

*[Signature]*

City Attorney

DATE 24 May 84

ORDINANCE NO. 2807

ENTITLED: "AN ORDINANCE AMENDING SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF SILVERGATE ADDITION, 2ND FILING, A REPLAT OF BLOCK 43, MOUNTVIEW PARK 6TH FILING, SITUATED IN THE NE¼ OF SECTION 33, T.14N., R.66W., 6TH P. M., LARAMIE COUNTY, WYOMING (NORTH OF EAST LINCOLNWAY BETWEEN PINION DRIVE AND GROVE DRIVE) FROM B-1 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 the Silvergate Addition, 2nd Filing, a replat of Block 43, Mountview Park 6th Filing, situated in the NE¼ of Section 33, T.14N., R.66W., 6th P. M., Laramie County, Wyoming, be changed from B-1 to P.U.D. zoning classification.

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 by location

- Single family detached residential.

2. Conditionally permitted uses by location

- None

3. Minimum lot sizes

- 3,400 square feet

4. Minimum lot widths

- 38 feet minimum measured across the front of the building from property line to property line.

5. Density

- Density shall not exceed 5.7 units per acre.

6. Lot or site coverage

- No restrictions.

7. Maximum building height and placement with consideration to solar rights

- Maximum building height - 36 feet.

8. Setbacks, including accessory buildings

- Front yard . . . . . 12 feet minimum
- Side yard setback. . . . . 0 feet
- Side yard setback at corners . . . . . 10 feet
- Rear yard. . . . . 10 feet minimum
- Any yard adjoining a side street shall have a minimum setback of 10 feet.

9. Design Performance Standards

- Each residence shall be provided with at least one attached garage capable of storing two vehicles.
- Each residence shall be provided with a screened patio.
- The exterior of all buildings shall conform to a similar style.

10. Buffering (screening) requirements

- Solid wood fence, five feet high, shall be placed along property lines adjacent to East Lincolnway.

11. Common open space or facilities

- None.

12. Signage requirements and regulations

- Two permanent project identification signs shall be permitted at each entrance to the development. Such signs shall be free-standing, double-faced, with 50 square feet maximum area per face, 4 feet maximum height, and a minimum of 10 feet from perimeter roadways. Such signs shall be internally illuminated or illuminated by directed spotlights from the ground.
- Permits shall be obtained prior to the erection of any permanent signs.

13. Parking requirements

- Each residence shall have a minimum of one garage and two driveway spaces.

14. Landscaping

- All areas not having building coverage shall be sodded or otherwise treated with natural ground cover generally accepted as landscaping treatment.
- Landscaping shall be completed within twelve months of issuance of the certificate of occupancy.

15. Easements

- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of Silvergate Addition, 2nd Filing. Within these easements, no structure, plating or other material shall be placed or installed which shall hinder the maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. All lots shall contain a 3-foot maintenance easement full length of dwelling, 3 feet back and 3 feet in front of dwelling for the purpose of maintaining dwellings which have a zero lot line side yard setback.

16. Restrictions

- No exterior lighting shall be installed on a lot which disturbs the residents of any adjacent house.

17. Building construction standards

- As established by City building code standards.

18. Ownership and maintenance of development facilities

- The drainage detention facility shall be constructed and landscaped by the developer to standards approved by the City.
- The drainage detention facility shall be dedicated to the City and after dedication and acceptance by the City, shall be maintained by the City.

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 the City Clerk of the City of Cheyenne file a copy of this ordinance with the County and each official register of deeds for Laramie County, Wyoming.


Section 5. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: May 29, 1984  
SECOND READING: June 25, 1984  
THIRD READING AND FINAL PASSAGE: July 9, 1984

  
DON ERICKSON, MAYOR

(SEAL)

ATTEST:

  
DIANA J. DEAGUIRO, CITY CLERK

Publish: Wyo. Eagle, July 19 , 1984