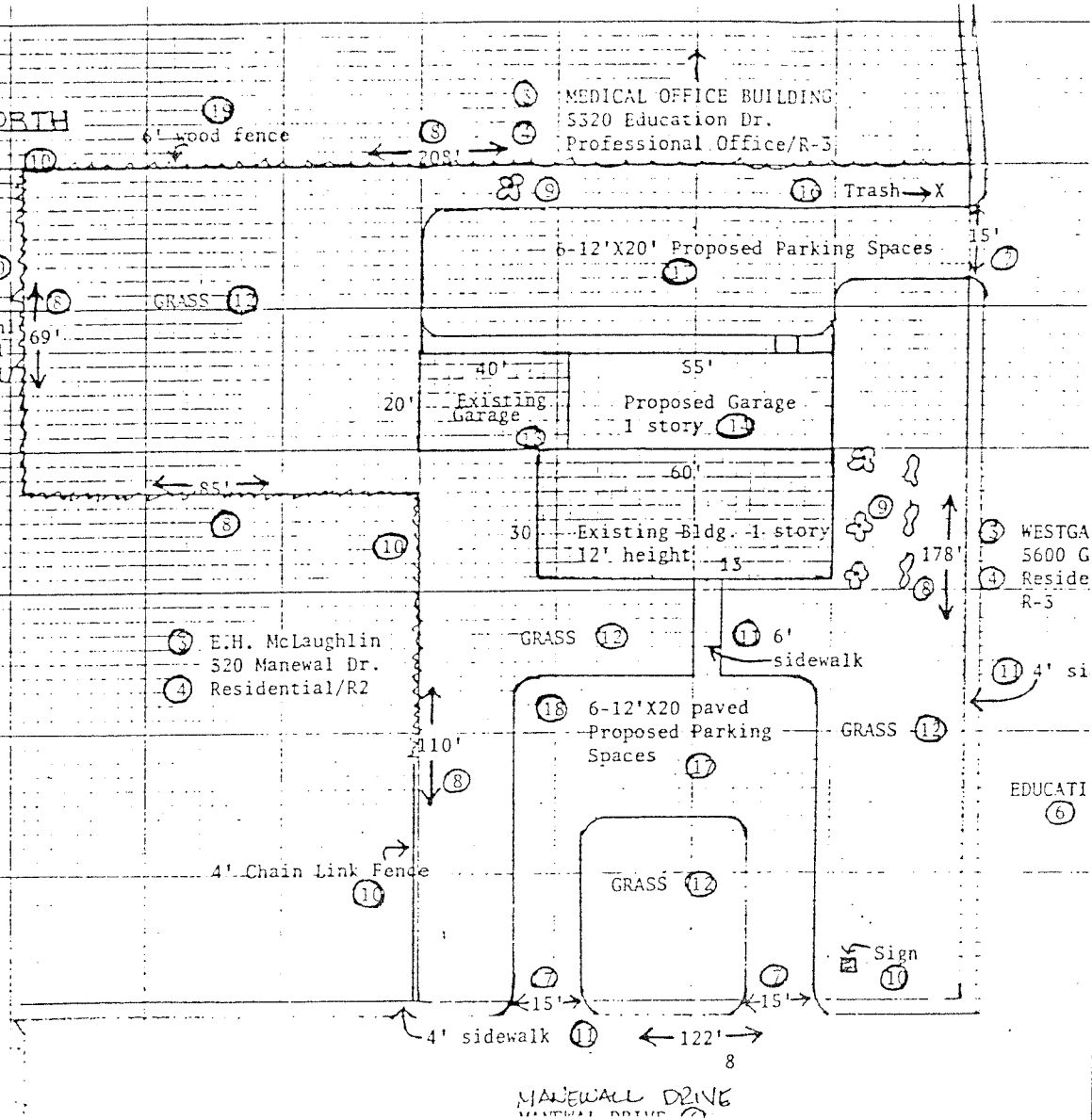


City Conditional Use
City Zone Change

- ① Fairway Addition, Block 1, Lot 4
236 Manewal Dr.
- ② Zoned R-2
- ③ = Tree
- ④ = Bush
- ⑩ = 6' Wood Fence
- ⑪ = 4' Chain Link Fence
- ⑬ Existing Structures Shown Shaded

⑭ Computation Table

Total Site Area = 27,948 Sq. Ft.
 Building Area = 2,600 Sq. Ft.
 Building Height = 12 Ft.
 Parking Provided = 5,400 Sq. Ft.



MANEWALL DRIVE