

ENTITLED: "AN ORDINANCE AMENDING ORDINANCE NO. 2807 BY REVISING SECTION 2 CONCERNING THE RULES WHICH GOVERN THE P.U.D. ZONING CLASSIFICATION OF SILVERGATE ADDITION, 2ND FILING, A REPLAT OF BLOCK 43, MOUNTVIEW PARK, 6TH FILING AND A PORTION OF VACATED GROVE DRIVE AND A PORTION OF VACATED EAST LINCOLNWAY HIGHWAY, CHEYENNE, LARAMIE COUNTY, WYOMING, (NORTH OF EAST LINCOLNWAY AND EAST OF PINION DRIVE)."

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

Section 1. That Ordinance No. 2807, adopted July 9, 1984, be amended by revising Section 2 thereof to read as follows:

- (1) PRINCIPAL PERMITTED USE: Single family detached residential; Church Lot 1, Block 1.
- (2) CONDITIONALLY PERMITTED USE: None.
- (3) MINIMUM LOT SIZE: 3,800 square feet.
- (4) MINIMUM LOT WIDTH: 40 feet minimum measured across the front of the building from side property line to side property line.
- (5) DENSITY: Lot size controls density (19 single family detached residential and one church lot).
- (6) LOT OR SITE COVERAGE: Lot size and setbacks limit site coverage. No restrictions required.
- (7) MAXIMUM BUILDING HEIGHT AND PLACEMENT WITH CONSIDERATION TO SOLAR RIGHTS: Maximum Building Height: 36 feet. Lot sizes are not conducive to guaranteeing solar rights or requiring solar considerations, however, solar orientation is encouraged and will be utilized by the Developer.
- (8) SETBACKS, INCLUDING ACCESSORY BUILDINGS:

Front Yard	12 feet minimum
Side Yard Setback	3 feet
Side Yard Setback at Corners	10 feet
Rear Yard	10 feet minimum
Distance Between Structures	10 feet minimum

Architectural features including eaves, cantilevers and fireplaces may encroach a maximum of two (2) feet into the setback. Patios or decks that are not covered may encroach into the setback areas or into the minimum area between structures.
- (9) DESIGN PERFORMANCE STANDARDS: Each residence shall be provided with at least one (1) single-car attached garage. Exterior of house treatment, especially type of siding, shall be compatible with the standard of the residential area.
- (10) BUFFERING (SCREENING) REQUIREMENTS: Shall be left to the discretion of the individual lot owners.
- (11) COMMON OPEN SPACE OR FACILITIES: No common open space is proposed.
- (12) SIGNAGE REQUIREMENTS AND REGULATIONS: Temporary--two temporary signs shall be permitted during the sales and construction period, at the access points of the development. These signs are not to exceed 200 square feet and may not be closer than 10 feet to any roadway. Lighting is to be directed spots, if lit. Individual signs, not exceeding 2 square feet of any face area and 2 feet in height, may be erected identifying model homes. These signs shall be removed upon completion of construction and sales.

No signs by other developers or entities may be erected on the site without the expressed written consent of the developers of the site.

Permanent---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 by directed spots from the ground.

Permits shall be obtained prior to erection of any permanent signs.

- (13) PARKING REQUIREMENTS: Each residence shall have a minimum of one (1) space covered, and one (1) off-street parking space in addition to the garage. The space may be considered as the approach to the garage.

The church site shall have at least the minimum number of parking stalls as required by the City of Cheyenne Zoning Ordinance.

- (14) LANDSCAPING: All areas not having building coverage shall be sodded or otherwise treated with natural ground cover generally accepted as landscaping treatment. Each owner will be responsible for landscaping of their individual yard.

Landscaping shall be completed within twelve (12) months of issuance of the Certificate of Occupancy.

The church site landscaping plan shall be addressed upon submittal of the church site plan.

- (15) EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or installation and maintenance of utilities, 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 continually by the Owner of the lot, except for those improvements for which a public authority or utility company is responsible.

- (16) BUILDING CONSTRUCTION STANDARDS: As established by City Building Code Standards.

- (17) OWNERSHIP AND MAINTENANCE OF DEVELOPMENT FACILITIES: All lots will be individually owned and maintained.

- (18) SALES AND CONSTRUCTION OFFICES: Temporary trailers and/or one or more of the proposed units may be used as temporary sales and construction offices during single family residential and church lot construction operations. Such sales and construction offices shall discontinue upon completion of construction activities on the last lot to be developed within the project.

Section 2. That in accordance with Section 57.04 of the Cheyenne-Laramie County Zoning Ordinance, the following shall apply:

AMENDMENTS: Any amendments to a PUD after approval must be approved on the basis of a new preliminary and final plat unless said revision is of minor significance and will create only minor impacts as determined by the Board.

Section 3. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: May 28, 1985

SECOND READING: June 10, 1985

THIRD READING AND FINAL PASSAGE: June 24, 1985

Don Erickson
DON ERICKSON, MAYOR

(SEAL)

ATTEST:

Carol A. Inticholer, Assistant
DIANA J. DEAGUERO, CITY CLERK

Publish: Wyoming Eagle, July 3, 1985