



Planned Unit Development
Standards and Guidelines
3rd Amendment

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List of Acronyms

| | |
|-------|---|
| CC&Rs | Codes, Covenants, and Restrictions |
| CMU | Concrete Masonry Unit |
| DU | Dwelling Unit |
| FAR | Floor Area Ratio |
| HOA | Home Owners' Association |
| LCCC | Laramie County Community College |
| LF | Lineal Feet |
| MF | Multifamily |
| PL | Property Line |
| PUD | Sweetgrass Planned Unit Development |
| ROW | Right of Way |
| SF | Square Feet |
| SFA | Single Family Attached |
| SFD | Single Family Detached |
| UDC | City of Cheyenne Unified Development Code |

Section 1: General Provisions

A. Statement of Purpose

1. Sweetgrass is proposed as a ±2,349.5-acre community envisioned as a distinctive mixed-use master planned village, integrating retail, entertainment, lodging, employment opportunities, and variety of intimately scaled residential neighborhoods. All of these will be unified and connected through a comprehensive open space network with a variety of recreational amenities.
2. The Lummis family, historically cattle ranchers, have been good stewards of their land and ranching operations and are prepared to make the same commitment to the development of the Sweetgrass community.
3. The goals of the Sweetgrass Planned Unit Development (PUD) are as follows:
 - a. Create a community design that embraces the ranch's natural features, particularly its short grass prairie;
 - b. Promote a community vision committed to lifestyle and quality of life;
 - c. Create smaller residential planning areas with a variety of residential products and density, creating a rich community texture and diversity, meeting the needs of students, singles, families, empty-nesters, and retirees;
 - d. Develop an intimately scaled, pedestrian friendly Village Center that provides shopping and commercial development opportunities to complement the surrounding residential and employment communities, as well as serve as a focal point for the community;
 - e. Incorporate a landmark golf course and destination resort and conference facility;
 - f. Allow opportunities for the development of upscale commercial, retail, lodging, and entertainment venues along College Avenue;
 - g. Encourage a variety of recreational amenities;
 - h. Incorporate an open space theme, focused on as many homes as possible being located on greenbelts or natural areas with a comprehensive hierarchy of pedestrian connections;
 - i. Encourage the clustering of residential neighborhoods to reduce the impact of development;
 - j. Incorporate community design principles to encourage sustainability and environmental stewardship; and,
 - k. Enrich the residential, commercial and institutional resources of the City of Cheyenne and surrounding region.

B. Application

1. The regulations following in this PUD shall apply to all property contained within the "Sweetgrass Planned Unit Development," except as provided herein, and shall run with and bind all landowners of record, their successors, heirs, or assigns.
2. This PUD both references and diverges from the regulations contained in the Cheyenne Unified Development Code (UDC).
3. When the UDC is referenced herein, those sections of the UDC are shown in Appendix C to this PUD document.
4. Portions of the PUD are more stringent than the UDC; others are less stringent and/or provide a different approach. If the PUD does not address a specific item, the most current edition of the Cheyenne UDC shall govern; otherwise, this PUD shall govern.
5. The Sweetgrass PUD map sheets are exhibits that accompany this PUD, and are a part of these regulations.
6. Should any portion of this PUD be found to be invalid following its adoption, the remainder of the document shall continue to be in effect.

C. Maximum Density and Floor Area Ratio Standards

1. The maximum density permitted in any residential parcel and Floor Area Ratio in any non-residential parcel shall apply to the entire parcel and shall not be specifically applicable to any portion thereof.
2. The density of any residential parcel shall be computed by dividing the total number of dwelling units in the parcel by the gross acreage of the parcel.
3. The floor area ratio shall be computed by determining the gross footprint of the building, multiplied by number of stories (or any fraction thereof), divided by the gross acreage of the parcel.

D. Density Variations and Transfers

1. Density transfers are permitted without amending this PUD. In no event shall the total number of 5,000 residential dwelling units be exceeded.
2. Residential parcels may receive up to an additional ten percent (10%) of the maximum number of units allowed, as set forth in this PUD.
3. The total number of dwelling units actually developed in a Parcel may be less than the minimum established in this PUD.
4. Any decrease in units in a Parcel below the minimum identified in the PUD Master Plan may be transferred to other parcel(s) in whole or in part without amending this PUD.
5. An increase of dwelling units within a receiving parcel by more than 10% beyond the maximum described in the PUD may be accomplished through an Administrative Adjustment, as described in UDC Section 2.3.4, so long as the increase does not adversely affect the delivery of public services or substantially change the character of the PUD.

E. Community Parks and Neighborhood Parks

1. Based on the maximum number of units allowed in this PUD (5,000 units), to maintain the desired Level of Service of 5.8 acres of Community Parks per 1,000 residents (at 2.25 residents per unit), the Sweetgrass PUD is required to set aside a minimum of 67.2 acres of usable land.
2. Because much of the identity of Sweetgrass is based upon the golf course and wide open spaces, the location of the Community Park makes the most sense near the southeast corner of the intersection of College Drive and Loving Trail.
3. The entire proposed dedication is within or immediately adjacent to the first phases of development, and will be easily accessible by the greatest number residents in Sweetgrass without creating a potential conflict with the golf course. The location is within 1.5 miles of more than 90% of the dwellings proposed in this PUD.
4. Because of the extensive open space network, the proposed golf course, the typical profile of those purchasing land adjacent to a golf course, the proximity of the proposed Community Park to the majority of future residents in Sweetgrass, and the large lots planned generally in the southern and eastern portions of Sweetgrass, private parks are not required within the Sweetgrass PUD. Nothing in this PUD is intended to prevent the developer of any individual parcel from creating a private park.

F. Underground Utility Requirements

1. All new electrical and communications distribution lines shall be placed underground.

G. Ownership and Maintenance of Common Areas

1. One or more homeowners associations, architectural review board(s), community development districts, and/or similar entities ("The Committee") shall be established to own, develop, improve, manage, and/or maintain common areas and amenities, as well as areas reserved for future development, throughout Sweetgrass following the adoption of this PUD.
2. Such common areas may include (but not be limited to) private parks and open space, the golf course and clubhouse, trails, private streets, common landscaped areas outside of publicly

maintained parks, and similar facilities. These common areas will exclude any lands dedicated or otherwise transferred to other entities, including school tracts and the Community Park.

3. The composition of the Committee, its roles and responsibilities, and other critical details, will be determined through the Conditions, Covenants and Restrictions (CC&R) document, or a state law governing community development districts.
4. The Committee reserves the right to prepare and enforce additional covenants, codes, and restrictions supplemental to this PUD, as well as act as a liaison between builders, other developers, and the City of Cheyenne as the Sweetgrass PUD develops.

H. PUD Amendments

1. From time to time, this PUD may require an amendment as conditions in the area evolve or other changes occur. The Committee is authorized to act on behalf of Sweetgrass owners and residents to petition the Director to make minor amendments to this PUD, subject to the procedures outlined in UDC Section 2.3.4 – Administrative Adjustment. Such amendments could include text amendments that do not affect materially the nature of the PUD, adjustments to parcel boundaries, changes to trail alignments, and/or other, similar items.
2. In the event that the Director finds that a proposed amendment is outside of the minor adjustments described within UDC Section 2.3.4.b.2, the Committee is authorized to act on behalf of Sweetgrass owners and residents to petition the Planning Commission for an amendment to this PUD pursuant to UDC Sec. 5.6.2.h.

I. Ranching / Agricultural Uses

1. The property to be developed as the Sweetgrass PUD is a working ranch.
2. Therefore, ranching and agricultural and activities and uses, and all accessory structures and uses which are customarily incidental or appropriate to farming and ranching, shall be permitted to continue on undeveloped lands throughout the Sweetgrass PUD prior to their development.
3. Public access to lands, including those lands planned to be dedicated to the City as Community Park, may be restricted prior to the construction of trails and other public amenities, the timing of which shall be determined through a separate Annexation Agreement with the City.
4. Fencing adjacent to the Community Park shall not be barbed wire; smooth wire is acceptable.

J. Temporary Uses

1. Residential dwelling unit(s) may be utilized as model homes and/or sales and information offices within all residential parcels. The use shall be discontinued when all comparable dwelling units within the property have been sold or leased.
2. Mobile sales and information units may be utilized in any parcel, provided no such units are erected until a site plan for such has been approved by the City of Cheyenne.
3. Construction offices and material storage shall be permitted in all planning areas during, and for a period of ninety days after cessation of actual construction in these areas being served by such construction office or materials storage area.
4. The temporary uses permitted by City of Cheyenne as allowed with a “Temporary Use Permit” issued by the City of Cheyenne, pursuant to UDC Section 2.2.6.

K. Golf Course Routing and Safety

1. The golf routing in this PUD Land Use Plan is illustrative in nature and subject to change following the adoption of this PUD and recordation of final plat(s).
2. Every effort has been made to provide generous golf safety corridors to maximize the architect's flexibility and allow field adjustments to the ultimate course layout, specifically taking into account the high elevation, grade changes and prevalent wind conditions unique to the Sweetgrass PUD in southeastern Cheyenne, Wyoming.
3. Because of the flexibility with the golf routing described above and technological improvements, the golf course as it is ultimately constructed may change from that shown on the Final PUD.

Those purchasing property near the golf course shall acknowledge and accept the inherent risks associated with living in a golf community, which may include damages resulting from errant golf shots.

4. Recreational trails passing through the golf course, including trails that do not pass within golf safety zones, shall include prominent warning signs notifying users of the potential hazards of using the trail prior to entering the golf corridor.

L. Applications, Phasing, and Process

1. Following PUD adoption, the owners of PUD parcel(s) may submit site plans and/or plats for approval by the City of Cheyenne, as applicable. Such applications shall include a letter of endorsement from the Committee to be considered by the City. To receive a letter of endorsement, the applicant shall demonstrate to the satisfaction of the Committee that the applicant's plans and building concepts coincide with the goals and standards described within this PUD and the UDC, as applicable.
2. The PUD Map Exhibits include a Phasing Plan Exhibit. At this time, Sweetgrass is intended to be built out over eleven phases, with an assumed five years per phase; however, the pace of development and sequencing will almost certainly change due to market forces and the timing of infrastructure improvements beyond the Applicant's control. Therefore, updated Phasing Plans may be provided periodically for the purposes of coordination between the Committee, the City, and other interested parties. A change to phasing sequence will not trigger the need to amend this PUD.
3. An Annexation Agreement between the Committee and the City of Cheyenne outlining the timing of needed improvements, the construction phasing of those improvements and the complexity and the extent of those improvements shall be entered into prior to the approval of the first plat or permit application within the Sweetgrass PUD.

M. Alternative Street Sections

1. Because of the size of Sweetgrass, its rural character, and the goal of reducing public infrastructure and associated maintenance costs, alternative public street sections to the City's standard for collector and arterial streets (UDC §4.3) within and adjacent to Sweetgrass are a part of this PUD. Street sections allowed in Sweetgrass are illustrated in Appendix A of these Standards & Guidelines.
2. The Sweetgrass Street Sections may be adjusted slightly as construction plans are developed for special circumstances, such as roundabouts, accel or decel lanes, turning lanes, and/or other conditions, without amending this PUD and/or necessitating a formal Waiver to Subdivision Standards.

(End of Section)

Section 2: Definitions

A. Purpose

1. It is the purpose of this Article to define words, terms and phrases contained within this PUD Development Guide.
2. Refer to the current Cheyenne Unified Development Code for other definitions not defined herein.

B. Word Usage

1. In the interpretation of this Planned Unit Development, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise. For definitions not found below, refer to Section 1.4 of the Cheyenne Unified Development Code; otherwise, the accepted dictionary definition in normal context shall apply.
2. The particular controls the general.
3. In the case of any difference of meaning or implication between the text of this document and any caption or table, the text shall control.
4. Words used or defined in one tense or form shall include other tenses and derivative forms.
5. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
6. The word “shall” is mandatory.
7. The word “may” is permissive.

C. Definitions

1. Building Height: The Building Height definition in UDC §1.4.2.c is modified, such that the bottom point of measurement is from the finished first floor elevation. Service areas below the finished floor elevation, including those with exterior access, are excluded from the height calculation.
2. City: City of Cheyenne
3. Committee: Collective reference to any Homeowner’s Association(s) and/or Architectural Review Committee(s) established to oversee development within Sweetgrass.
4. Community Park: Identified as “Tract 2” on adopted PUD Map(s). The approximately 70-acre tract of land at the southeast corner of Loving Trail and Murray Road to be owned and maintained by the City of Cheyenne as a public park.
5. Director: Development Department Director, City of Cheyenne, or representative within the Development Department, as appropriate.
6. Dwelling Unit, Clustered: A type of single-family detached or attached dwelling unit development that combines reduced lot size with compensating amounts of open space within the proposed development.
7. Dwelling Unit, Patio Home: A single-family detached unit in which the private individual yard area associated with each dwelling unit is consolidated into a garden or patio area commonly located toward the side or rear of the lot. Generally each lot incorporates a use easement on the adjacent lot creating a larger side yard and/or rear corner patio and/or yard space, thereby increasing its outdoor living space. Maintenance of the exterior space is provided by a common entity, such as a homeowner's association or similar.
8. Dwelling Unit, Zero Lot Line: An alternative type of single-family detached dwelling unit which is situated on a lot so that one or more sides rest directly on the boundary line of the lot. Also referred to as a “Z-Lot” if the property line jogs. A use and/or maintenance easement is typically required on the adjacent lot for maintenance, drainage, and roof overhangs.
9. Dwelling Unit, Multifamily: For the purposes of this PUD, a multifamily dwelling unit shall be within a residential building comprised of 3 – 24 units, either for sale or rent.
10. Garage, Parallel (or Side-Facing): A garage, attached or detached, oriented such that vehicles entering the garage do so while substantially parallel to the street.

11. Garage, Perpendicular (or Front-Facing): A garage, attached or detached, oriented such that vehicles entering the garage do so while substantially perpendicular to the street.
12. Gross Acreage: The gross area of a parcel or tract, in acres, used for density calculations. The figure excludes collector street and arterial street rights of way (see "Parcel" and "Tract").
13. Micro-Brewery: A licensed establishment in which malt liquors or fermented malt beverages, spirits or other alcohol, including, but not limited to, beer, fermented cider, vodka, whiskey, and wine, are produced. The product may be sold on the premises and/or distributed for resale elsewhere as permitted. The establishment may include a tasting room, bar, restaurant, and/or incidental retail sales of merchandise associated with the brand. The maximum combined area of the above in any single establishment shall be limited to 12,000 square feet.
14. Open Space: For the purpose of this PUD, Open Space is defined as lands owned and maintained by the HOA or similar entity. Open space may include buffers, trails, golf courses, and other similar uses.
15. Parcel: For the purposes of this PUD, Parcels are distinct neighborhood designations appearing on the PUD Map Exhibits and identified by alphabetical designation from Parcel A through Parcel CC. intended to be developed for residential or non-residential uses as defined in Table 7 and Table 9. Uses such as open space, parks and/or schools may be allowed in a Parcel, but are not the principal use of the Parcel (see "Tract" and PUD§3.A.10.a(iii)).
16. Ranching Operations, Ongoing: For the purposes of this PUD, the existing ranching operations within the PUD that are planned to continue in undeveloped portions of the PUD as the property develops. Generally, these ranching operations include livestock grazing, haying, and maintenance (e.g., installation of barbed wire fences, etc.) related to the above allowed to continue following adoption of this PUD (See PUD Section 1.H).
17. Single Family Attached Lot: A fee-simple residential lot sharing at least one wall with an adjacent fee-simple residential lot.
18. Tract: For the purposes of this PUD, Tracts/Lots are real property to be platted for open space, parks, utilities, schools, or other community facilities. Limited development may occur within Tracts, such as recreational amenities, community or private park facilities, trails, utility(ies) transmission and distribution, golf course maintenance, and other community facilities as defined in Table 9 (see "Parcel").

