



A COMMUNITY OF CHOICE

Planning and Development Department

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MEMO

To: Honorable Mayor Patrick Collins and Members of the City Council
From: Connor White, Planner II
Subject: PUDC-23-63 / Sweetgrass PUD / PUD Amendment / Substitute Exhibit A
Date: September 6, 2023

The applicant has been working with Staff on some additional corrections needed to the proposed PUD Amendment. The substitute Exhibit A is the final version of the Sweetgrass PUD that addresses Staffs concerns. The new exhibit is a clean version and has no red text as it is the final version for the ordinance. The applicant has provided a comparison document that details the changes made for this final version. The highlighted text in the comparison document is what has changed. The Ordinance itself has not changed.

Attachments:

1. Comparison Document
2. Substitute Exhibit A



Planned Unit Development Standards and Guidelines 4th Amendment

Printed: August 26, 2023

Approved by the Governing Body of the City of Cheyenne, Wyoming on:
the ____ day of _____, 2023

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List of Acronyms

CCRs	Codes, Covenants, and Restrictions
CMU	Concrete Masonry Unit
DU	Dwelling Unit
FAR	Floor Area Ratio
GLA	Gross Leasable Area
HOA	Homeowner's Association
LCCC	Laramie County Community College
LF	Lineal Feet
MF	Multifamily
O.C.	Measured from centerline to centerline
PL	Property Line
PUD	Sweetgrass Planned Unit Development
R/W	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 distinctive mixed-use master planned community. Integrating a variety of residential neighborhoods with retail, entertainment, lodging, and employment opportunities via a comprehensive open space network.
2. 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 planned residential sub-areas with a variety of residential products and density, creating a rich community texture and diversity and meeting the needs of a diverse demographic;
 - d. Develop a pedestrian-scaled Village Center serving as a focal point for the community and providing shopping and commercial opportunities to complement the surrounding residential and employment communities;
 - e. Create development opportunities for commercial, retail, lodging, and entertainment along **Arterial and Major Collector transportation corridors in this growing area of Cheyenne;**
 - f. Encourage a variety of recreational amenities, incorporated around an extensive open space theme with a comprehensive hierarchy of pedestrian connections, and focused on locating greenbelts or natural areas adjacent to as many homes as possible;
 - g. Cluster residential neighborhoods to reduce sprawl and negative impacts of development;
 - h. Establish community design principles to encourage sustainability and consistent quality; and
 - i. Enrich the residential, commercial, and institutional resources of the City of Cheyenne and surrounding region.

B. Ranching / Agricultural Uses

1. As the property to be developed as the Sweetgrass PUD is a working ranch, ranching and agricultural 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 **unplatted**, undeveloped lands throughout the Sweetgrass PUD.
2. 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 will be determined by the rate at which the PUD develops, and funds are available for appropriate improvements.
3. Fencing adjacent to the Community Park shall not be barbed wire; smooth wire is acceptable.

C. Application

1. The following regulations shall apply to all property contained within the Sweetgrass PUD. Unless otherwise specified herein, these regulations shall run with the land and shall inure to the benefit of and be binding upon the landowners of record and their heirs, devisees, successors, and assigns.
2. This PUD both references and diverges from the regulations contained in the Cheyenne Unified Development Code (UDC). UDC references herein **are dynamic and are to be interpreted to reference the most applicable section of the most current adopted edition of the UDC code(s).**
3. Portions of the PUD are more stringent than the UDC; others are less stringent and/or provide a different approach. Any regulations not specifically addressed in this PUD, the most current edition of the Cheyenne UDC shall govern; otherwise, this PUD shall govern.
4. The map sheets, appendices, and exhibits are a part of these regulations and are incorporated herein.
5. 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.

D. Density and Floor Area Ratios

1. **Planned Density Range (PUD Table 6) is based on neighborhood design principles and intended use(s); as specific development conditions cannot be entirely forecast, variations of up to 15% are acceptable by right.**

2. Maximum Density permitted in any residential Parcel and Floor Area Ratio (FAR) in any non-residential Parcel shall apply to the entire Parcel and shall not be specifically applicable to any portion thereof.
3. 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 unless otherwise noted herein.
4. 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.
5. Density Variations and Transfers:
 - a. Density transfers are permitted without amending this PUD.
 - b. Residential Parcels may exceed the maximum number of units allowed by up to **twenty** percent (**20**%).
 - c. The total number of dwelling units developed in a Parcel may be less than the **intended** minimum.
 - d. Any reduction in dwelling units below the minimum may be transferred in whole or in part to other Parcel(s).
 - e. 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, per UDC§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 Parcel Parks

