

ORDINANCE NO. 3501

ENTITLED: "AN ORDINANCE AMENDING ARTICLE III/SECTION 30.020 OF THE CHEYENNE AND LARAMIE COUNTY ZONING ORDINANCE 1988, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION FROM DISTRICT A-1: AGRICULTURAL AND RURAL RESIDENTIAL TO DISTRICT PUD: PLANNED UNIT DEVELOPMENT FOR HARMONY MEADOWS, A MANUFACTURED HOUSING SUBDIVISION, BEING PORTIONS OF INTERIOR HEIGHTS AND A PORTION OF THE E½SE¼ SECTION 7, T.13N., R.66W., 6TH P.M., CHEYENNE, WYOMING (LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WALTERSCHEID BOULEVARD AND W. ALLISON ROAD)."

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

Section 1. That in accordance with Article III of the Cheyenne and Laramie County Zoning Ordinance 1988, as amended, as described in Section 30.020 for the area and property described as Harmony Meadows, a Manufactured Housing Subdivision, Cheyenne, Wyoming, be changed to District PUD: Planned Unit Development.

Section 2. That the requested zone change was recommended for approval by the Cheyenne and Laramie County Planning Commission on September 3, 2002, pursuant to Section 81.020(a) and (c) of the Cheyenne and Laramie County Zoning Ordinance 1988, as amended.

Section 3. Description: Harmony Meadows is a manufactured housing subdivision situated in a portion of the E½ of the SE¼ of Section 7, Township 13 North, Range 66 West, of the 6th P.M., Laramie County, Wyoming. It is generally situated between West Allison Blvd. on the north, and Rossman Elementary School on the south, and between Walterscheid Blvd. on the east and the electric power transmission lines on the west.

The Harmony Meadows site consists of 47.34 +/- acres comprised as follows:

- 1) The home site area encompasses 32.70 +/- acres;
- 2) The road right-of-way area encompasses 9.70 +/- acres;
- 3) The park/open space area encompasses 4.94 +/- acres.

The Harmony Meadows plat map identifies a total of 192 platted lots. The plat map design incorporates an attractive non-linear road configuration with a mixed lot lay out providing for many "side-on" lots. Six (6) of the lots are designated as the park and open space areas. An additional five (5) lots are designated as off-street parking lots. Eighteen (18) of the lots are designated for business uses incidental to Harmony Meadows as provided for in Section 4 hereinafter. Note: Said "business use" lots may, in the alternative, be utilized as residential lots. The balance of the one hundred and sixty-three (163) lots are designated as residential for high quality single-family manufactured residences with strict dwelling standards as provided for in Section 6 hereinafter. The gross density of the subdivision is 4.05 lots per acre and the average residential lot size exceeds 8,000 square feet.

Section 4. Uses;

A) **Uses By Right:**

- (1) Single-family manufactured housing residential: On all lots except those lots as noted in sub-paragraph 5 and 6 of this section hereinafter.
- (2) Home occupations (in conformance with Section 52.000 et. seq. of "The Cheyenne and Laramie County Zoning Ordinance 1988," as amended): On all lots except those lots as noted in sub-paragraphs 5 and 6 of this Section hereinafter.

- (3) Family childcare homes: On all lots except those lots as noted in sub-paragraph 5 and 6 of this section hereinafter.
 - (4) "Harmony Meadows Neighborhood Business" use incidental to Harmony Meadow - limited to management, sales and leasing offices; manufactured home displays (i.e., show homes); maintenance buildings and/or equipment storage; and/or parking/storage for RV, boat, car, camper, or other type storage, and/or permanent storage units: On Lots 2 & 3, Block 1; Lots 23 & 24, Block 2; Lots 1 & 2 and Lots 26 - 28, Block 3; Lots 1 - 6, Block 5; and Lots 1, 2, & 14, Block 6.
 - (5) Park/open space, outdoor recreation and/or storm water detention area: On Lot 26, Block 1; Lot 41, Block 2; Lot 30, Block 3; and Lots 48, 49, & 50, Block 5.
 - (6) Offstreet parking areas: On Lot 1, Block 1; Lot 16, Block 2; Lots 13 & 29, Block 3; and Lot 15, Block 6.
- B) Uses Requiring Administrative Approval (in conformance with Section 70.000 et. seq. of "The Cheyenne and Laramie County Zoning Ordinance 1988," as amended):
- (1) Family childcare center {in conformance with Section 51.000 et. seq. of "The Cheyenne and Laramie County Zoning Ordinance 1988," as amended): On Lots 2 & 3, Block 1; Lots 23 & 24, Block 2; Lots 1 & 2 and Lots 26 - 28, Block 3; Lots 1 - 6, Block 5; and Lots 1, 2 & 14, Block 6.