(End of Section)

Section 3: Development Standards & Guidelines

A. Residential Parcels

1. Applicability
 - a. The following standards apply to the principal structure and any accessory buildings, including detached garages, within residential parcels, or any portion of a parcel proposed to be developed as residential.
 - b. It is envisioned that builder(s) within each residential neighborhood within Sweetgrass will create a supplementary, more definitive set of Covenants and Design Guidelines specific to their respective development parcel or portion(s) thereof; however, any supplemental guidelines shall be within the parameters set forth below. A specific criteria established in this document may not be waived by a less stringent supplementary document without amending this PUD.
 - c. Additional standards and guidelines, so long as they are more restrictive, may be included within each Parcel.
2. Street and Building Orientation around Neighborhood Parks and Schools (Corresponding UDC requirement: N/A)
 - a. Intent: The goal of this section is to avoid the creation of "no-man's land" between residential lots and public spaces, particularly schools and neighborhood parks.
 - b. Schools:
 - i. To the maximum extent possible, the front and/or side façades of residential homes will face the school across public right of way ("Preferred", below)
 - ii. Under no circumstance shall a private property line be adjacent to a school without a minimum 50' width open space buffer separating the two ("Not Preferred," below)
 - iii. The buffer zone is to be owned, operated and maintained by the applicable HOA.

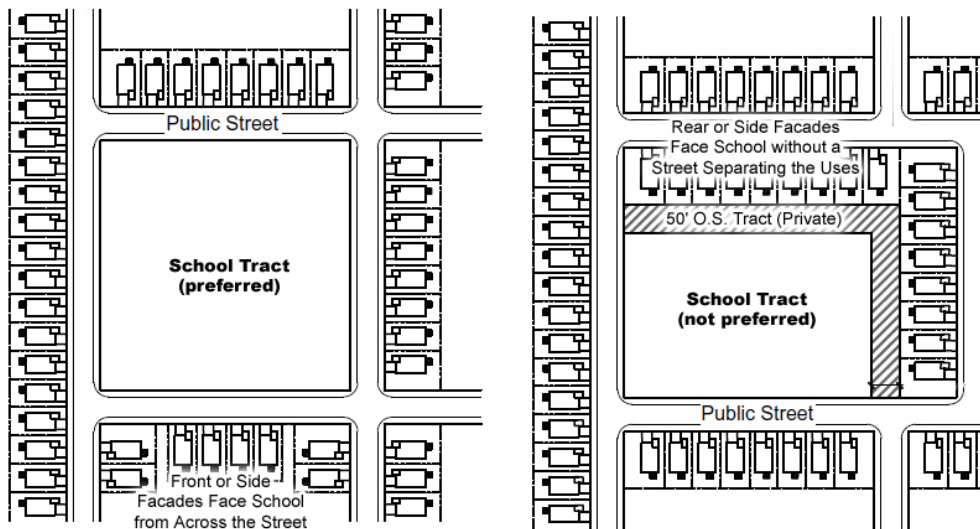


Figure 1: Neighborhood Layouts Adjacent to School (not to scale)

- c. Neighborhood Parks: A minimum of 50% of the neighborhood park perimeter shall be public right of way. Naturalized open space areas (e.g., trail corridors) are exempt from this requirement.

3. Anti-Monotony Criteria (Corresponding UDC Requirement: replaces UDC Section 6.6.3.b.2 - Model Variations)
 - a. Intent: Monotonous design of homes detracts from the quality of life in a neighborhood by lowering aesthetic and economic values and reducing pride of ownership. Therefore, all proposed models within each neighborhood shall provide a minimum level of variability between front building elevations.
 - b. A minimum of four “distinctly different” home models shall be provided along each residential street with ten or more homes facing the street. In the event that fewer than ten homes are platted facing a street, only the remaining standards below shall be in effect.
 - c. The front elevation of each model must meet at least two of the following criteria to be considered “distinctly different”:
 - i. Different number of stories;
 - ii. Different entry treatment and location, including porches, columns, etc.;
 - iii. Different façade composition consisting of different window / door style and placement, as well as different garage / entryway placement; and/or,
 - iv. Different roof form (slopes, lines, profiles, etc.).

(Note: changing roof colors and materials, changing paint color, adding a garage or garage bay, mirroring an elevation, etc., are not “distinctly different.”)
 - d. In no case shall a single family detached unit failing to meet the above criteria be built adjacent to or directly across the street from a similar model or elevation.
 - e. Enforcement: to be certified by the Committee prior to issuance of building permit. The Applicant shall provide a map and written statement from the Committee detailing conformance to this Section.
4. Neighborhood Edges (Corresponding UDC Requirement: N/A)
 - a. Intent: Neighborhood edges, which are highly visible from arterial and collector streets, parks, the golf course, and major trail corridors, shall maintain a high level of architectural character as seen from such adjacent public spaces.
 - b. Building elevations adjacent to neighborhood edges (including side and/or rear elevations, as applicable) must incorporate a minimum of 25% masonry (excluding windows and doors). Masonry shall wrap at least 2' on adjacent elevations for continuity.
5. Exterior Materials (Corresponding UDC Requirement: Supplements UDC Section 6.6.3.b.3)
 - a. Intent: Homes constructed within Sweetgrass are to be durable and of high quality.
 - b. Exterior materials may be natural wood, stucco (including EIFS), brick, or stone (including high quality faux brick / stone), in addition to lap siding. The Director may approve other materials or exterior elevation designs if used creatively and approved by the Sweetgrass Design Review Committee.
 - c. Lap siding, if used, shall have a maximum 6” exposed board face, and shall include at least a 25-year warranty.
 - d. Building colors should be subdued to blend with the colors of the natural landscape, although accent colors may be used with restraint. The use of highly chromatic, bright colors should be avoided, except in limited accent applications (e.g., doors and trim).
 - e. Exposed concrete blocks, painted concrete, unnaturally colored masonry, mirrored glass, prefabricated metal buildings, highly reflective materials, and unfinished aluminum door / window frames are prohibited.
6. Roof Design (Corresponding UDC Requirement: None)
 - a. Intent: Roof form and materials will be an important design element related to the character of residential neighborhoods in Sweetgrass, both internally from within Sweetgrass and its external edges. The goal of this section is to ensure a varied and appealing streetscape.

- b. A roof pitch of 5:12 or greater shall be provided on all buildings.
 - c. All roofs shall include a minimum 12" overhang.
 - d. Exceptions may be made at the Director's discretion for unique architectural designs or accents.
 - e. Quality roof materials shall be used on all buildings, to include tile, concrete tile, slate, architectural metal, dimensional composition, board & batten, or fiberglass shingles. Three-tab asphalt and cedar shake materials are not allowed.
 - f. Building roofs shall be broken into smaller planes or roof elements. A minimum of two roof breaks (roofs that turn a corner or change elevation) shall be provided on all homes. Large expanses of roof surfaces and long, uninterrupted ridge or eave lines shall be avoided. Dormers, cupolas, or other features shall be employed to mitigate roof lines exceeding 50 feet in length.
 - g. Mansard or large flat roofs are not permitted.
 - h. Rooftop mechanical equipment or ventilation pipes should be aggregated in a chimney stack with a screening canopy to the extent allowed by code, or placed out of view to the extent possible from public streets and major open space trails.
 - i. Exposed rooftop vents, flashing, sheet metal, etc., shall be painted with a color compatible with the underlying roof material. Exposed gutters and downspouts shall be designed as a continuous architectural feature and painted to match the adjacent roof or wall material.
 - j. Chimneys must be clad in the same brick or stone material as used on the front elevation of the building.
7. Front Porch Requirements (Corresponding UDC Requirement: Replaces UDC Section 6.6.4.b.1 - Entrance Features)
- a. Intent: To encourage social interaction between neighbors and passive surveillance of the public right of way, this section requires that a usable front porch be included with each single family detached home.
 - b. No single family detached home shall be constructed without a covered front porch as an integral part of the front elevation.
 - c. Front porches with a minimum area of 80 square feet and a minimum unobstructed depth of 6' shall be provided on each front elevation.
 - d. The porch may wrap to the side, particularly on corner lots.
 - e. Porch materials shall be the same as those used on the remainder of the structure, and be an integral part of its design.
8. Garages and Driveways (Corresponding UDC Section: Replaces UDC Section 6.6.4.a.4 - Front Loaded Garage Limits and Figure 6-7)
- a. Intent: Due to topographic constraints and the function of neighborhoods, particularly those neighborhoods adjacent to the golf course and open space network, front-loaded and/or side-loaded garages will be permitted on all SFD lots within Sweetgrass.
 - b. Garages may be attached to or detached from the principal structure.
 - c. One-, two-, and three-car garages are allowed on all SFD homes proposed in Sweetgrass, subject to the following:
 - i. If three-car garages are provided, the third space shall have a separate door with a minimum 2 foot separation horizontally behind the two-car garage door.
 - ii. A roof design change may be substituted for the horizontal separation in the third car garage.
 - iii. Windows must be incorporated into the design of each garage door.
 - iv. The area of the garage door may not comprise more than 40% of the area of the front elevation, excluding the roof.

- vi. Corner lots shall employ a side-loaded garage wherever possible, to be accessed via the side street (it is acknowledged that topographic constraints may not allow this to be enforced in every instance).
 - d. Driveway widths, measured at the curb of the public street (replaces residential lot portion of UDC Table 4-13):
 - i. Single-car garage: 10' or less
 - ii. Two-car garage: 18' or less
 - iii. Three-car garage: 27' or less
 - iv. In no event will the curb cut width exceed 27'.
 - v. Access widths are not determined by lot width.
 - e. Alley-loaded garage access is allowed in the MDR and encouraged in the HDR districts, although are not required in all instances (e.g., homes backing up to open space).
 - f. Driveway materials shall be limited to concrete. Concrete may be stamped or stained at the discretion of the homeowner.
 - g. Parking and storage of vehicles on private lots is limited to concrete driveways and garages except as provided in Section 3.A.12.
9. Residential Lighting (Corresponding UDC Section: None)
- a. Intent: While it is acknowledged that lighting by homeowners on individual lots is required for safety and aesthetics, the preservation of night sky vistas is of paramount concern. Therefore:
 - i. All residential exterior lighting fixtures shall be fully cut off: no portion of the bulb is visible beyond two mounting heights from the fixture.
 - ii. No exterior light shall exceed 1,260 Lumens (measured on a per fixture basis).
 - iii. Barn lights, exposed bulbs, wall packs, and other lights intended to illuminate large areas are prohibited.
 - iv. Low-level architectural and landscape accent lighting are allowed, so long as the light source is not visible from adjacent properties.
 - v. Light levels shall not exceed 0.1 foot candles at 20' beyond an adjacent property line as a direct result of on-site lighting.
 - b. Seasonal lighting displays are allowed and are not subject to the above standards.
 - c. Nothing in this section is intended to preclude the installation of street lights in the public right of way by the utility company or in the Community Park.
10. Internal Parks and Open Space (Corresponding UDC Section: Replaces Section 4.4 - Open Space Systems)
- a. Open Space proposed within a residential parcel shall be:
 - i. Privately owned and maintained by an HOA or similar entity;
 - ii. Designed to be an integral feature of the residential parcel and major amenity and visible from neighborhood entry points, not "leftover space;"
 - iii. Platted as a tract (or tracts) for Open Space governed by Sweetgrass HOA; or, in the case of Open Space(s) owned and/or managed by individual projects, Parcels, or sub-HOA's: said Internal Parks and Open Space(s) shall be platted as a Lot/Block.
In all cases, Open Space ownership and management shall be designated on the plat.
 - iv. Landscaped as a "Naturalized Landscape Area" as defined in Section 3.B.2.f of this PUD;
 - v. Varying in width to avoid long, straight fence runs;
 - vi. A minimum of 30'-in width, except for short distances if required (e.g., when connecting to a cul-de-sac bulb);
 - vii. Accessed via a recreational trail with a minimum 5' width;
 - viii. Connected on at least two locations to another trail and/or the public right of way (no dead end trails); and,

- ix. Fenced adjacent to single-family detached lots per the detail in Section 11 – Fences and Retaining Walls below.
- b. Parks provided within a residential parcel shall be:
 - i. Privately maintained;
 - ii. Centrally located within the residential parcel or a linear park planned in conjunction with a regional trail corridor;
 - iii. Be adjacent to public right of way for at least 50% of the park boundary, unless otherwise approved by the Director;
 - iv. Planned to include amenities such as benches, drinking fountains, trash receptacles, play structures, hard- and/or soft-surface paths, playgrounds, turf practice fields, and/or other items to be determined on a case-by-case basis; and,
 - v. Landscaped as an "Irrigated Landscaped Area" as described in Section 3.B.2.f of this Section.

11. Fences, Entry Monuments and Retaining Walls (Corresponding UDC Section: Supplements UDC Section 5.8.4): Fences, Entry Monuments and Retaining Walls (Corresponding UDC Section: Replaces UDC Section 5.8.4) Fencing will be enforced exclusively by the Design Review Committee (DRC). Should the DRC default or disband, the fencing regulations of the City of Cheyenne’s Unified Development Code shall apply and the City will enforce them.

12. Common Recreational Vehicle Storage and Screening (Corresponding UDC Section: None)

- a. Intent: The unregulated long-term parking and storage of recreational vehicles in a neighborhood detracts from the quality of the neighborhood and its value, unless space exists for the above, and adequate mitigation is provided.
- b. In certain instances in residential districts, the storage of a single recreational vehicle (e.g., motorhome, trailer, or boat) may be permitted, so long as the RV is operational, currently licensed and registered to the property owner, and adequately screened from the public right of way, adjacent open space tracts, adjacent parcels, and adjacent residential properties.
- c. Screening shall consist of, at minimum, a Level 2 Screen, per UDC Table 6-11. If sufficient space for adequate screening does not exist on the lot, particularly as seen from trails within numbered Open Space tracts and arterial street right of way, the use shall not be approved in that location.
- d. The storage or parking of a recreational vehicle in a public street, private street, driveway, or other location not permitted for a period exceeding 120 hours is prohibited.
- e. This section does not preclude recreational vehicle storage within a garage or accessory building constructed to meet the standards of this PUD.

B. Non-Residential Parcels

1. Applicability

- a. The following standards apply to:
 - i. Non-residential parcels;
 - ii. Portions of residential parcels to be developed as Multifamily and Single-Family Attached, including associated clubhouses;
 - iii. Portions of residential parcels to be developed with non-residential uses; and,
 - iv. Parks, Schools, and Open Space Tracts/Lots.
- b. Developer(s) within applicable parcels will have the opportunity to create a supplementary, more definitive set of Covenants and Design Guidelines specific to their respective development parcel or portions thereof; however, those guidelines shall be within the parameters set forth below.
- c. Additional standards and guidelines may be included within each non-residential land use designation.

- d. A specific criteria established in this document may not be waived by a less stringent supplementary document without amending this PUD.
2. Landscape Design (Replaces UDC Section 6.3: Landscape Standards)
- a. The quality and extent of landscape design in non-residential parcels will be of critical importance to the overall identity of Sweetgrass. The extent to which landscaping meets the standards described herein, while unifying the built portions of Sweetgrass, will be a major part of any Site Plan review.
 - b. Prior to any development application to the City, the developer shall submit a concept-level landscape plan to the Committee showing proposed landscape treatments in open space areas within the parcel, commonly maintained areas, and the public right of way within and adjacent to the development parcel to ensure substantial compliance, at a preliminary level, with the goals of this section.
 - c. Concept:
 - i. The Sweetgrass landscape concept is to establish a series of native and naturalized landscaped areas separated by a series of undisturbed (or restored) high plain prairie grasslands found on the site prior to its development.
 - ii. The naturalized landscape is to be an integral part of developed areas, providing a transition from developed to undeveloped land.
 - iii. A variety of native and non-invasive naturalized trees and shrubs are to be used, and sited informally with the specific goal of minimizing the amount of irrigation water required.
 - iv. Smooth grading and planting transitions will be essential to blending the built and undeveloped portions of the site, as well as for screening undesirable views and framing important vistas.
 - v. To the maximum extent possible, trail corridors and drainages should be treated informally to emulate a more natural character.
 - vi. The use of walls and abrupt grade transitions should be minimized, except as necessary to avoid grading in undisturbed grasslands adjacent to development parcels.
 - d. Irrigation Requirements
 - i. All landscaped areas, with the exception of Native Areas, shall be irrigated with a permanent and automatic underground irrigation system to include soil moisture and rain detection devices with automatic shutoff switches.
 - ii. It shall be assumed for the purposes of irrigation design that recycled waste water will be available, or will become available, throughout the PUD. Therefore, irrigation systems will be designed to accommodate recycled water, even if not currently available.
 - e. Undisturbed or Restored Native Landscapes
 - i. Intent: Nearly half of the Sweetgrass property is expected to remain as open, undeveloped grasslands, which are to remain undisturbed to the greatest extent possible. Aside from the golf course and trail corridors planned to meander through these areas, the existing native grasses are to remain in their current condition.
 - ii. Woody Plant Requirement: No minimum requirement.
 - iii. Recommended Plant Materials: Native grass mixtures as approved by the City of Cheyenne.
 - iv. Irrigation: No irrigation, save temporary systems for restoration of disturbed areas, is proposed. Temporary irrigation may consist of below- or above-ground systems, delivery via water truck, or other means.
 - v. Maintenance: Maintenance may include grazing, annual haying, controlled burns, manual removal of invasive species, and/or other means to promote the long-term health of the naturalized landscape.