1. Based on the maximum number of units allowed in this PUD, to maintain the desired Level of Service for the anticipated number of dwelling units across this PUD, 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. The entire proposed dedication is within or immediately adjacent to the first phases of development and is within 1.5 miles of more than 90% of the dwellings proposed in this PUD.
3. Private parks are not required within the Sweetgrass PUD; however, 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 owner associations, design review board(s), community development districts, and/or similar entities ("The Committee") shall be established to own, develop, review, improve, manage, and/or maintain common areas and amenities, as well as areas reserved for future development, throughout the 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 and parking, common areas, and similar facilities and associated improvements. These areas are exclusive of any lands dedicated or otherwise transferred to other public or private entities, including but not limited to school Tracts, Greenway Parcels or Public Trail Easements that are at least thirty feet (30') wide.
3. The composition of the Committee, its roles and responsibilities, and other critical details, will be determined through Conditions, Covenants and Restrictions (CC&R) document(s), or any state law governing community development districts.
4. The Committee reserves the right, on behalf of PUD landowners and residents, 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.

H. PUD Amendments

1. **Minor Amendments:** 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§2.3.4 – Administrative Adjustment*. Such amendments could include text amendments that do not substantially affect the nature of the PUD; including but not limited to Parcel boundary adjustments, trail alignment changes, and other similar items.

2. **Major Amendments:** 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, the Committee is authorized to act on behalf of Sweetgrass owners and residents pursuant to UDC§5.6.2.h.

I. 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 Parcel or abutting Parcels (excluding public rights-of-way) have been sold or leased.
2. Mobile sales and information units may be utilized in any Parcel, provided any required approvals are secured in advance from the City of Cheyenne or other appropriate jurisdictional authority.
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 the area 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.

J. Golf Course Concept, Routing, & Safety

1. The conceptual golf course planning and routing shown in the PUD Land Use Plan (“PUD Map”) is illustrative in nature and entirely subject to acceptable market conditions for development as well as wholesale changes in scope or content; **including the possibility that the open space may remain undeveloped**. At such time golf course development may be feasible, any actual golf course constructed may vary significantly from that illustration.
2. All recreational trails passing by or 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.

K. Applications, Phasing, and Process

1. 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 intent, goals, and standards of this PUD and the UDC, as applicable.
2. The PUD Map Exhibits ([PUD Appendix B](#)) include a Phasing Plan Exhibit. At this time, Sweetgrass is intended to be built out over **thirty (30) phases**, with an assumed three 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 or location will not trigger an amendment to the PUD.
3. Certain provisions and land uses in this PUD require administrative approval. These applications may be allowed by the Director, with Committee review and endorsement, through the processes identified in UDC §2.3.4 – Administrative Adjustment. Such applications shall include a letter of endorsement from the Committee for consideration 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 intent, goals, and standards of this PUD and the UDC, as applicable.

(End of Section)

Section 2: Definitions

A. Purpose

This Article is intended to define words, terms and phrases contained used within this PUD.

B. Word Usage

1. In the interpretation of this PUD, 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 UDC§1.4; 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:** The ±60-acre Tract of land at the southeast corner of Loving Trail and Murray Rd. (Parcel designation “A+H”) to be owned and maintained by the City of Cheyenne as a public park.
5. **Director:** Planning and Development Department Director, City of Cheyenne, or City assigned representative, as appropriate.
6. **Dwelling Unit, Attached:** A fee-simple residential lot where the principal structure shares at least one wall with an adjacent fee-simple residential lot.
7. **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.
8. **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.
9. **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 mutual use easement on the adjacent lot(s) to increase overall outdoor living space. Maintenance of the exterior space is typically provided by a common entity.
10. **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 or managing entity is typically required on the adjacent lot for maintenance, drainage, and roof overhangs.
11. **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 **frontage**. **A corner lot may have a garage that is front-facing to the side street while side-facing to the primary frontage.**

12. 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 **frontage. A corner lot may have a garage that is side-facing to the primary frontage while front-facing to the side street.**
13. Gross Acreage: The total area, in acres, used for density calculations. (see "Parcel" and "Tract").
14. 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.
15. 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.
16. Parcel: For the purposes of this PUD, Parcels are distinct neighborhood designations (phases) identified by alpha-numeric symbols as listed on [Exhibit A](#) of this document and shown on the PUD Map. Each Parcel is intended to be developed for residential or non-residential uses as defined in PUD [Table 7](#) and [Table 10](#). Uses such as open space, **neighborhood parks, or other passive or recreation uses** may be allowed in a Parcel, but are not the principal use of the Parcel (see "Tract" and [PUD§3.D.11](#))
17. 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 **until such time they are platted and developed for other PUD-enabled uses (See PUD§1.B).**
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 [PUD Table 10](#) (see "Parcel").
19. Child Care, In-home – Minor/Major: Per *UDC§1.4 Definitions*
20. Child Care, Center – Minor/Major: Per *UDC§1.4 Definitions*