Section 5. Minimum Property Area and Maximum Building Coverage:

- A) Single-family Manufactured Housing Residential: Each lot shall have a minimum of 5,000 square feet per lot. The total coverage of each lot space by a manufactured home combined with any accessory structure(s) shall not exceed 60 percent of the total lot area.
- B) "Neighborhood Business" Use Incidental to Harmony Meadows:
Each lot shall have a minimum of 5,000 square feet per lot. The total coverage of each lot space by any building, parking, and outside storage shall not exceed 90 percent of the total lot area. If two or more adjacent "neighborhood business" lots are combined into a single lot, then the total coverage of the combined lot space by any building, parking, and outside storage shall not exceed 90 percent of the combined total lot area.

Section 6. Maximum Building Height:

- A) Single-family Manufactured Housing Residential: Standard height of manufactured ~~D~~ HOME not to exceed two (2) stories and/or 30 feet.
- B) "Neighborhood Business" Use Incidental to Harmony Meadows:
No building shall exceed two stories and/or 30 feet **FROM SILL PLATE TO PEAK OF ROOF.**

Section 7. Setbacks and Spacing:

- A) Front of Lot Setback: The minimum building setback from the front property line to the primary structure shall be fifteen (15) feet [Note: A covered porch or entry structure may be setback no less than 10 feet from the front property line. The covered porch or entry structure may be attached to the manufactured home and may be constructed as part of the manufactured home at the factory. For purposes herein, a covered porch or entry structure shall be open on three sides and shall not be considered "living interior finished space"].
- B) Side of Lot Setback: The minimum building setback from a side property line to any portion of the primary structure (including a covered

porch or entry structure) shall be 5 feet except along streets it shall be 10 feet.

- C) Rear of Lot Setback: The minimum building setback from a rear property line to any portion of the primary structure (including a covered porch or entry structure) shall be 10 feet. **[NOTE: FOR PURPOSES HEREIN, THE REAR PROPERTY LINE FOR THE LOTS ABUTTING WALTERSCHEID BOULEVARD SHALL BE THE WEST BOUNDARY OF THE FRONTIER PIPELINE EASEMENT RECORDED IN BOOK # 1598, PAGE # 279, OF THE LARAMIE COUNTY RECORDS.]**
- D) Accessory Buildings: Accessory buildings or structures may be located adjacent to a lot line, provided, however, that a minimum of six feet (6') of separation is provided between **IT AND** any other accessory structure on an adjoining lot. ~~Any other accessory building or structure shall provide a minimum of ten feet (10') between it and any structure on an adjoining lot.~~

Section 8. Development Performance Standards:

- A) Manufactured Housing:
- (1) For purposes herein a "Manufactured Home" is a single-family dwelling unit which is fabricated in one or more sections in a factory at a location other than the home site and which is designed to be used as a home dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, electrical, and any air conditioning systems contained therein.
 - (2) The manufactured home shall not be less than sixteen feet (16') **IN WIDTH AND** ~~wide~~ 800 square feet **FOR A** (single section home) and twenty-four feet (24') **IN WIDTH AND** ~~wide~~, 950 square feet **FOR A DOUBLE SECTION HOME** (~~double-section home~~).
 - (3) All manufactured homes shall have a pitched roof with a pitch of at least a nominal 3/12.
 - (4) Only new manufactured homes **OR** ~~and replacement~~ manufactured homes not more than four (4) years **BEYOND** ~~old~~ of the manufactured date shall be installed in Harmony Meadows.
 - (5) The transportation mechanisms including wheels, axles and hitch shall be removed.
 - (6) The foundation support system which transfers the loads of the manufactured home to the ground shall comply with the most recent adopted version of the building code, and shall be stamped and signed by a Wyoming licensed professional engineer. The foundation plan shall include a statement which indicates that the design is in accordance with the manufactures installation instruction and is designed to sustain all loads specified in the building code, within the stress limitations specified in the building code.
 - (7) Skirting or a perimeter enclosure designed to extend the vertical plane of each exterior wall from the lower outside edge to the finished grade of the ground shall be installed and shall be of material suitable for exterior exposure and contact with the ground. Skirting or prefabricated perimeter enclosures shall be installed in accordance with the manufacturer's installation instructions. The skirting or the perimeter enclosure shall be adequately secured to assure stability, to minimize vibration and susceptibility to wind damage and to compensate for possible frost heave.
 - (8) All manufactured homes shall have a roof overhang of not less than eight (8) inches measured from the vertical side of the home.