- f. Naturalized Landscapes
 - i. Intent: Naturalized landscapes within Sweetgrass are intended to provide a transition between developed residential and non-residential parcels and undisturbed native landscapes. Landscape within naturalized areas should consist primarily of native grass restoration, with informal naturalistic groupings of native plant material in highly visible disturbed areas, particularly adjacent to major streets and along edges of narrow (i.e., less than 50' width) open space corridors.
 - ii. Woody Plant Requirement: The use of woody plant material in naturalized landscapes should be limited to:
 - (a) Tracts 2 and 3, as well as narrow (i.e., less than 200' across) trail corridors identified within Tracts 4, 8, 11, and 13; and,
 - (b) Disturbed areas adjacent to arterial streets, collector streets, and the golf course.
 - (c) Refer to Table 1 for Minimum Plant Quantities required, based on the width of the Naturalized Landscape.
 - (d) Refer to Table 2 for Recommended Plant Materials within Naturalized Landscapes.

Table 1: Minimum Plant Quantities for Naturalized Landscapes

| Open Space Width | Minimum Plant Material Required |
|------------------|---|
| < 50' | 1 Tree + 10 Shrubs per 200 LF of trail |
| 50' to <100' | 1 Tree + 10 Shrubs per 500 LF of trail |
| 100' to <200' | 1 Tree + 5 Shrubs per 1,000 LF of trail |
| ≥ 200' | No minimum requirement |

Notes:

1. At least 50% of trees shall be evergreen (4'H at planting).
2. Deciduous trees shall be #15 container size minimum (canopy) and #10 container minimum (understory).
3. Shrubs shall be #2 container size minimum.
4. One tree may be substituted for ten shrubs, and vice versa.
5. No minimum plant material is required for trail corridors adjacent to the south and east project boundaries.
6. Clustering of plant material, particularly near public right of way, is encouraged.

Table 2: Recommended Plant Species for Naturalized Landscapes

| Recommended Tree Species | |
|---|-------------------------------|
| <i>Juniperus scopulorum</i> | Rocky Mountain Juniper |
| <i>Pinus edulis</i> | Piñon Pine |
| <i>Pinus ponderosa</i> | Ponderosa Pine |
| | |
| Recommended Shrub Species | |
| <i>Acer grandidentatum</i> | Big-tooth Maple |
| <i>Amelanchier spp.</i> | Serviceberry |
| <i>Artemisia spp.</i> | Sage, Tall Western Sage, etc. |
| <i>Atriplex spp.</i> | Saltbush |
| <i>Cercocarpus spp.</i> | Mountain Mahogany |
| <i>Chrysothamnus spp.</i> | Rabbitbrush |
| <i>Juniperus spp.</i> | Juniper species |
| <i>Prunus americana</i> | American Plum |
| <i>Prunus besseyi</i> | Western Sand Cherry |
| <i>Quercus gambellii</i> | Gambel's Oak |
| <i>Rhus trilobata</i> | Three-leaf Sumac |
| <i>Rhus glabra cismontana</i> | Rocky Mountain Sumac |
| <i>Ribes spp.</i> | Native Currants |
| <i>Rosa woodsii</i> | Wood's Rose |
| <i>Shepherdia spp.</i> | Buffaloberry |
| <i>Yucca glauca</i> | Soapweed |
| Groundcovers: Northern Plains Native Grass Mixture by Applewood Seed Company or approved equal (contains Blue Wildrye, Slender Wheatgrass, Blue Grama, Little Bluestem, Indian Ricegrass, Sandberg Bluegrass, Prairie Junegrass, Green Needlegrass and Needle-and-Thread). | |

- iii. Irrigation & Maintenance
 - (a) Irrigation is limited to the establishment of new material for two - three growing seasons.
 - (b) Irrigation may consist of a temporary above- or below-ground system, water truck, or delivery by other temporary means.
 - (c) Maintenance may include grazing, annual haying, controlled burns, manual removal of invasive species, and/or other means to promote the long-term health of the naturalized landscape.
- g. Irrigated Landscapes
 - i. Intent: Irrigated landscapes include areas within developed residential and non-residential parcels, schools, office campuses, streetscapes, and areas actively used for recreation. Ornamental plants within these areas should be hardy and drought-tolerant species proven to be non-invasive, with irrigated turf grass areas limited to active use areas, athletic fields, or similar. Planting arrangements may be formal or informal.
 - ii. Minimum Plant Materials Required:
 - (a) Trees: per UDC Section 6.3 Tree Points, Table 6-8.
 - (b) Shrubs & Groundcovers: per UDC Section per UDC Section 6.3, Table 6-9, except that points shall be awarded for only shrubs, flowering perennials, and ornamental grasses.

- iii. Recommended tree and shrub species: All tree and shrub species identified in Naturalized Areas (above) and those identified in Table 3 (below).

Table 3: Recommended Plant Species for Irrigated Landscapes

| Recommended Tree Species | |
|--|--|
| <i>Acer tataricum</i> | Tatarian Maple |
| <i>Acer negundo</i> 'Sensation' | Sensation Maple (Male clone that does not attract boxelder bugs) |
| <i>Celtis occidentalis</i> | Hackberry |
| <i>Crataegus ambigua</i> | Russian Hawthorn |
| <i>Gymnocladus dioica</i> | Kentucky Coffeetree |
| <i>Malus spp.</i> | Crabapple (Fireblight resistant varieties only) |
| <i>Pinus nigra</i> | Austrian Pine |
| <i>Quercus macrocarpa</i> | Burr Oak |
| (Other tree species may be proposed, so long as they are drought tolerant, disease resistant, and suitable for the climate in Cheyenne.) | |
| Recommended shrub species: All shrub species identified in Naturalized Landscapes (above), plus additional shrubs to be approved on a case-by-case basis, so long as they have been identified as being moderately water consumptive or less. | |

- iv. Irrigation & Maintenance: per UDC Sections 6.3.7 and 6.3.8, unless modified below.
3. Lighting (Replaces UDC Section 6.4: External Lighting)
- a. Intent: Preservation of night sky vistas is of paramount concern to Sweetgrass, particularly in residential neighborhoods.
 - i. Except as otherwise noted, all light fixtures are required to be full cutoff as defined by the Illuminating Engineers Society of North America. Full cutoff light fixtures result in a light distribution pattern where no light is permitted at or above a horizontal plane at the bottom of the fixture.
 - ii. No portion of the bulb or direct lamp image may be visible beyond two mounting heights from the fixture.
 - iii. Light levels shall not exceed 0.1 foot candles at 20' beyond an adjacent property line as a direct result of on-site lighting.
 - iv. Lamps shall not exceed 900 lumens for any single lamp.
 - v. Beacons, search lights, blinking, flashing, or changing intensity lights are prohibited, except for temporary holiday displays.
 - vi. No outdoor lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares.
 - vii. The use of warm temperatures is encouraged throughout Sweetgrass. For fixtures installed outside of the public right of way, light temperature may exceed 3,000 K if such fixtures are shielded, such that spillover light does not encroach within residential neighborhoods or open space areas.
 - b. Sports Fields and Parks
 - i. Sports field lighting is allowed for public parks and outdoor gathering spaces greater than ten acres.

- ii. All exterior sports field lights used for the purpose of illuminating a playing area must be extinguished by midnight or immediately following the conclusion of the final event.
- iii. The remainder of facility lighting, except for security lighting, must be extinguished at midnight or within one hour following the event.
- iv. For security, a maximum level of 1.5 foot-candles at entrances and stairways, and 0.5 foot-candles on the rest of the site is permitted.
- c. Building and Security Lighting
 - i. Non-shielded industrial-type building-mounted floodlights, such as wall-packs, are not permitted.
 - ii. Low-level building-mounted lighting, shielded via architectural sconces, may be used in some situations, although may not be used to illuminate large exterior ground-level areas.
 - iii. Any special security lighting shall be confined to building entries or outdoor pedestrian areas.
 - iv. With the exception of low-intensity fixtures, the lighting source shall not be visible from the public right of way.
- d. Building Façade Illumination
 - i. Illumination of a building façade to enhance architectural features may be permitted if approved on a Site Plan, and not intended to advertise or exhibit buildings or properties.
 - ii. Downlighting is preferred, provided that wall-mounted fixtures are used and illumination is contained completely within the vertical face of the building and does not spill off the building edge.
 - iii. Uplighting may be permitted, providing that no illumination escapes the façade.
 - iv. Building façades may be illuminated to a maximum of 20 foot-candles as measured at any point on the façade.
 - v. Lights mounted on poles for the purpose of illuminating a building façade will not be permitted.
 - vi. All illumination sources must be located within the property boundary and be shielded from public view so that light is controlled within the area to be illuminated.
 - vii. Lamp selection should ensure that the source color is compatible with the building color and theme.
- e. Poles
 - i. The style of light poles must be compatible architecturally with the building design. Poles and luminaires must be uniform in color, anodized or painted to be compatible with the building color theme.
 - ii. Athletic field lighting shall adhere to current National Standards for that type of facility.
 - iii. Poles should be placed in landscape areas whenever possible (vs. parking lot pavement and sidewalks).
 - iv. Poles located adjacent to parking shall be located a minimum of 2.5' back from the face of curb, as measured from the nearest edge of the base.
 - v. Unfinished concrete pole bases may not extend more than 6" above surrounding grade.
- f. Service and Storage Areas
 - i. Service area lighting shall be contained within the service yard boundaries and enclosure walls.
 - ii. No light spillover can occur outside the service or storage area.
 - iii. The lighting source shall not be visible from the public right of way.
- g. Landscape and Pedestrian Areas
 - i. Accent lighting of landscape elements is permitted, provided that the lighting is low-level, background in appearance, and uses a concealed source.
 - ii. Colored accent lighting is not permitted (with the exception of seasonal displays).

- iii. Lighted pedestrian walk and exterior paved areas adjacent to buildings must use low-intensity fixtures, with light color compatible with surrounding area lighting.
- 4. Signs, Fences, and Entry Monuments (Supplements UDC Section 6.5: Signs)
 - a. UDC Section 6.5 (Signs) shall govern, unless superseded by an approved detailed sign program for the entire PUD and/or specific parcels therein following adoption of this PUD.
 - b. Fences, Entry Monuments and Retaining Walls (Corresponding UDC Section: Replaces UDC Section 5.8.4) Fencing will be enforced exclusively by the Design Review Committee (DRC). Should the DRC default or disband, the fencing regulations of the City of Cheyenne's Unified Development Code shall apply and the City will enforce them.
- 5. Parking Requirements (Supplements UDC Section 6.2: Parking, Lot Access and Circulation)
 - a. Parking shall comply with the standards in UDC Section 6.2.
 - b. Parking setbacks specific to this PUD are in Table 8 of this PUD.

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Section 4: Land Use Regulations

Table 4: Residential Building and Lot Development Standards Summary

| District | Lot Product Type | Building Setbacks | Minimum Building Separatio | Maximum Building Height | Minimum Lot Size | Max. Size Accessory | Density Range | |
|---|--|---|----------------------------|--|------------------|---------------------|---------------|--|
| VLDR | Front Yard | 25' | 16' | 35' | 15,000 SF | 1,500 SF | 0.1-2 DU/Ac | |
| | Side Yard - Internal / ROW | 15'/25' | | | | | | |
| | Rear Yard | 15' | | | | | | |
| LDR | Front Loaded SFD | Front Yard | 10' | 35' | 7,000 SF | 1,200 SF | 2-4 DU/Ac | |
| | | Front Facing Garage | | | | | | 20' |
| | | Side - Internal / ROW | | | | | | 8'/20' |
| | | Rear | | | | | | 15' |
| | Cluster / Zero Lot Line SFD | Front Yard | 10' | | 10' | 5,500 SF | | N/A |
| | | Front-Facing Garage | 18' | | | | | |
| | | Side - Internal / ROW | 0'/10' | | | | | |
| | | Rear | 15' | | | | | |
| | Cluster/ Patio SFD | Front Yard | 8' | | 10' | 5,500 SF | | N/A |
| | | Front Facing Garage | 18' | | | | | |
| | | Side - Internal / ROW | 7.5'/15' | | | | | |
| | | Rear | 15' | | | | | |
| MDR | Front / Alley Load SFD | Front Yard | 10' | 35' | 5,000 SF | 600 SF | 4-10 DU/Ac | |
| | | Front-Facing Garage | | | | | | 20' |
| | | Side - Internal / ROW | | | | | | 7.5'/15' |
| | | Rear Yard (without Alley) | | | | | | 15' |
| | | Bldg. to Alley (w/ Parking) | | | 20' | 4,500 SF | | N/A |
| | | Bldg. to Alley (w/o Parking) | | | 4' | | | |
| | | Cluster / Zero Lot Line Setbacks: Same as LDR Cluster | | | | | | |
| | | Patio SFD Setbacks: Same as LRD SFD | | | | | | |
| HDR | Duplex & Single Family Attached | Alley-Loaded SFD Setbacks: Per MDR Alley-Loaded SFD | | 45' by Right 60' by Administrative Review | 4,000 SF | 600 SF | 10-24 DU/Ac | |
| | | Front Yard | 15' | | | | | Minimum Building Separation Varies by # of Stories (Table 5) |
| | | Side – Internal / ROW | 7.5'/15' | | | | | |
| | | Rear Yard | 15' | | | | | |
| | ROW to Rear-loaded Garage | 5' | | | | | | |
| | Multifamily | Bldg. to Local St. ROW | 25' | | No Minimum | Per Note 4 | | |
| | | Bldg. to Collector St. ROW | 30' | | | | | |
| | | Bldg. to External Parcel Boundary | 30' | | | | | |
| | | Bldg. to Parking | 4' | | | | | |
| | | Where Multifamily Buildings are developed on individual lots (vs. building complexes): See Table 5 | | | | | | |
| | Alley-Loaded SFD Setbacks: Per MDR Alley-Loaded SFD | | | | | | | |
| | SFD Homes in HDR: Per Front / Alley Load SFD Standards Above | | | | | | | |
| | Non-Residential Uses Allowed in HDR District: Village Center Lot Standards Apply (See Table 8) | | | | | | | |
| Notes: | | | | | | | | |
| 1. Accessory Buildings: One accessory building is allowed in each single-family detached lot. None are allowed on lots with cluster homes, zero lot line homes, and patio homes. The accessory building shall be set back at least 10' behind the front of the principal structure, as constructed. The side and rear yard setbacks described above also apply to accessory buildings and detached garages. | | | | | | | | |
| 2. Encroachments for architectural features, such as chimneys and bay windows, of up to and including 2.5' within setbacks are allowed (in conformance with IRC 2018 §R302.1) and such that a minimum of 10' clear between building walls is maintained. | | | | | | | | |
| 3. Distance measurements are in feet unless otherwise noted. | | | | | | | | |
| 4. Detached garages and carports are allowed and are not considered accessory structures in this context. | | | | | | | | |
| 5. Where Cluster/Patio Homes abut pedestrian/trail corridor(s), front door may face away from vehicle circulation/access. | | | | | | | | |

