

APPROVED AS TO
FORM ONLY:
D.M.
DATE: 7/27/88

ORDINANCE NO. 3027

ENTITLED: "AN ORDINANCE AMENDING ORDINANCE NO. 2645 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY AMENDING THE ZONING STANDARDS OF HIGHLAND VILLAGE AND HIGHLAND VILLAGE SECOND FILING, CHEYENNE, LARAMIE COUNTY, WYOMING FROM R-3/P.U.D. 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 HIGHLAND VILLAGE AND HIGHLAND VILLAGE SECOND FILING, Cheyenne, Laramie County, Wyoming, be changed from R-3/P.U.D. to P.U.D. zoning classification

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

- (1) PRINCIPAL PERMITTED USE: The principal permitted use shall be single family housing, consisting of custom built, modular or manufactured housing. Lot 18, Block 3, Highland Village to be a commercial area, Lot 37, Block 1, Highland Village Second Filing to be used for storage area.~~by residents.~~
- (2) CONDITIONALLY PERMITTED USE: Home occupations in accordance with the Cheyenne-Laramie County Zoning Ordinance.
- (3) MINIMUM LOT SIZE: 5,000 square feet.
- (4) MINIMUM LOT WIDTH: 50 feet for rectangular lots, 50 feet at 25 foot setback on curved lines.
- (5) DENSITY: 4.8 lots per acre excluding the storage and commercial areas.
- (6) SITE COVERAGE: A minimum home size of 840 square feet.
- (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: Setbacks will be as follows:
 - front yard 15 feet
 - rear yard 10 feet
 - side yard 0 lot linewith 10 foot minimum between buildings.

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- (9) SPECIAL DESIGN PERFORMANCE STANDARDS: Manufactured housing design standards are as follows:
- a. A specific form of foundation will be required as approved by the Architectural Control Committee.
 - b. A substantial type of step or porch system shall be provided for each entry to the home.
 - c. The home shall be provided with an adequate tie-down system.
 - d. The hitch shall be removed from the front of the home.
 - e. An awning or decking system will be required for the patio, walkway, and/or driveway area.
 - f. A storage building of adequate size, 64 square feet minimum shall be provided for each home, if a garage is not part of the unit.
- (10) BUFFERING REQUIREMENTS: The installation of a 6 foot cedar fence around the perimeter of the single-family lots and the self storage area (Lot 37, Block 1, Highland Village Second Filing) except for the boundary line along I-80 which has an existing 6-foot high chain link fence.
- (11) COMMON OPEN SPACE: Lot 25, Block 1, will be common open space
- (12) SIGNAGE: There will be two major entrances, one on Fox Farm Road and the other on Morrie Avenue. The entrances will be improved, lighted, fenced with project identification sign at both entrances.
- (13) PARKING REQUIREMENTS: Parking shall be in accordance with Section 40.196 of the Cheyenne-Laramie County Zoning Ordinance. Parking 1 1/2 to 2 car spaces per lot. Parking will be permitted on the street.
- (14) EASEMENTS: The utility and drainage easements are as shown on the final plats of Highland Village and Highland Village Second Filing.
- (15) RESTRICTIONS: Covenants will be filed with certain rigid rules and regulations relating to pets, nuisances, garbage disposal, signs, fencing, off street parking, boats, and leisure vehicles which will be required to be stored off-site.
- (16) BUILDING CONSTRUCTION STANDARDS: Standards will restrict the home to be new (unless approved by the Architectural Control Committee) and built to HUD and/or UBC construction standards, with the Architectural Control Committee approving the type of siding and roof covering. All construction shall be constructed to conform to all appropriate building codes.
- (17) MAINTENANCE OF PROJECT: The Community Association will be responsible for maintenance of 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 the ordinance.

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

FIRST READING: April 11, 1988

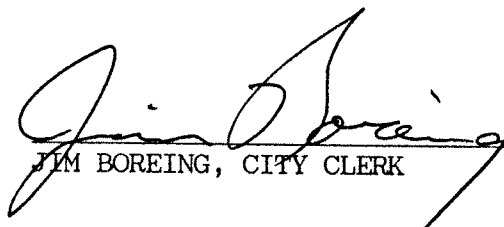
SECOND READING: April 25, 1988

THIRD READING AND FINAL PASSAGE: May 13, 1988


DON ERICKSON, MAYOR

(SEAL)

ATTEST:


JIM BOREING, CITY CLERK

Publish: Wyoming Tribune, May 25th 1988

HLV-31-A
D-105

APPROVED AS TO FORM:

CITY ATTORNEY

DATE 20 May 1982

ORDINANCE NO. 2645

ENTITLED: "AN ORDINANCE TO AMEND SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF HIGHLAND VILLAGE, SITUATED IN THE SE¼ OF SECTION 5, T.13N., R.66W., OF THE 6TH P. M., LARAMIE COUNTY, WYOMING (LOCATED AT THE NORTHWEST CORNER OF FOX FARM ROAD AND MORRIE AVENUE) FROM R-3 TO R-3 PUD (PLANNED UNIT DEVELOPMENT)."

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 Highland Village, situated in the SE¼ of Section 5, T.13N., R.66W., of the 6th P. M., Laramie County, Wyoming, be changed from R-3 to R-3 PUD (Planned Unit Development) with the following conditions:

1. That engineering/architectural, drainage and grading plans be submitted for approval before building permits are issued.
2. That the methods outlined in the Environmental Impact Analysis to control water and wind erosion be implemented.
3. That the location of and accesses to the bus stop to be located in the commercial area be approved by the City Traffic Engineer.
4. That the zone change map be changed to define land uses by area, specifically noting the commercial area and the storage area for use by residents.

Section 2. That the City Engineer or his designated representative of the City of Cheyenne 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 3. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: May 24, 1982

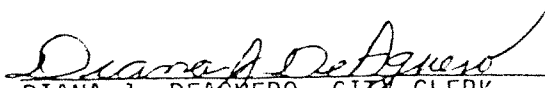
SECOND READING: June 14, 1982

THIRD READING AND FINAL PASSAGE: July 7, 1982


DON ERICKSON, MAYOR

(SEAL)

ATTEST:


DIANA J. DEAGÜERO, CITY CLERK

PUBLISH: Wyoming Eagle, July 15, 1982

R: Accessory Buildings

The attached ordinance ³⁰²⁷ refers to an outdated zoning ordinance. The most current zoning ordinance allows for accessory bldgs. in residential districts. (Accessory bldgs in Highland Village ^(RD) are OK). Use setbacks & Height listed in attached ordinance 3027

2-2001 MGC/PMW