- (9) All manufactured homes shall have exterior siding material consisting of wood or wood products, stucco, brick, rock, horizontal lap steel, aluminum, or metal or horizontal lap vinyl or cosmetically equivalent exterior siding which provides a consistent and continuous exterior surface from the top to the bottom of the wall section.
 - (10) All manufactured homes shall color coordinate all body and trim colors of both the factory components and the site built components ~~to be the same~~.
 - (11) Additions to increase the floor area of manufactured homes shall not be permitted except for patios, porches, garages, or carports. Garages or carports may be detached or attached.
 - (12) No manufactured home shall be occupied for dwelling purposes unless it is properly placed upon a lot and connected to water, sewerage, and electric and/OR gas utilities ~~as appropriate~~.
- B) Management, Sales and Leasing Offices: The management, sales and leasing offices incidental to Harmony Meadows (as provided for in "Neighborhood Business") shall incorporate the manufactured housing standards above.
- C) Accessory Unit Construction: Accessory buildings and structures shall be constructed in accordance with the Building Code adopted by the City of Cheyenne or currently adopted building standards as may be adopted and/or amended from time to time. For purposes herein, detached accessory buildings and structures mean designed and built in such a manner as not to rely upon the manufactured home for stability and having the capability of being self supporting. Detached accessory structures **SHALL** include steps, patios and decks, storage units, carports, garages and the like.

Section 9. Street Design Standards: All interior streets within Harmony Meadows shall be public. With the exceptions as noted in paragraphs C and D hereinafter, all interior streets within Harmony Meadows shall be built in accordance with the following standards:

- A) Geometric Design Standards: See typical roadway section attached hereto as "Figure 1".
- (1) Right-of-Way Width: 40'
 - (2) Roadway Width: 36' (back of curb to back of curb).
 - (3) Travel Lanes: 2 lanes 12' wide.
 - (4) Sidewalk: 4' wide on one side only (sidewalk shall be included within the public right-of-way).
 - (5) On Street Parking Lane: 1 **PARKING** lane 8' wide (opposite side of **STREET FROM** sidewalk).
 - (6) Curb and Gutter: Type B - rollover (on both sides of street).
 - (7) Speed Limit: 20MPH
 - (8) Maximum Grade: 10 percent
 - (9) Minimum Grade: 0.3
 - (10) Maximum Superelevation: .04
 - (11) Utilities: Main lines for water and sewer shall be placed under the streets. **EXCEPT WHERE CROSSING STREETS, THE** electric, gas, cable television, telephone lines, and other utilities shall be placed within **REAR AND/OR SIDE LOT** utility easements outside of the roadway easement.
 - (12) Parking: Except for **WITHIN 30' OF** the intersections of all streets, parking of cars will be allowed within the on street parking lane. (NOTE: Each lot shall have a minimum of two (2) off-street parking spaces - see Section 13 hereinafter. Also, the parking/storage for RV, boat, campers, or other such types of

vehicles shall only be permitted in the designated areas as provided for in Section 13 hereinafter).

B) Structural Design Standards:

- (1) Subgrade compaction: 95 of ASTM D 698
- (2) Untreated Base (607a.04 of Wyo PW Stnds): 6"
- (3) Asphalt Concrete Pavement: 2" minimum.

(NOTE: In the alternative, structural design standards **MAY** ~~could~~ be in accordance with AASHTO pavement design procedures (AASHTO Guide for Design of Pavement Structures, Current Edition) and shall be based on geotechnical investigations and testing of the subgrade).

C) "Serenade Drive" Main Entryway: The entryway geometric design shall provide for a divided street section of two lanes 20' in width as shown on the PUD map. The structural design standards shall be as provided for in Section 9, paragraph B.

D) "Little Ditty Lane" Entryway: "Little Ditty Lane" shall provide for a 60' right-of-way width and be built consistent with current Cheyenne Road, Street and Site, Planning and Design Standards.

Section 10. Fencing:

A) Perimeter: Fencing along the perimeter of the development is optional. If perimeter fencing is installed, the fencing shall be **UNIFORM IN DESIGN WITH** a maximum of height of six (6) feet.

B) Interior: Interior lot fencing of residential lots shall be optional. If interior lot fencing is installed, the fencing shall be a maximum height of four (4) feet. **ANY INTERIOR LOT FENCING ADJACENT TO AN INTERIOR STREET MUST BE SETBACK AT LEAST FIVE (5) FEET FROM THE BACK OF CURB AND /OR BACK OF WALK.** Outside storage areas for personal storage units or for the recreational vehicular storage/parking area(s) as provided for in Section 13(C) shall be fenced with a maximum height **OF** eight (8) feet.

Section 11. Common Open Space or Facilities: Harmony Meadows is providing approximately 4.94 +/- acres as depicted on the PUD map for park/open space, outdoor recreational facilities and/or storm water detention.