Table 5: High Density Residential SFA and MF Building Setbacks Standards

| SFA / MF Building Orientation | 1-Story | 2-Story | 3-Story and Greater | Note: Minimum separation between buildings of varying heights is determined by the taller of the two buildings. |
|--|---------|---------|---------------------|--|
| Building Front to Building Front | 20' | 25' | 30' | |
| Building Side to Building Side | 10' | 15' | 20' | |
| Building Side to Building Front (or Back) | 20' | 25' | 25' | |
| Building Back to Building Back | 20' | 20' | 40' | |
| Where Multifamily Buildings are developed on individual lots with common space (vs. building complexes): | | | | |
| Front Yard adjacent to R/W | 10' | 15' | 20' | Note: Where lot line is adjacent to Open Space (Lot or Tract), Setbacks are reduced by 50%. |
| Side – Internal | 5' | 7.5' | 10' | |
| Rear Yard | 10' | 10' | 20' | |
| Building to Shared Ped/Vehicle Circulation | 4' | 4' | 8' | |

A. Residential Parcels

1. **Intent:** The following residential standards are intended to facilitate the orderly development of residential lands within the Sweetgrass PUD in a manner unique to Southeastern Wyoming.
2. **Residential Building and Lot Standards:** Setbacks, Minimum Lot Sizes, Building Separations, Maximum Building Height, Maximum Accessory Building Size, and Maximum Gross Density: Per Table 4.
3. **Access to Residential Parcels:** Because Sweetgrass is a series of neighborhoods designed within a planned collector street network around a significant open space system, the access guidelines contained within UDC §4.3.3.f.3(a) – (d) are not applicable. Residential development parcels shall provide access sufficient for emergency vehicles (per International Fire Code, as adopted by the City when the final plat for the residential parcel is submitted), with a minimum Level of Service of “C.”
4. **Streets within Residential Parcels**
 - a. SFD Residential Neighborhoods: Streets shall be dedicated public right of way per UDC “Standard Roadway: Residential.”
 - b. Non-SFD Residential Neighborhoods: Streets and drives providing access to internal parking and garages, including alleys, may be privately owned and maintained.
 - c. Any alleys proposed will be constructed to Context-based Roadway: Alley.
 - d. A parcel, or a portion of a parcel, within the district may be gated, subject to the approval of the Cheyenne Fire Department.
 - e. Any gated streets will be privately maintained.
 - f. Alternative street sections may be approved with concurrence by the City Engineer and Fire Chief following the adoption of this PUD.
5. **VLDR – Very Low Density Residential**
 - a. **Intent:** The Very Low Density Residential land use categories are located generally east of High Plains Road to transition from greater intensity to less intensity, with generous swaths of native and naturalized open space areas internal to each parcel. Residential uses allow for large lot estate SFD homes, custom SFD homes, and semi-custom SFD homes. Portion(s) of VLDR neighborhoods may be gated.
 - b. **Permitted Uses:** Per Table 7.
 - c. **Streets:**
 - i. Streets shall be dedicated public right of way per UDC Standard Roadway: Residential, with the exception of subsection iv below.
 - ii. A parcel, or a portion of a parcel, within the district may be gated, subject to the approval of the Cheyenne Fire Department.
 - iii. Any gated streets will be privately maintained.

- iv. Alternative street sections may be approved by the Committee with the concurrence of the City Engineer and Fire Chief for private streets following the adoption of this PUD.
- d. Private Parks and Open Space
 - i. Private Parks are not required.
 - ii. At least 90% of platted lots within an LDR parcel shall abut private open space with a minimum of 50' width.
- e. Supplementary Design Standards (in addition to Section 3.C above)
 - i. Ranch style (single story) homes are strongly encouraged. Should a second story be desired, no more than half of the building footprint (including the garage) may be used for the second story.
 - ii. Parallel garages, or garages set at least 20' behind the front façade, are required on all homes proposed within 30' of the front lot line.
 - iii. Landscape Design on Individual Lots: per Table 6 below.

6. LDR – Low Density Residential

- a. Intent: The Residential-Low Density land use category is intended to provide for residential development allowing for a variety of single-family detached dwelling units, including but not limited to traditional single-family homes, zero lot line dwelling units, clustered single-family dwelling units and accessory uses. Generous open space areas should be provided internal to each LDR parcel.
- b. Permitted Uses: Per Table 7.
- c. Clustering Incentive: If 50% or more of a LDR parcel is platted open space with all units abutting the open space, the following incentives shall apply to allow Cluster Homes, Zero Lot Line Homes, and Patio Homes:
 - i. Minimum lot size may be reduced to 5,500 SF;
 - ii. Side yard setbacks may be reduced to 0', so long as a 10' building separation is maintained; and,
 - iii. Rear yard setbacks may be reduced to 10'.
- d. Private Parks and Open Space
 - i. Private parks are not required.
 - ii. At least 75% of platted lots within a parcel shall abut to open space with a minimum of 75' width.
- e. Supplementary Design Standards (in addition to Section 3.C above)
 - i. At least 30% of the front elevation (excluding windows and doors) shall be masonry. Masonry shall wrap at least 2' on adjacent elevations for continuity.
 - ii. Landscape Design on Individual Lots: per Table 6.

7. MDR – Medium Density Residential

- a. Intent: The MDR land use category is intended to provide for residential development allowing for a variety of single-family detached and attached dwelling units, located nearby to schools and commercial centers. An extensive open space network should be provided with within each MDR parcel. To promote greater diversity, lower density development, such as that permitted within LDR districts, is permitted within MDR districts.
- b. Setbacks, Minimum Lot Sizes, Building Separations, Maximum Building Height, Maximum Accessory Building Size, and Maximum Gross Density: Per Table 4.
- c. Permitted Uses: Per Table 7.
- d. Clustering Incentive: If 50% or more of a MDR parcel is platted open space with all units abutting the open space, the following incentives shall apply to allow Cluster Homes, Zero Lot Line Homes, and Patio Homes:
 - i. Minimum lot size may be reduced to 4,500 SF;
 - ii. Side yard setbacks may be reduced to 0', so long as a 10' building separation is maintained; and,

- iii. Rear yard setbacks may be reduced to 10'.
 - f. Private Parks and Open Space
 - i. Private parks are not required.
 - ii. At least 80% of platted SFD lots within a parcel shall abut open space with a minimum of 40' width.
 - g. Single-Family Detached Residential Supplementary Design Standards (in addition to Section 3.C above).
 - i. At least 35% of the front elevation (excluding windows and doors) shall be masonry. Masonry shall wrap at least 2' on adjacent elevations for continuity.
 - ii. Landscape Design on Individual SFD lots: per Table 6.
- 8. HDR – High Density Residential**
- a. Intent: The HDR - High Density Residential land use category is located in close proximity to Laramie County Community College and planned retail / commercial development along College Drive. These parcels are intended to provide for residential development to support the student and employee housing needs associated with the community college and surrounding community in the form of apartments, townhomes, and more affordable single family detached dwellings. To promote greater diversity, lower density development, such as that permitted within MDR and LDR districts, is permitted within HDR districts.
 - b. Setbacks, Minimum Lot Sizes, Building Separations, Maximum Building Height, Maximum Accessory Building Size, and Maximum Gross Density: Per Table 4.
 - c. Permitted Uses: Per Table 7.
 - d. Private Parks and Open Space
 - i. Unless exempted per §3.A.10.b of these Standards, private parks are required at the rate of 0.025 acres per unit within a parcel, either in land or in fee, through the first hundred units. No additional park dedication is required in that parcel. (Patio Homes and Cluster Homes are exempt from this requirement).
 - ii. At least 60% of platted SFD lots within any HDR parcel shall abut to open space with a minimum of 30' width.
 - e. Single Family Detached Residential Supplementary Design Standards (in addition to PUD Section 3.C above): per SFD Residential Supplementary Design Standards in MDR.
- 9. Single-Family Attached (SFA) and Multifamily (MF) Residential Supplementary Design Standards**
- a. Site Design
 - i. The front elevation of each unit shall face either the public ROW, a private drive, or open space (internal to the parcel or as a numbered Tract in the PUD).
 - ii. At least one third of all parking provided shall be within garages (applicable to SFA only). The remainder of parking requirements shall be per UDC Section 6.2.
 - iii. Both attached and detached garages are allowed. Should detached garages be provided, no more than six vehicle spaces shall be constructed in the same garage structure. Detached garage structures shall have a 10 foot building separation.
 - iv. For any SFA / Multifamily neighborhood with more than 100 units, the following will be required *unless* at least 40% of the neighborhood boundary is contiguous to a publicly dedicated City Greenway Parcel (or Public Greenway Easement):
 - a. A clubhouse of at least 1,000 SF area; and,
 - b. A centrally-located landscaped common area of at least 1.0 acre, with age-appropriate play equipment, hard-surface sport courts (i.e., tennis, basketball, etc.), open turf play areas, and/or other amenities to be approved by the Director on a case-by-case basis (landscape and hardscape areas, including the clubhouse area, may be credited to the private park area).
 - v. Gated communities may be allowed.

- vi. A covered and lighted structure will be provided over mailbox units, and will match or complement the building architecture.
- b. Architectural Design
 - i. SFA Buildings shall include no more than eight units in a single building.
 - ii. MF Buildings shall include no more than twenty-four units in a single building and shall maintain conformance with Section 3.A.3 of this PUD.
 - iii. Architectural detailing, horizontal offsets, architectural window details, and other features shall be provided to avoid blank walls.
 - iv. All sides of all SFA & MF buildings shall be designed with high-quality materials, as described within UDC Table 6-18 and UDC Section 6.6.3.b.3 (Materials for Multifamily Buildings). Exterior materials may be natural wood, stucco (including EIFS), brick, or stone (including high quality faux brick / stone), in addition to lap siding. Alternatively, the architectural design standards [§§B, C, F(1-4), I, & J(1)] in Appendix D of this PUD may be used for multifamily building(s). The Director may approve other materials if used creatively and approved by the Sweetgrass Design Review Committee.
- c. Landscape Design: per Section 3.B.2.f (Irrigated Landscape) of this PUD. SFD lots shall be landscaped per Table 6.

Table 6: Landscape Design Standards for SFD Lots

| Intent: | | | |
|---|------------------------------|----------------------------|--------------------------------------|
| 1. Minimize water use in private landscapes by limiting turf to the highest use areas; | | | |
| 2. Visually soften the appearance of architecture in the front yard by ensuring that a minimum quantity of trees and shrubs are provided. | | | |
| Land Use Category | Front Yard Landscape | Side & Rear Yard Landscape | Maximum Area of Irrigated Turf Grass |
| VLDR | 1 Tree + 10 Shrubs / 2000 SF | None required. | 25% of Landscaped Area |
| LDR | 1 Tree + 5 Shrubs / 1000 SF | | 30% of Landscaped Area |
| MDR & HDR | 1 Tree + 3 Shrubs / 1000 SF | | 40% of Landscaped Area |
| Notes: | | | |
| 1. Front Yard Landscaped Area is defined as unpaved areas between the front façade and right of way. Parking and storage of vehicles is not allowed in the Front Yard Landscaped Area. | | | |
| 2. A minimum of one tree per street frontage is required per lot. Trees within the public right of way may count toward the above requirements. | | | |
| 3. Round fractions of plants up or down to the nearest whole number (0.5 becomes 1). | | | |
| 4. One tree may be substituted for 10 shrubs or 15 ornamental grasses, or vice versa (not applicable to street trees). | | | |
| 5. Minimum Planting Size: Canopy Trees - 1" Caliper; Ornamental Trees – 15 gallon container; Evergreen Trees – 4' height; Shrubs – 1 gallon container; Ornamental Grasses – 1 gallon container. | | | |

Table 7: Allowed Residential Land Uses by Category

| Proposed Land Use | | Residential Land Use Categories | | | |
|---|--|---------------------------------|-----|-----|-----|
| | | VLDR | LDR | MDR | HDR |
| Residential Land Uses | Single-Family Detached Residential (see Note 2 below) | P | P | P | P |
| | Cluster & Zero Lot Line SFD Residential | | P | P | P |
| | Patio SFD Homes | | P | P | P |
| | Single-Family Attached Homes (Duplexes and Townhomes) | | P | P | P |
| | Single-Family Attached Homes (Duplexes and Townhomes) | | P | P | P |
| | Multifamily Homes (Apartments and Condominiums) | | | P | P |
| | Mixed-Use Dwelling | | | | A |
| | Accessory Dwelling Unit | A | A | | |
| | Accessory Structure | P | P | P | P |
| | Home Occupation | P | P | P | P |
| | Live-Work (per UDC 5.7.7) | | | | P |
| | Personal Recreational Vehicle Storage (on Lots 15,000 SF and greater) | A | A | | |
| Non-Residential Uses | Stormwater Detention Ponds, including Regional Ponds | P | P | P | P |
| | Utility Conveyance | P | P | P | P |
| | Public and Private Parks and Open Space | P | P | P | P |
| | Community Athletic Field | P | P | P | P |
| | Neighborhood Assembly (up to 350 person capacity): church or clubhouse | A | A | P | P |
| | Government Facility, such as a Fire Station, Police Substation, or similar | | A | P | P |
| | Adult Care, Assisted Living | | | | A |
| | Child Care, in Home – Minor | | P | P | P |
| | Child Care, in Home – Major | | | A | A |
| | Child Care, Center – Minor | | | A | A |
| | Child Care, Center – Major | | | | A |
| | Utility Stations, such as water wells, pump stations, and similar facilities (not offices or storage yards) | A | A | A | A |
| | All Permitted Uses by Right in the Village Center Category of this PUD, on up to 15% of the Gross Land Area (see note 4 below) | | | | A |
| Legend: | | | | | |
| P Use Permitted by Right | | | | | |
| A Use Permitted by Administrative Review by the Director. | | | | | |
| Blank Not Permitted | | | | | |
| Notes: | | | | | |
| 1. Unless modified by Section 2 of this document, the land use definitions in Section 1.4 apply. | | | | | |
| 2. See individual Land Use Category Standards and Table 4 for the various types of SFD residential lots and minimum lot sizes allowed in each category. | | | | | |
| 3. Screening for Personal Recreational Vehicle Storage is required. | | | | | |
| 4. The maximum percentage allowed is defined to be the floor area of all non-residential uses divided by the gross area of the parcels (applicable only to HDR districts) | | | | | |

B. Non-Residential Parcels

Table 8: Non-Residential Building and Lot Standards

| Land Use Category | | Minimum Building Setbacks | Minimum Parking Setback | Minimum Distance Building to Private Drive / Parking | Maximum Building Height | Minimum Building Separation | Maximum Floor : Area Ratio | Maximum Impervious Lot Coverage |
|---|---|---|--|--|--------------------------------|-----------------------------|----------------------------------|---------------------------------|
| Retail / Commercial | From College Dr. ROW From Collector St. ROW From Parcel Boundary Line From Internal Property Line | 80' 25' 25' 0' | 75' 25' 25' 0' | 15' | 50' | 30' | 0.30 | 75% |
| Village Center | From College Dr. ROW From Collector St. ROW From Internal Property Line | 100' 25' 0' | 75' 15' 0' | 10' | 55' | 20' | 0.40 | 75%* |
| Hospitality / Event Center | From College Dr. ROW From High Plains Rd. ROW From Collector St. ROW From Internal Property Line | 75' 35' 35' 0' | 50' 25' 25' 0' | 10' | 80' | 20' | 0.50 | 90% |
| Medical Office | From Perimeter Arterial St. ROW From Collector St. ROW From Parcel Boundary Line From Internal Property Line | 75' 25' 25' 0' | 50' 20' 15' 0' | 10' | 35' | 30' | 0.25 | 80% |
| Golf Course Clubhouse | From High Plains Rd. ROW From Collector St. ROW From Parcel Boundary Line From Internal Property Line | 100' 100' 0' 0' | 100' 100' 0' 0' | 10' | 50' | 20' | 0.40 | 75% |
| Office / Retail | From Avenue 'C' ROW From Collector St. ROW From Local St. ROW From Parcel Boundary From Internal Property Line | 100' 25' 25' 50' 0' | 100' 20' 10' 30' 0' | 15' | 40' | 20' | 0.50 | 90% |
| School | From High Plains Rd. ROW From Collector St. ROW From Local St. ROW From Parcel Boundary From Internal Property Line | 30' 25' 15' 30' 0' | 35' 30' 20' 20' 0' | 10' | 35' | 30' | 0.25 | 40% |
| Park & Open Space Tracts/Lots | From College Dr. ROW From Avenue 'C' ROW From High Plains Rd. ROW From Local St. ROW From Parcel Boundary Line From Collector St. ROW From Internal Property Line | 100' 75' 75' 50' 50' 25' 0' | 75' 50' 50' 50' 30' 20' 0' | 10' | Park: 50' OS: 35' | 20' | Park: 0.40 OS: 0.10 | Park: 25% OS: 15% |
| * The maximum impervious area of the Village Center shall apply to Parcel B as a whole. Individual lots and/or tracts may exceed the maximum. | | | | | | | | |
| Ongoing Ranching Operations in the PUD shall be set back at least 200' from platted residential lots and at least 100' from non-residential buildings. | | | | | | | | |

1. Retail / Commercial

- a. Intent: The intent of Retail / Commercial parcels in Sweetgrass is to promote the development of retail and commercial stores, such as grocery stores and/or supermarkets, as well as big box retail development, to serve the greater southeastern Cheyenne area. Lodging is encouraged adjacent to College Drive because of proximity to the LCCC. Architectural design is intended to be prominent, particularly as seen from College Drive.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.

- d. Architectural Design: The Building Design standards in UDC Section 6.8.4 and 6.8.5 (Large Scale Commercial Design Standards) shall apply. Alternatively, the following standards in Appendix D of this PUD may be used for commercial building(s) architectural design: §§B, C, F(1-4), I, & J(1).
- e. Landscape Design:
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. For the purposes of landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 80%.
 - iii. Landscape design of regional detention ponds shall be treated as a Naturalized Landscape per Section 3.B.2.e of this PUD
 - iv. The western 30' of Parcel A and the southern 30' of Parcels A and B shall be landscaped as a Naturalized Landscape per Section 3.B.2.e of this PUD, subject to the standards described for a Level 2 Buffer in UDC Table 6-11. The intent of this buffer is to reduce the visual impact of the allowed uses on adjacent residential parcels, public parks and open space tracts.

2. Village Center

- a. Intent: The Village Center intended to be the heart of the community, adjacent to the main entrance from South College Drive and directly across from a main entrance to the Laramie County Community College (LCCC). The Village Center is intended to provide a broad range of retail stores, restaurants, service uses (e.g., post office annex, dry cleaner, barber, and similar), as well as business and professional offices, to Sweetgrass residents, students, and employees. Lodging is encouraged adjacent to College Drive because of proximity to the LCCC. The site design of the buildings and parking shall have a village character and be pedestrian-oriented. Mixed-use buildings, to include live-work and/or multifamily residential above non-residential uses, are encouraged. Outdoor seating will be an integral part of restaurants, coffee-shops, etc. A large central open space will be a major focal point for surrounding buildings and a community gathering space for outdoor activities. Such activities may include summer concerts and fairs, farmers' markets, ice-skating, and similar. Government uses, such as a fire station, police substation, etc., are encouraged, particularly between Murray Road and the central open space.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.
- d. Architectural Design: Per Appendix D: Village Center Standards & Guidelines.
- e. Landscape Design:
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. For the purposes of UDC landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 60%.
 - iii. Landscape design of regional detention ponds shall be treated as a Naturalized Landscape per Section 3.B.2.e of this PUD.

3. Hospitality and Event Center

- a. Intent: The intent of the Hospitality & Event Center district is to provide indoor and outdoor entertainment venues to local residents, college students, and visitors, as well as hotel and convention facilities conveniently located adjacent to the Laramie County Community College. In addition, upscale restaurants, specialty retail, and signature office space will be provided. The intersection of College Drive and High Plains Road will be the primary entrance to Sweetgrass; as such, large-scale monuments and prominent landscape design are planned for the southwest and southeast corners of the intersection.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.

- d. Architectural Design: The Building Design standards in UDC Section 6.8.4 and 6.8.5 (Large Scale Commercial Design Standards) shall apply.
 - e. Landscape Design:
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. For the purposes of landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 80%.
- 4. Medical Office Campus**
- a. Intent: The intent of the Medical Office Campus use on Parcel F is to allow for the development of a medical office campus in an easily accessible location convenient to the Laramie County Community College, with the potential for other related uses.
 - b. Permitted Uses: Per Table 9.
 - c. Building and Lot Standards: Per Table 8.
 - d. Architectural Design:
 - i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply.
 - ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation.
 - e. Landscape Design:
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. Landscape design of naturalized landscapes and/or areas in close proximity to the golf course shall be treated as a Naturalized Landscape per Section 3.B.2.e of this PUD.
- 5. Golf Course Clubhouse**
- a. Intent: The intent of the Golf Course Clubhouse District is to allow the development of an upscale resort and convention center focused on the golf course, tennis facilities, swimming pool, stables, and/or equestrian facilities. Guest facilities may be stand-alone suites or attached villas, within a traditional hotel, or a combination thereof. The tennis club and/or equestrian arena may include stadium seating. Portions of the site may host outside events, such as weddings, parties, and other gatherings. Clubhouses will include food and beverage service, as well as locker rooms, swimming pool(s), golf cart storage and maintenance, and other uses commonly found in such. A portion of the Parcel may be developed as High Density Residential, depending upon market conditions.
 - b. Permitted Uses: Per Table 9.
 - c. Building and Lot Standards: Per Table 8. Note that the setbacks in the HDR district will apply for any residential development proposed in Parcel J.
 - d. Architectural Design:
 - i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply.
 - ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation.
 - e. Landscape Design:
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. Landscape design of naturalized landscapes and/or areas in close proximity to the golf course shall be treated as a Naturalized Landscape per Section 3.B.2.e of this PUD.
 - iii. Adjacent non-compatible uses shall be separated at minimum by either: a Level 2 landscape buffer as described within UDC Table 6-11; or, by dedicated public right of way; or, by a private street corridor at least 50' in width.

6. Office / Research Campus

- a. Intent: The Office / Research Campus land use parcels are located along the western property boundary adjacent to the future extension of South Loving Trail and in close proximity to State Highway 85 (South Greely Highway). This land use category is intended to provide a broad range of employment opportunities and business uses ranging from corporate campus, multi-tenant office buildings, research and development consistent with light industrial land uses, a potential extension of a college or university, as well as retail uses to support the above.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.
- d. Architectural Design:
 - i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply.
 - ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation.
- e. Landscape Design
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. The eastern 30' of Parcels CC and DD shall be landscaped as a Naturalized Landscape per Section 3.B.2.e of this PUD, subject to the standards described for a Level 2 Buffer in UDC Table 6-11. The intent of this buffer is to reduce the visual impact of the allowed uses on adjacent residential parcels and open space tracts.

C. Park, School, and Open Space Tracts/Lots

1. Community Park

- a. Intent: The Community Park is to be dedicated to the City of Cheyenne and developed as a community park with athletic fields and associated amenities (e.g., picnic pavilions, restrooms, playgrounds, parking areas, etc.) serving s Cheyenne, along with stormwater detention facilities and regional trails to serve the Sweetgrass PUD connecting to Laramie County Community College. A detailed program and design for the Community Park will be determined separately by the City.
- b. Permitted Uses: Per Table 9.
- c. Alternative Uses: In the event that Tract 1 or portion(s) thereof are not accepted by the City of Cheyenne for the purposes of a Community Park, the list of permitted uses in the portion(s) not acquired may expand to include those allowed in the MDR – Medium Density Residential District as described within Table 9.
- d. Building and Lot Standards: Per Table 8 and the following:
 - i. Athletic fields, stands, and other gathering areas shall be located a minimum of 100' from any platted residential lot.
 - ii. Parking lots and drives shall be located a minimum of 50' from any platted residential lot.
- e. Landscape Design: Naturalized landscaped within the Community Park shall be consistent with the PUD naturalized areas.

2. Schools

- a. Intent: The intent of the district is to provide centrally located parcels to be acquired by the Laramie County School District and/or private school operators for the purpose of constructing elementary schools and a combined middle school / high school.
- b. Permitted Uses: Per Table 9.
- c. Alternative Uses: In the event that lands set aside for schools in the PUD are not acquired by a public school district or private educational provider within fifteen years of the adoption of this PUD, the list of Permitted Uses in this District will expand to include also those allowed in the MDR

district described within Table 9. The maximum number of units allowed in Sweetgrass will remain unchanged.

- d. Building and Lot Standards: Per Table 8.
- e. Fences: Alternative fence designs, including chain link fences, are allowed. Chain link fences may not be within 5' of the public right of way.
- f. Architectural Design
 - i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 shall apply to private schools.
 - ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation.
 - iii. Buildings not meeting the above standards shall be screened from public right of way and adjacent residential properties with a an additional 10' width landscape buffer and landscape as described in UDC Table 6-11 (Level 1 buffer).
- g. Landscape Design:
 - i. Landscape design shall meet the standards described within Section 3.B.2.f (Irrigated Landscapes) of this PUD.
 - ii. For the purposes of landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 90%.

3. Open Space

- a. Intent: The intent of Open Space tracts are to provide expanses of native prairie grasses, public trails, the continuation of existing ranching operations, stormwater conveyance and detention facilities, an eighteen hole golf course and practice facilities for public and/or private use, and golf maintenance facilities.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.
- d. Architectural Design:
 - i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 shall apply to private schools.
 - ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation.
 - iii. Buildings not meeting the above standards shall be screened from public right of way and adjacent residential properties with a an additional 10' width landscape buffer and landscape as described in UDC Table 6-11 (Level 1 buffer).
- e. Landscape Design: Per Section 3.B.2.d (Native Landscapes) and Section 3.B.2.e (Naturalized Landscapes) of this PUD, as applicable. Irrigation and landscape design of the golf course are not subject to the standards within this PUD.

Table 9: Allowed Non-Residential Uses by Category

| | RETAIL / COMMERCIAL | VILLAGE CENTER | HOSPITALITY / EVENT CENTER | MEDICAL OFFICE | GOLF COURSE CLUBHOUSE | OFFICE & RESEARCH CAMPUS | COMMUNITY PARK | SCHOOL | OPEN SPACE |
|--|--|----------------|----------------------------|----------------|-----------------------|--------------------------|----------------|--------|------------|
| LEGEND: | | | | | | | | | |
| P | PERMITTED USE BY RIGHT | | | | | | | | |
| A | PERMITTED USE BY ADMINISTRATIVE REVIEW | | | | | | | | |
| BLANK | NOT PERMITTED | | | | | | | | |
| Residential Land Uses | | | | | | | | | |
| Multifamily above Non-Residential | | P | | | | | | | |
| Live-Work Units per UDC §5.7.7 above Non-Residential | | P | | | | | | | |
| Civic Uses | | | | | | | | | |
| Neighborhood Assembly(< 350 person capacity) | | P | P | | | | P | P | |
| Community Assembly (350-1000 person capacity) | | P | P | | | | P | P | |
| Primary & Secondary Schools | | A | | | | | | P | |
| Educational Facilities | | P | | | | P | | A | |
| Community Athletic Field | | | | | | | P | P | P |
| Park Maintenance, Facilities & Associated Offices | | | | | | | P | | |
| Developed Athletic Field / Stadium | | | | | P | | P | P | |
| Service Uses | | | | | | | | | |
| Service Businesses – Limited and General | P | P | P | | A | | | | |
| Adult Care, Assisted Living and/or Nursing Home | | | | P | | | | | |
| Animal Care, Kennel | | | | A | | | | | |
| Animal Care, Hospital / Clinic | P | P | | A | | | | | |
| Child Care Center – Major | | P | | P | P | P | P | | |
| Child Care Center – Minor | | P | | P | P | P | P | | |
| Entertainment, Indoor Recreation Facility | | A | P | P | | | | | |
| Entertainment, Outdoor Recreation Facility (Golf) | | | | | P | | | | P |
| Entertainment, Outdoor Recreation Facility (non-Golf) | | P | P | | | | P | | |
| Entertainment Venue | | P | P | | P | | P | | |
| Lodging, Hotel or Motel | P | P | P | | P | | | | |
| Medical Care, Clinic | | | | P | | | | | |
| Medical Care, Office | P | P | | P | | | | | |
| Commercial Uses | | | | | | | | | |
| Convenience Retail / Corner Store | P | P | | | A | | | | |
| Neighborhood Retail (<5,000 SF) | P | P | | | | P | | | |
| General Retail (5000 – 25000 SF) | P | P | | | | P | | | |
| Large Scale Retail (25,000 – 100,000 SF) | P | | | | | | | | |
| Warehouse Retail (>100,000 SF) | P | | | | | | | | |
| Grocery Store (<45,000 SF) | P | P | | | | | | | |
| Supermarket (>45,000 SF) | P | | | | | | | | |
| Outdoor Sales, Limited | P | P | P | | A | | | | |
| Outdoor Sales, Seasonal | | P | P | | | | P | | |
| Outdoor Sales, Event or Display Area | | P | P | | | | P | P | |
| Bars | P | P | P | | P | | | | P |
| Liquor Stores | P | P | P | | | | | | |
| Automobile Service Repair | A | | | | | | | | |
| Automobile Service Station – Limited & General | A | | | | | | | | |
| Retail Concessions, Food Truck Vendors, and Similar Uses | | P | P | | P | | P | | |
| Special Events with Catering, including Liquor Sales | | P | P | | P | | P | | |
| Food Service – Limited (<2,000 SF) | P | P | P | | P | | | | |
| Food Service – General (2,000 SF – 4,000 SF) | P | P | P | | P | | | | |
| Food Service – Large Scale (>4,000 SF) | P | P | P | | P | | | | |
| Industrial Uses | | | | | | | | | |
| Micro-Brewery | | P | P | | | | | | |
| Limited Industrial | | | | | | P | | | A |
| Moderate Industrial | | | | | | A | | | |
| Limited Outdoor Storage | | | | | | A | P | | A |

| LEGEND: P PERMITTED USE BY RIGHT A PERMITTED USE BY ADMINISTRATIVE REVIEW BLANK NOT PERMITTED | | RETAIL / COMMERCIAL | VILLAGE CENTER | HOSPITALITY / EVENT CENTER | MEDICAL OFFICE | GOLF COURSE CLUBHOUSE | OFFICE & RESEARCH CAMPUS | COMMUNITY PARK | SCHOOL | OPEN SPACE |
|--|--|----------------------------|----------------|----------------------------|----------------|-----------------------|--------------------------|----------------|--------|------------|
| | | Public Service Uses | | | | | | | | |
| Commercial & Public Parking Facility | | | A | P | | | | | | |
| Government Facility | | | P | | | | | P | | |
| Transportation Facilities | | | A | A | | | | | | |
| Utility Stations | | A | A | A | A | A | A | A | A | A |
| Utility Conveyance, incl. Telecommunications Facilities | | P | P | P | P | P | P | A | P | P |
| Stormwater Detention Ponds, Including Regional Ponds | | P | P | P | P | P | P | A | P | P |
| Agricultural Uses | | | | | | | | | | |
| Ongoing Ranching Operations | | P | P | P | P | P | P | A | P | P |
| Commercial Stables, Arenas, and Show Barns | | | | | | P | | | | |
| Limited Agricultural (only to support stables etc.) | | | | | | P | | | | |
| Notes: | 1. Unless modified by Section 2 of this PUD, the land use definitions in UDC §1.4 apply. 2. Nothing in this PUD shall prohibit alcohol sales as a part of the golf course liquor license (e.g., beverage cart sales, etc.), subject to additional conditions outside the scope of this PUD. 3. Limited industrial and outdoor storage uses in Open Space are allowed only as part of golf course maintenance operations. | | | | | | | | | |