Section 12. Signage Requirements and Regulations;

A) Street Name and Traffic Control Signage: Harmony Meadows shall provide such street traffic control signage as may be required by the City Engineer.

B) Entryway Signage: One (1) externally illuminated sign placed at each entryway access with the words "Harmony Meadows" shall be permitted provided it is placed outside of the site distance triangle and does not exceed a height of six (6) feet or an overall area of sixty (60) square feet.

C) Business Office Signage: One (1) externally illuminated (optional) sign shall be allowed for each lot designated for "neighborhood business" provided it does not exceed a height of six (6) feet or an overall area of twenty-four (24) square feet. Such signage shall be limited to verbiage relating to management, sales and leasing offices; manufactured home displays (i.e., show homes); maintenance buildings and/or equipment storage; and/or parking/storage for RV, boat, car, camper, or other type storage, and/or permanent storage lockers.

D) Other Signage: One (1) typical double-faced real estate "For Sale," "For Lease" and/or "For Rent" sign per lot may be allowed provided it does not exceed an area of four (4) square feet per side. Signs for home occupations shall be in accordance with the general requirements for Home Occupations (Section 52.000 et. seq. of "The Cheyenne and Laramie County Zoning Ordinance 1988," as amended). Signage for any

other permitted use shall be in accordance with the relevant provisions of "The Cheyenne and Laramie County Zoning Ordinance 1988," as amended.

Section 13. Parking Requirements:

- A) **Manufactured Housing:**
 - (1) Every residential lot shall have a minimum of two (2) off-street parking spaces.
- B) **Harmony Meadows Neighborhood Business:**
 - (1) Every lot designated as "Harmony Meadows Neighborhood Business" which is specifically utilized for management, sales, and leasing offices shall have a minimum of four (4) off-street parking spaces.
- C) **Recreational Vehicular Storage/Parking:**
 - (1) Harmony Meadows shall provide no less than 20,000 square feet for the parking/storage for RV, boat, camper, or other such types of vehicles. Said parking area shall be provided for in combinations of two or more of the lots designated for "neighborhood business". **SAID PARKING AREA SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER/OWNER, ITS SUCCESSORS AND ASSIGNS.**

Section 14. Ownership of Common Facilities:

- A) **Streets:** All of the streets within Harmony Meadows shall be dedicated to the Public and maintained by the City of Cheyenne.
- B) **Park/Open Space:** The 4.94+/- acres as depicted on the PUD map for park/open space, outdoor recreational facilities and/or storm water detention shall be owned and maintained by the Developer/Owner, its successors and assigns.

Section 15. Phasing: The development of Harmony Meadows may occur in three phases in accordance with a phasing site map and plan to be approved by the Development Office.

Section 16. Other Provisions and/or Requirements:

- A) **Cluster Postal Boxes:** Cluster postal boxes may be provided on the following lots: Lot 1, Block 1 and/or Lot 15, Block 6.
- B) **Flag Poles:** No more than three (3) flag poles may be placed at the main entryway (Walterscheid Blvd.) provided no pole may exceed a height of 35 feet. The flag size shall correspond to the pole height as follows: 15' high = 3' x 5' flag; 20' high = 4' x 6' flag; 25' high = 5' x 8' flag; 30' high = 6' x 10' flag; 35' high = 8' x 12' flag.
- C) **Final PUD Map:** The final Planned Unit Development (PUD) map for Harmony Meadows shall be incorporated herein as an integral part of this Ordinance and attached hereto as "Attachment A".
- D) **Recording:** The City Clerk is hereby authorized and directed to, upon final execution of this Ordinance, file a copy of the Harmony Meadows P.U.D. final map and this Ordinance with the Laramie County Clerk and Recorder.

Section 17. That the City Engineer or his designated representative alter and amend the adopted zoning map as described in Section 30.020 of the Cheyenne and Laramie County Zoning Ordinance 1988, as amended, to comply with the change of zone as described in Section 1 of this ordinance upon notification by the City Clerk's Office of publication of said ordinance.

Section 18. Effective Date: This Ordinance shall be in full force and effect upon its publication.

FIRST READING:

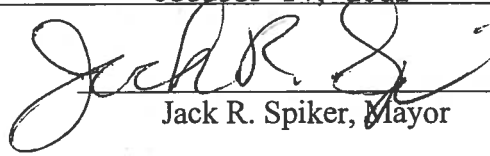
September 9, 2002

SECOND READING:

September 23, 2002

THIRD AND FINAL READING:

October 14, 2002



Jack R. Spiker, Mayor

(SEAL)
ATTEST:



Carol A. Intlekofer, City Clerk

Publish Date: Wyoming Tribune-Eagle
October 24, 2002