(End of Section)

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Appendix A: Sweetgrass PUD Street Sections

Table 10: Sweetgrass PUD Roadway Design Information

| Street Section Reference | Perimeter Arterial | Urban Arterial | Urban Collector | Transitional Collector | Rural Arterial | Rural Collector or (Local) ⁽³⁾ | Context-based Neighborhood Street |
|--------------------------|---|---|---|---|---|--|---|
| Description | 4 – 6 lane regional arterial road connecting US Hwy 85 to High Plains Rd. ⁽²⁾ | 4 – lane arterial road transitioning between rural road section south of Murray Rd. to NB College Dr. | 2 – lane collector street with median, connecting College Dr. to Murray Rd. and most intensive land uses. | 2 – lane collector street with median, separating “urban” portion of Sweetgrass from “rural” areas. | 2 – lane arterial road connecting from Murray Rd. south through low-density portions of Loving Trail from Sweetgrass. | 2-lane street without median, providing circulation through “rural” areas. | 2-lane local street without median, providing circulation through high-density areas within a defined neighborhood. |
| Context | College Drive, at full buildout ⁽³⁾ | High Plains Road (north of Murray Rd.) | Collector Streets north of Murray Rd. and south of College Dr. | Murray Rd, from Ave C to High Plains Rd and Future College Dr. extension. | High Plains Road (south of Murray Rd.) | Neighborhood Circulation within and from “rural” areas ⁽³⁾ . | Local Streets within specific high-density neighborhoods. |
| Notes | (1) Local streets (Urban): The City's standard Residential (Type A) street section (UDC Figure 4-8) is proposed as typical for public streets in residential parcels. Alternative street sections with a narrower width or other changes may be approved on a case-by-case basis in low-traffic volume situations. (2) WYDOT will be responsible for the ultimate design and construction of College Drive. These improvements are anticipated to occur prior to 2026. (3) “Rural” areas defined as any LDR/VLDR area having a total density of less than 2 DU/acre (See Section 4, Table 4) exclusive of Open Space. | | | | | | |

Table 11: Roadway Technical Criteria

| Street Section Reference | Perimeter Arterial | Urban Arterial | Urban Collector | Transitional Collector | Rural Arterial | Rural Collector ⁽¹⁾ | Rural Local ⁽¹⁾ | Context-based Neighborhood Street |
|--|--|----------------------------------|--------------------|------------------------|------------------------|--------------------------------|----------------------------|-----------------------------------|
| Design Speed | 50 mph | 45 mph | 35 mph | 35 mph | 40 mph | 45 (35) mph | 35 (25) mph | 25 mph |
| Posted Speed Limit | 45 – 50 mph | 35 mph | 30 mph | 30 mph | 30 mph | 30 (20)mph | 30 (20)mph | 20 mph |
| Design Vehicle | WB – 67 | WB – 67 | SU – 30 | SU – 30 | WB – 50 | SU – 30 | SU – 30 | SU – 30 |
| Min. Sight Distance | Per Current AASHTO Green Book Standards | | | | | | | |
| Stopping Sight Distance | | | | | | | | |
| Min. Intersection Spacing | 1,320' | 330' | 330' | 330' | 330' | 300' | 75' | 150' |
| Distance Between Signals | 2,640' | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Driveway Approach & Street Config. | Radial curb return (no direct driveway access) | Radial curb return or roundabout | Radial curb return | Radial surface return | Radial surface return | Radial surface return | Radial surface return | Radial curb return |
| Curb & Gutter Type | 6" vertical | 6" vertical | 6" vertical | None ^(4, 5) | None ^(4, 5) | None ^(4, 5) | None ^(4, 5) | Per UDC |
| Grade (max. / min) | 6% / 0.50% | 6% / 0.50% | 8% / 0.50% | 8% / 0.50% | 8% / 0.50% | 6% / 0.50% | 8% / 0.50% | 10% / 0.50% ^(3,4) |
| (1) “Rural” areas defined as any LDR/VLDR area having a lot frontage ≥85 feet and total density of less than 2 DU/acre (See Section 4, Table 4), exclusive of Open Space. (2) For Rural Road, access and dimensional requirements subject to Collector/Local designation based on projected trip generation (2,000 ADT threshold for Collector) (3) Use of grades in excess of 8% shall be approved by the City Engineer prior to use. (4) Adjacent channels shall be designed in accordance with UDC Article 3.2.3.b.2, Channels. (5) Requires either 6:1 pavement edge stabilization, 6" deep concrete ribbon edge, or equivalent alternative approved by the City Engineer. | | | | | | | | |

Table 12: Geometric & Urban Design Standards

| Street Section Reference | Perimeter Arterial | Urban Arterial | Urban Collector | Transitional Collector | Rural Arterial | Rural ⁽⁶⁾ Collector | Rural ⁽⁶⁾ Local | Context-based Neighborhood Street | |
|---|--|---|---|--|--|------------------------------------|---|--|--|
| A | Right-of-Way Width (min.) | 140' Typ. (varies) | 120 ⁽²⁾ Typ. | 100 ⁽²⁾ Typ. | 100' Typ. | 100' Typ. (60' min.) | 80' Typ. (50' min. w/easements) | 40' Typ. (30' w/ Easements) | |
| B | Roadway Width | Varies | 78' (BC-BC) | (61' BC-BC) | 52' (TOA-TOA) | 50' (TOA-TOA) | 48' (TOA-TOA) w/parking one side (36' TOA-TOA min.) | 32' (BC-BC) | |
| C | Lane Width (# lanes) | 12' (4-6 lanes) | 12' (4 lanes) | 12' (2 lanes) | 12' (2 lanes) | 12' (2 lanes) | 12' (2 lanes) | 10' (2 lanes) | |
| D | Bike Lane, Parking, or Shoulder Width ⁽¹⁾ | 7' Bike Lane / Shoulder | 6' Bike Lane / Shoulder | 8' Bike Lane / Shoulder | 6' Bike Lane / Shoulder | 8' Bike Lane / Shoulder | 4' Bike Lane (8' optional parking outside of bike lane) | 4' min. Shoulder or 8' min. Parking (both sides) | 8' parking lane (one-side) or 6' parking lane (both sides) |
| E | Median | Landscaped raised, 20'W (8' min. width w/ turn lanes) | Landscaped, raised. 17' width BC-BC; 7' width BC-BC w/ left turn. | Landscaped, raised. 19' width BC-BC standard; 7' width BC-BC w/ left turn. | Landscaped, raised. 11' width BC-BC; 1' width BC-BC (concrete) w/ left turn. | Optional ⁽⁴⁾ | None. | None. | None. |
| F | Tree Boulevard | South side: Varies ⁽²⁾ | 12' width (one side) | 12' width (one side) | 12' width (one side) | 12' width (one side) | None. | None. | 6' |
| G | Sidewalk | South side: None ⁽²⁾ | 6' width (one side) | 6' width (one side) | 6' width (one side) ⁽⁷⁾ | 6' width (one side) ⁽⁷⁾ | None. | None. | 5' detached ^{(5a) (7)} (one side) ^{(5b) (7)} |
| H | Optional Regional Trail 10' width, one side (meandering in easement and/or ROW; detached from street; returns to curb at intersections to allow safe pedestrian crossings) | | | | | | | | |
| I | Trail / Easement | 75' (one side) | 50' (one side) | 50' (one side) | 50' (one side) | 50' (one side) | (optional) (see PUD Trails Plan) | (optional) | (optional) |
| <p>Notes</p> <p>(1) Parking will not be permitted along arterials and collectors, except on portions of collectors with a designated parking lane.</p> <p>(2) Adjacent property owners will be responsible for design and construction of sidewalk and landscape improvements north of College Drive and west of Loving Trail.</p> <p>(3) Trail alignments may vary slightly from those illustrated in street sections because of grading, utilities, and other constraints.</p> <p>(4) Optional Median may be raised w/curb & gutter, depressed for drainage, or no median.</p> <p>(5) a) If an attached sidewalk is allowed via subdivision waiver then a minimum 6' wide sidewalk is required (8' @ Collector & Arterial). b) sidewalk both sides optional</p> <p>(6) "Rural" areas defined as any LDR/VLDR area having lot frontage ≥85 feet and total density of less than 2 DU/acre (See Section 4, Table 4), exclusive of Open Space.</p> <p>(7) Where Regional Trail (H) is present, sidewalk (G) is optional where noted.</p> <p>(8) A 4" white stripe shall be required on both edge of traveled ways.</p> | | | | | | | | | |

Street Sections Proposed

Perimeter Arterial Street Section ... Page A-3
 Urban Arterial Street Section Page A-3
 Rural Arterial Street Section Page A-4
 Urban Collector Street Section Page A-4

Transitional Collector Street Section ... Page A-5
 Rural Local/Collector Street Section ... Page A-5
 Rural Collector with Parking Lane Page A-6
 Context-based Neighborhood Street ... Page A-6

Please refer to the Sweetgrass Planned Unit Development (sheet 3 of 6) for graphic representations and specific application of the above street sections

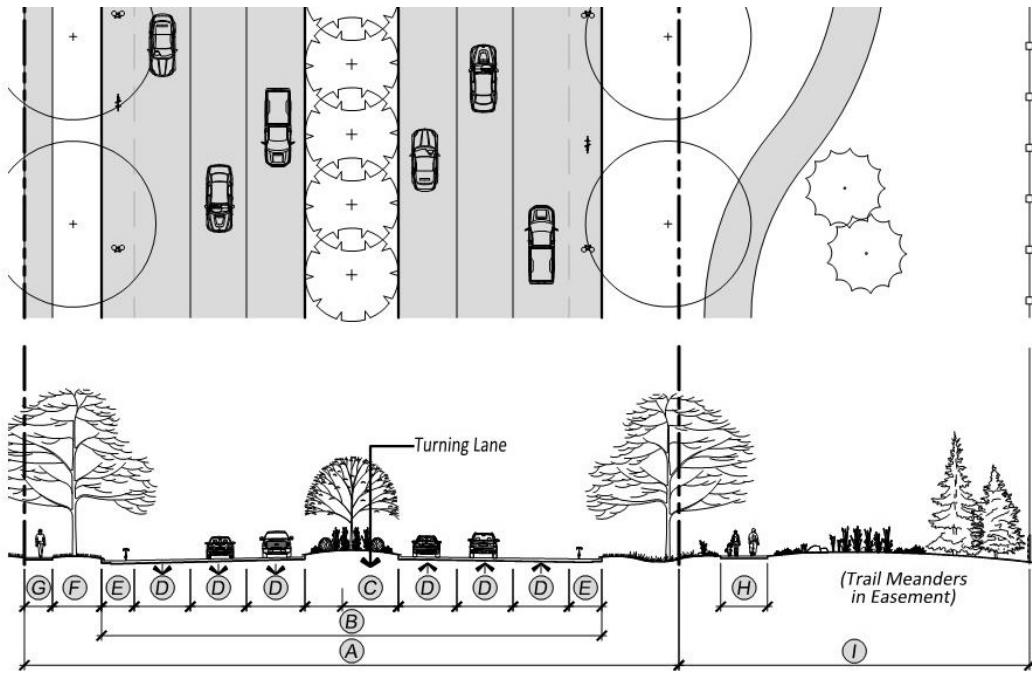


Figure 2: Perimeter Arterial Street Section

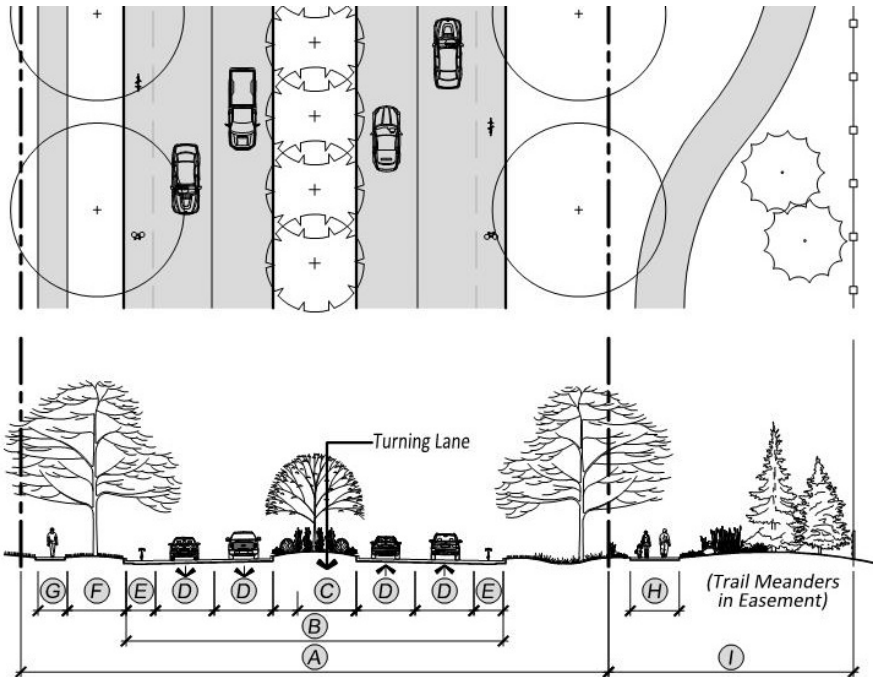


Figure 3: Urban Arterial Street Section

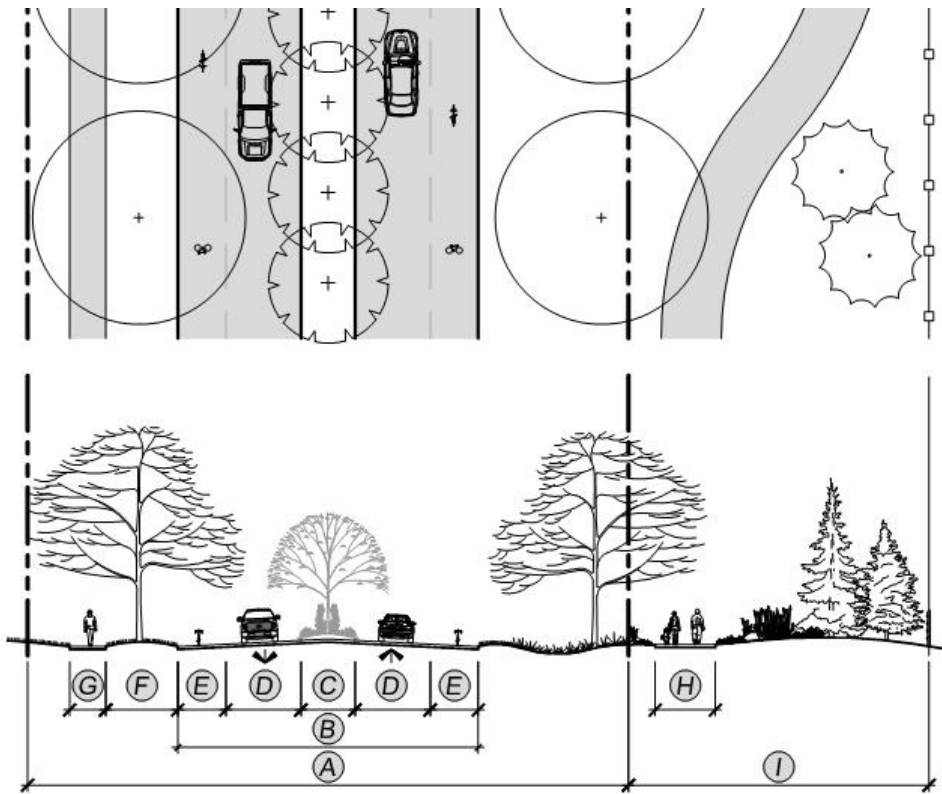


Figure 4: Rural Arterial Street Section

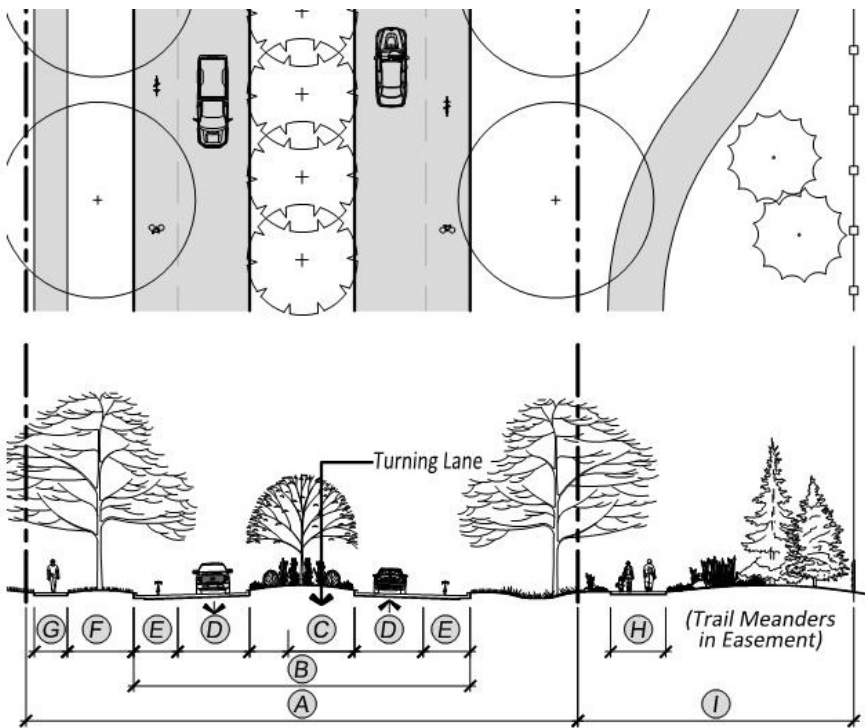


Figure 5: Urban Collector Street Section

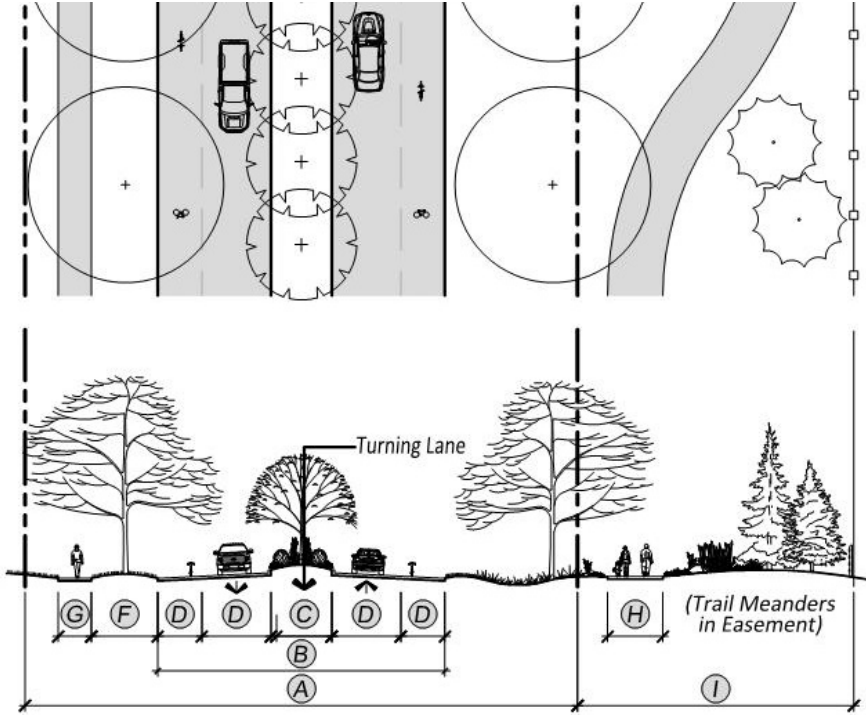


Figure 6: Transitional Collector Street Section

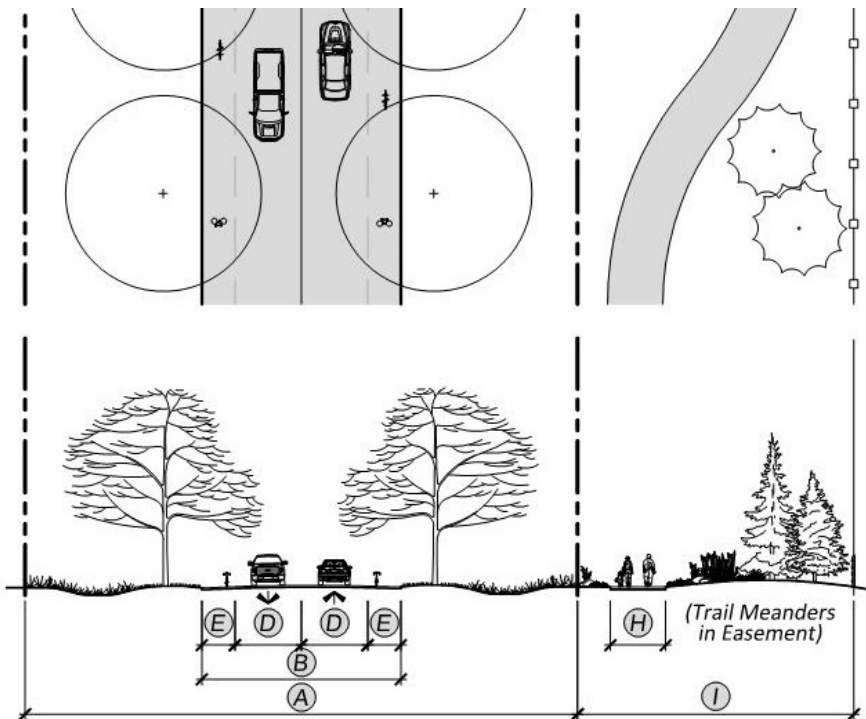


Figure 7: Rural Local/Collector Street Section

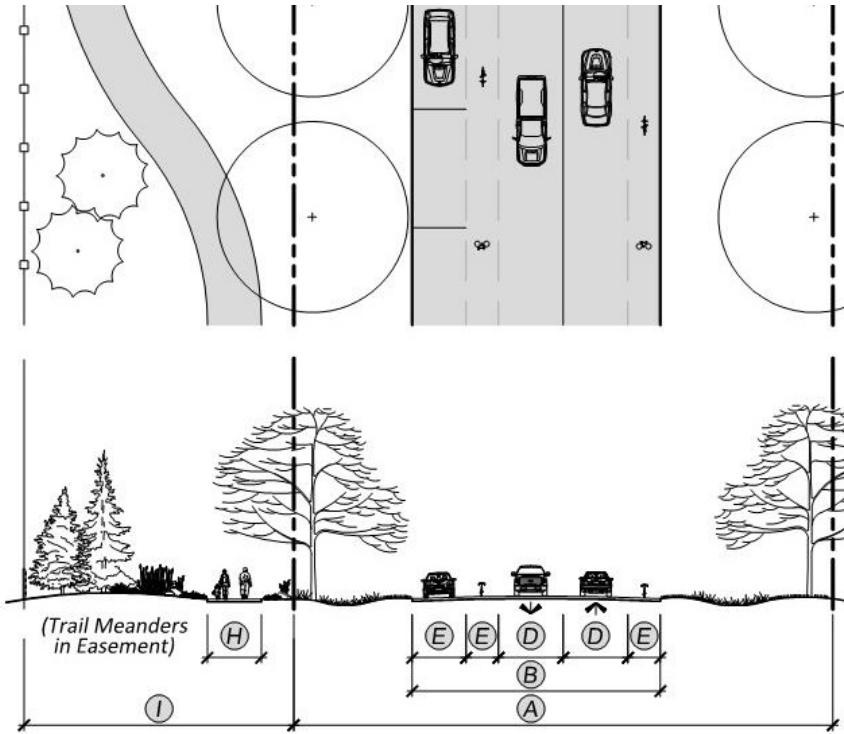


Figure 8: Rural Collector with Parking Lane

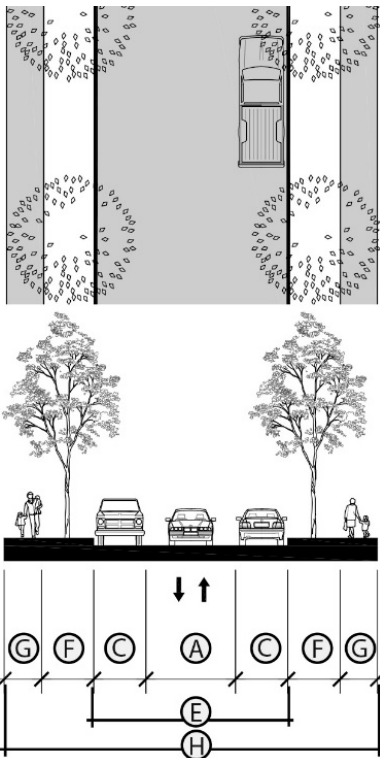
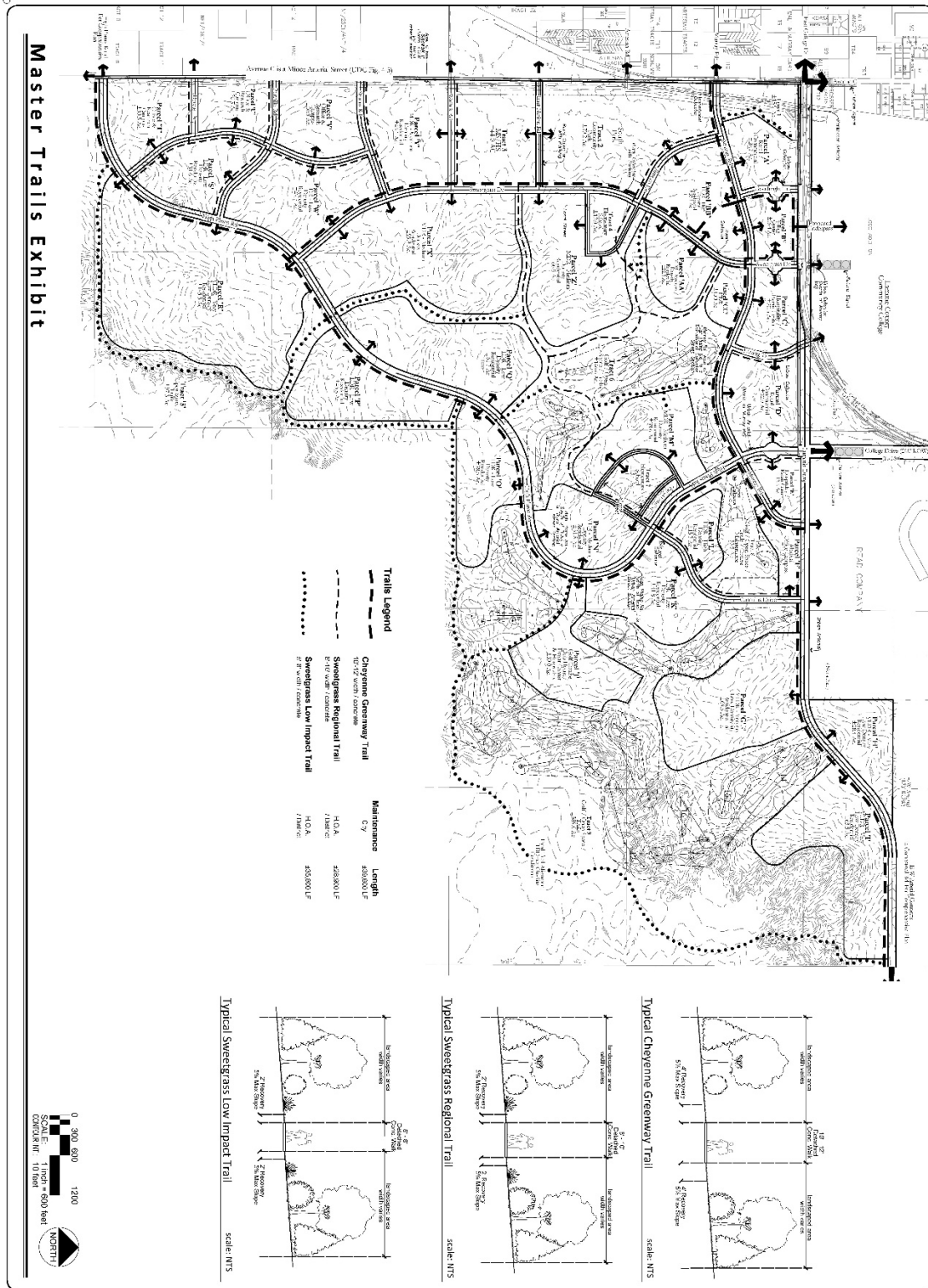


Figure 9: Context-based Neighborhood Street

(End of Appendix)



(End of Appendix)



Sweetgrass
Final Planned Unit Development
2nd Amendment
Map Exhibits
City of Cheyenne, Wyoming



Appendix C: Cheyenne UDC Sections Incorporated by Reference

| Subject | Sweetgrass Final PUD Standards & Guidelines Text | UDC Section |
|--|---|-------------|
| Section 1: General Provisions | | |
| B: Application (p. 1) | <p>2. This PUD both references and diverges from the regulations contained in the Cheyenne Unified Development Code (UDC).</p> <p>3. When the UDC is referenced herein, those sections of the UDC are shown in Exhibit B to this PUD document.</p> <p>4. Portions of the PUD are more stringent than the UDC; others are less stringent and/or provide a different approach. If the PUD does not address a specific item, the most current edition of the Cheyenne UDC shall govern; otherwise, this PUD shall govern.</p> | General |
| D. Density Variations and Transfers (p. 2) | 5. An increase of dwelling units within a receiving parcel by more than 10% beyond the maximum described in the PUD may be accomplished through an Administrative Adjustment, as described in UDC Section 2.3.4 , so long as the increase does not adversely affect the delivery of public services or substantially change the character of the PUD. | UDC §2.3.4 |
| H. PUD Amendments (p. 3) | 1. From time to time, this PUD may require an amendment as conditions in the area evolve or other changes occur. The Committee is authorized to act on behalf of Sweetgrass owners and residents to petition the Director to make minor amendments to this PUD, subject to the procedures outlined in UDC Section 2.3.4 - Administrative Adjustment . Such amendments could include text amendments that do not affect materially the nature of the PUD, adjustments to parcel boundaries, changes to trail alignments, and/or other, similar items. | UDC §2.3.4 |
| | 2. In the event that the Director finds that a proposed amendment is outside of the minor adjustments described within UDC Section 2.3.4.b.2 , the Committee is authorized to act on behalf of Sweetgrass owners and residents to petition the Planning Commission for an amendment to this PUD pursuant to UDC Sec. 5.6.2.h . | UDC §5.6.2 |
| J. Temporary Uses (p. 3) | 4. The temporary uses permitted by City of Cheyenne as allowed with a "Temporary Use Permit" issued by the City of Cheyenne, pursuant to UDC Section 2.2.6 . | UDC §2.2.6 |
| L. Applications, Phasing, and Process (p. 4) | 1. Following PUD adoption, the owners of PUD parcel(s) may submit site plans and/or plats for approval by the City of Cheyenne, as applicable. Such applications shall include a letter of endorsement from the Committee to be considered by the City. To receive a letter of endorsement, the applicant shall demonstrate to the satisfaction of the Committee that the applicant's plans and building concepts coincide with the goals and standards described within this PUD and the UDC , as applicable. | General |
| M. Street Sections (p. 4) | 1. Because of the size of Sweetgrass, its rural character, and the goal of reducing public infrastructure and associated maintenance costs, alternative public street sections to the City's standard for collector and arterial streets (UDC §4.3) within and adjacent to Sweetgrass are a part of this PUD. Street sections allowed in Sweetgrass are illustrated in Appendix A of these Standards & Guidelines. | UDC §4.3 & |

| Subject | Sweetgrass Final PUD Standards & Guidelines Text | UDC Section |
|---|---|-----------------------------|
| | 2. The Sweetgrass Street Sections may be adjusted slightly as construction plans are developed for special circumstances, such as roundabouts, accel or decel lanes, turning lanes, and/or other conditions, without amending this PUD and/or necessitating a formal Waiver to Subdivision Standards . | UDC §2.3.1 |
| Section 2: Definitions | | |
| A. Purpose (p. 5) | 2. Refer to the current Cheyenne Unified Development Code for other definitions not defined herein. | General |
| B. Word Usage (p. 5) | 1. In the interpretation of this Planned Unit Development, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise. For definitions not found below, refer to Section 1.4 of the Cheyenne Unified Development Code ; otherwise, the accepted dictionary definition in normal context shall apply. | UDC §1.4 |
| C. Definitions | 1. The Building Height definition in UDC §1.4.2.c is modified, such that the bottom point of measurement is from the finished first floor elevation. Service areas below the finished floor elevation, including those with exterior access, are excluded from the height calculation. | UDC §1.4.2.c |
| Section 3: Development Standards & Guidelines | | |
| A. Residential Parcels (p. 8) | 2. Street and Building Orientation around Neighborhood Parks and Schools | General |
| | 3. Anti-Monotony Criteria | UDC §6.6.3.b.2 |
| | 4. Neighborhood Edges | General |
| | 5. Exterior Materials | UDC §6.6.3.b.3 |
| | 6. Roof Design | General |
| | 7. Front Porch Requirements | UDC §6.6.4.b.1 |
| | 8. Garages and Driveways | UDC §6.6.4.a.4 & Figure 6-7 |
| | 9. Residential Lighting | General |
| | 10. Internal Parks and Open Space | UDC §4.411. |
| | 11. Fences, Entry Monuments, and Retaining Walls | UDC §5.8.4 |
| | 12. Common Recreational Vehicle Storage and Screening | General |
| | B. Non-Residential Parcels (p. 12) | 2. Landscape Design |
| g. Irrigated Landscapes ii. Minimum Plant Materials Required (a) Trees: Per UDC Section 6.3 Tree Points, Table 6-8 | | Table 6-8 |
| (b) Shrubs & Groundcovers: per UDC Section 6.3, Table 6-9 , except that points shall be awarded for only shrubs, flowering perennials, and ornamental grasses. | | Table 6-9 |
| 3. Lighting | | UDC §6.4 |
| 4. Signs, Fences, and Entry Monuments | | UDC §6.5 |
| 5. Parking Requirements | | UDC §6.2 |
| Section 4: Land Use Regulations | | |
| A. Residential Parcels (p. 19) | Tables 4 & 5 | General |
| | 3. Access to Residential Parcels: Because Sweetgrass is a series of neighborhoods designed within a planned collector street network | UDC §4.3.3.f.3(a)-(d) |

| Subject | Sweetgrass Final PUD Standards & Guidelines Text | UDC Section |
|---------------------------------------|---|---------------------|
| | around a significant open space system, the access guidelines contained within UDC §4.3.3.f.3(a) – (d) are not applicable. Residential development parcels shall provide access sufficient for emergency vehicles (per International Fire Code, as adopted by the City when the final plat for the residential parcel is submitted), with a minimum Level of Service of “C.” | |
| | 4. Streets within Residential Parcels a. SFD Residential Neighborhoods: Streets shall be dedicated public right of way per UDC “Standard Roadway: Residential.” | UDC §4.3 |
| B. Non-Residential Parcels (p. 25) | Table 8 | General |
| | 1. Retail / Commercial d. Architectural Design: The Building Design standards in UDC Section 6.8.4 and 6.8.5 (Large Scale Commercial Design Standards) shall apply. | UDC §6.8.4 & §6.8.5 |
| | 3. Hospitality and Event Center d. Architectural Design: The Building Design standards in UDC Section 6.8.4 and 6.8.5 (Large Scale Commercial Design Standards) shall apply. | UDC §6.8.4 & §6.8.5 |
| | 4. Medical Office Campus d. Architectural Design: i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply. ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation. | UDC §6.9.4 & §6.9.5 |
| | 5. Golf Course Clubhouse d. Architectural Design: i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply. ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation. | UDC §6.9.4 & §6.9.5 |
| | 5. Office / Research Campus d. Architectural Design: i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply. ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation. | UDC §6.9.4 & §6.9.5 |
| | e. Landscape Design: ii. The eastern 30' of Parcels CC and DD shall be landscaped as a Naturalized Landscape per Section 3.B.2.e of this PUD, subject to the standards described for a Level 2 Buffer in UDC Table 6-11 . The intent of this buffer is to reduce the visual impact of the allowed uses on adjacent residential parcels and open space tracts. | UDC Table 6-11 |

| Subject | Sweetgrass Final PUD Standards & Guidelines Text | UDC Section |
|---|---|------------------------------|
| C. Park, School, and Open Space Tracts/Lots (p. 28) | 2. Schools f. Architectural Design i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 shall apply to private schools. ii. Building material calculations identified in UDC Section 6.9.4.e (Table 6-21) shall be calculated only for the first 12' above finished floor elevation. | UDC §6.9.4 & §6.9.5 |
| | iii. Buildings not meeting the above standards shall be screened from public right of way and adjacent residential properties with a an additional 10' width landscape buffer and landscape as described in UDC Table 6-11 (Level 1 buffer) . | UDC Table 6-11 |
| Table 9 | Live-Work Units per UDC §5.7.7 above Non-Residential (references definition) | UDC §5.7.7 |
| Appendix A: Sweetgrass PUD Street Sections | | |
| Table 10 (p. A-1) | (1) Local streets: The City's standard Residential (Type A) street section (UDC Figure 4-8) is proposed as typical for public streets in residential parcels. Alternative street sections with a narrower width or other changes may be approved on a case-by-case basis in low-traffic volume situations. (2) Loving Trail is proposed to be improved as a Minor Arterial, per UDC Table 4-5 . | UDC Figure 4-8 and Table 4-5 |
| Tables 11 & 12 (p. A-1) | Roadway Technical Criteria and Geometric & Urban Design Standards | UDC §4, General |
| Figures 2 – 8 (p. A-3) | Sweetgrass PUD Street Sections | UDC §4, General |

(End of Appendix)

Appendix D: Village Center Architectural Standards & Guidelines

- A. Applicability:** These Village Center Architectural Standards and Guidelines (“the Guidelines”) communicate design principles and criteria for the Village Center Land Use District. These supplement the Sweetgrass Planned Unit Development Standards and Guidelines, as amended (“the PUD”).
- B. Architectural Intent:** Buildings will express a timeless “Modern Farmhouse” concept to emulate an established Town Center organized around a Village Green, with the goal of setting a precedent for future development throughout Sweetgrass. In the event of a conflict between the Guidelines and the remainder of the PUD document, this document shall prevail.
- C. Process:** Plans shall be submitted to the Design Review Committee (DRC) for review of compliance with these Guidelines, as well as the PUD and the UDC. As these Guidelines cannot anticipate all scenarios for the development and design process, an applicant may propose alternatives and/or substitutions. To deviate from these Guidelines, the following shall be considered:
1. Does the deviation benefit the community (e.g., does the proposal include building materials, a design approach, and/or technologies that furthers the intent of these Guidelines but not contemplated herein)?
 2. Will there be an undue hardship resulting from complying with the Guidelines (e.g., have building materials specified herein or construction methods become outdated and/or cost-prohibitive)?
 3. If responses to both 3.a and 3.b are affirmative, substitution may be allowed by the Director through UDC §2.3.4 – Administrative Adjustment at the recommendation of the DRC.
- D. Land Uses:** Allowable land uses in the Village Center are described in PUD §4, Table 9.
- E. The Village Green and Pedestrian Connectivity**
1. The Village Green (“the Green”) is a private park, roughly an acre in size, about which the Village Center is organized.
 2. Most of the Green will be irrigated bluegrass or similar intended for passive recreation and active listening and participation in concerts, plays, and outdoor festivals with appropriate permitting secured from the City. As such, full public access to portions of the Green may be restricted from time to time, at the Owner’s sole discretion.
 3. The Green shall include a paved and ADA accessible walkway system and allows maintenance vehicular access to sanitary sewer manholes and connectivity between the Greenway trail, the Green, and associated parking areas.
 4. Pedestrian seating areas, such as benches, planters, seat walls, or other similar features that are not associated with a specific business shall be included in the Green and associated spaces between buildings.
 5. Covered walkways, particularly along the Green, are encouraged.
 6. Establishments along façades facing the Green shall connect to the common walkway surrounding the Green, such that the primary entry to the business should be facing the Green.
 7. No additional Park and Open Space is required as part of the Village Center.
- F. Building Use, Form and Articulation**
1. Intent: Human scale shall be maintained. Building forms should be understated and simple with secondary building forms such as porches, dormers, porticos, chimneys, and balconies incorporated into the overall massing to reduce the apparent scale of the building.
 2. Building height, setbacks, separation, and other dimensional standards: per PUD §4, Table 8.
 3. Orientation:
 - a. References to “front” architecture imply the building façade adjacent to the Green.

- b. Building façades adjacent to the Green will be expected to be more finely textured than those facing the periphery, and will include more windows, doors, and detailing at a pedestrian scale.
- 4. Articulation:
 - a. Building plans shall be individual rectangles and/or squares that connect orthogonally and are often perpendicular to each mass.
 - b. Unbroken planes along a façade greater than 100 feet in length are not permitted. Create substantial facade articulation (minimum 4 foot separation between planes) instead of simply changing materials on the same plane/wall. Each elevation is subject to this requirement.
 - c. Enclosed or covered walkways connecting two buildings is encouraged.
 - d. Use additive elements, such as covered porches, entryways, to create a variety in the facade.
 - e. Use of heavy timber columns and beams within the interior of the building to be seen from the exterior is strongly encouraged.
- 5. Mixed-use buildings shall include retail and/or restaurant space on the ground level, oriented such that the primary entry faces the Green. Offices may be on the ground level, although these are encouraged on façades other than those facing the Green. Residential, such as Live-Work units, studio apartments, and/or offices are allowed above the ground level.
 - a. Offices are encouraged on façades not adjacent to the Green.
 - b. Businesses with ground floor façade frontage adjacent to the Green shall incorporate exterior space, such as seating or outdoor display areas, associated with the business. Alternatively, these exterior spaces may be shared across multiple businesses.
 - c. The minimum exterior patio space per building shall be 15% of the building floor area (500 square feet minimum).
 - d. The Owner reserves the right to impose additional controls on materials used for exterior paving, furniture, lighting, fences, lighting, and gates, to be approved as part of the tenant finish.
- 6. Larger buildings should be broken into several smaller businesses, or be designed to appear to be a collection of smaller stores.
- 7. Individual restaurants are encouraged to have a gross leasable area of 2,000 square feet or less.

G. Building Entries

- 1. The primary entry (entries) to businesses along façades adjoining the Green shall be from the walkway along the green.
- 2. Residential units and/or offices above the ground floor shall have a separate entry from ground floor businesses.
- 3. Business entries include French doors, glass doors with transoms, glass doors with side lites, double sliding doors, accordion doors, and decorative overhead garage doors.
- 4. Secure service doors may be permitted, so long as they are visually unobtrusive and not directly adjacent to the Green.
- 5. Service areas may be either between buildings or on façades not adjacent to the Green, and screened to the extent reasonably possible from adjacent public right of way.

H. Windows and Doors

- 1. At least 50% of the ground floor façade of each building within 12' of the finished floor elevation shall be transparent (windows, glass doors, and/or display windows), as measured from the outside edge of the frame.
- 2. Upper levels shall include regular openings. Residences and offices are encouraged to employ decks, French doors, balconies, and similar to promote a human scale.

I. Roofs

- 1. Form: The basic roof form of each building shall be a gable, with a minimum slope of four feet vertical to twelve feet horizontal (4/12 slope).

2. Materials: standing seam metal, light to dark gray.
3. Roof Slope: minimum of four feet vertical in twelve feet horizontal (4/12).
 - a. Exceptions include rooftop decks and level areas rooftop utilities.
 - b. Rooftop utilities shall be screened and integrated into the building design such that they are visible from neither the Green, nor adjoining public rights of way.
4. Other roof design materials may include dormers, cupolas, hay hoods, and shed roofs above covered walkways.
5. Roof drains:
 - a. Rain gutters shall be a 'U' – shaped section, copper, aluminum, or black.
 - b. Rain chains may be allowed to drain portions of roofs at or less than 500 square feet watershed.
 - c. To the extent possible, roof drainage shall be directed to an underground storm drain system or otherwise away from sidewalks surrounding the building.

J. Color Palette

1. Each building shall have a body color, trim color and roof color recommended by the DRC prior to any Site Plan application to the City.
2. Colors:
 - a. Main body color: white, to a light gray color value.
 - b. Accent trim: white, gray, or black.
 - c. Natural wood may be used on exposed post & beam and doors.
 - d. Doors may be other colors.

K. Decks and Porches

1. Juliet or full balconies are encouraged. These shall have a separate private entry that is secondary to any retail or office entry.
2. Surfaces of visible deck materials must be a stained or colored composite decking material.
3. Adjacent to Village green, colored concrete, may be allowed but must receive approval by the developer before installation.
4. Roof top decks are encouraged.

L. Building Materials

1. Approved siding materials include fiber cement siding, synthetic or real stone, and board-form concrete.
2. Fiber cement siding shall be in the pattern of lap siding, shiplap siding, panels, shingles, and/or board and batten.
3. Synthetic or real stone must be monolithic in appearance without a large range in color values.

M. Signs and Building Numbers: Proposed signs shall comply with the standards in PUD §3.B.4, subject to the following additional standards:

1. Building numbers shall be black, or oil rubbed bronze.
2. Signs on the façade facing the Village Green shall be less ≤20 square feet, as measured to the outside edge of copy.
3. Allowable sign types include wall signs, window lettering and projections below the canopy.
4. Business names and logos are prohibited from awnings.
5. Flag mounted signs, pole signs, and/or monument signs, other than shared multi-tenant sign(s), will not be permitted.
6. Shared multi-tenant signs advertising businesses will be proposed for City approval separately from this PUD.
7. Nothing in this section is intended to prohibit temporary promotional materials, seasonal displays, etc., that may be erected from time to time advertising a business opening, festival, or similar.

- N. **Prohibited Materials:** The following may not be used as building materials, but may be permitted in functional areas, if appropriately screened from the Village Green and the Greenway: Precast concrete; EIFS (Exterior Insulation & Finish System) cladding; Plywood and/or pressed board materials; Composition siding; Stacked logs; Plastic materials.
- O. **Design Elements:** In conjunction with the above, buildings in the Village Center shall include, at minimum, the number of items from each category based on the type of building proposed.

| | | Category 1 | Category 2 | Category 3 |
|----------------------|--|---|--|--|
| | | <ul style="list-style-type: none"> • Covered Porch @ 60 SF Min. • Board & Batten Siding • Front Entry Lighting (min. 2 sconces) • Window shutters • Glass front door | <ul style="list-style-type: none"> • Covered Porch @ 80 SF Min. • Stone Front • Window Pattern in/with Muntins • Window Awnings • Glass Front Door with Transom or Side Lite • Decorative Truss • Decorative Lighting (min. 3 sconces) • Decorative Exterior Railings • French Doors on Back Patio • Floor to ceiling glass storefront | <ul style="list-style-type: none"> • Accent Roof • Covered Porch @ 100 SF Min. • Dormers • Glass Front Door with Transom & Side Lites • Decorative Overhead Door • Decorative Lighting (min. 6 Sconces) • Stone Chimney • Stone or Brick Around Front Porch • Double Sliding Doors on Back Patio • Covered patio with fence • Roof top deck |
| Building Type | | | | |
| MU Building | | 1 item | 4 items | 2 items |
| Standalone | Office, Grocer, Retailer, or Church | 2 item | 2 items | 1 item |
| | Restaurant or Microbrewery | 1 item | 4 items | 4 items |

(End of Appendix)