(End of Section)

Section 3: Development Standards & Guidelines

A. Access Standards and Street Sections

(Replaces corresponding UDC Section 4.3: Transportation Networks and Street Designs)

1. Alternative Street Sections

- a. Because of the size of Sweetgrass, its rural character, and the goal of reducing public infrastructure and associated maintenance costs, this PUD contains alternative public street sections to the City's UDC street standards (UDC §4.3). Street sections allowed in Sweetgrass are illustrated in PUD [Appendix A](#).
- b. The Sweetgrass Street Sections may be adjusted slightly with concurrence from a Wyoming licensed engineer without amending this PUD or necessitating a formal Waiver to Subdivision Standards.

2. General Access and Street Standards:

- a. All parcels shall provide access sufficient for emergency vehicles (per International Fire Code, as adopted by the City when the final plat for the parcel is submitted), with a minimum Level of Service of "C."
- b. [PUD Street Sections and Standards - SEE APPENDIX A](#).
- c. Alternative street sections may be approved by the Committee on a case-by-case basis with concurrence by the City Engineer and Fire Department without requiring an amendment to this PUD.
- d. Any alleys proposed shall be constructed to **UDC§4.3 Context-based Roadway: Alley or other standard to be approved on a case-by-case basis by the City Engineer**.
- e. Any gated streets will be privately maintained.

3. Residential Access and Street Standards:

- a. 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.
- b. SFD Residential Neighborhoods: Streets shall be dedicated public Right-of-Way (R/W) per UDC "Standard Roadway: Residential", unless otherwise provided for herein.
- c. Non-SFD Residential Neighborhoods: Streets and drives providing access to internal parking and garages, including alleys, may be privately owned and maintained.
- d. A parcel, or a portion of a parcel within the PUD may be gated, subject to the approval of the Cheyenne Fire Department **and any applicable conditions deemed appropriate by the Fire Chief or their designee**.

4. Non-Residential Access and Street Standards:

- a. [PUD Street Sections and Standards - SEE APPENDIX A](#), and
- b. All applicable provisions of Section 3.A.2 above.

B. Signs, Fences, Entry Monuments, and Retaining Walls

(Supplements Corresponding UDC Section 6.5: Signs and Replaces UDC Section 5.8.4 Fences)

Intent: Sweetgrass is intended to have an open feeling, borrowing heavily from surrounding open spaces. Fencing and signage guidelines are intended to support this intent along with encouraging neighbor interaction.

1. **Fencing:** (enforced by the Design Review Committee (DRC))

- a. Fence colors and specifications are to be provided to the Committee for approval prior to installation.
- b. All fences should match existing installed fences at Sweetgrass: Posts are to be white and rails/ pickets are to be adobe. Alternate or substitute specifications and/or colors may be approved by the Committee.
- c. **Allowed fencing styles by location:**
 - i. **Open-Rail Fence:** (required abutting public spaces): Extruded PVC vinyl fence with 5"x5" reinforced posts (white) at 7.5'-8' O.C.; and 1.5"x5.5" reinforced horizontal slats (adobe) at 8" spacing (3" visible gap) and minimum 20-year commercial warranty (when installed by the builder or developer). Open-rail fence installation may include 2" wire mesh secured to private side of fence.
 - ii. **Privacy Fence:** (allowed at interior lot lines unless otherwise prohibited herein or by separate instrument): Extruded PVC vinyl fence with 5"x5" posts (in white color) at 7.5'-8' O.C.; and vertical pickets or panels (adobe) (no visible gap required).

- d. Privacy fencing is not allowed along the side or back of any residential lot adjacent to open space, public parks, or the public right of way. Fencing allowed at said property lines shall be open-rail vinyl fencing per §3.B.2.a above.
- e. Fences along internal lot lines shall match either the open-rail or privacy fence per §3.B.2 above.
- f. Dog run fences are permitted within the building envelope (defined by the building setbacks) at least 5' behind the front façade of the home, as constructed. Plastic or vinyl fencing is not allowed for dog runs.
- g. Double fences (constructing a privacy fence ≤15 feet from an open rail fence to circumvent these regulations) are specifically not permitted.
- h. Fences in areas of grade change greater than 5% (1 foot in 20 feet) should be level and stair-stepped.
- i. Nothing in this PUD shall preclude the construction and/or maintenance of barbed wire or similar fences for the containment of livestock through ongoing ranching operations.
- j. Should the DRC default or disband, the fencing regulations of the City of Cheyenne's Unified Development Code shall apply.

2. Signage:

- a. UDC Section 6.5 (Signs) and applicable Cheyenne City Municipal Ordinance(s) shall govern, unless superseded by an approved detailed sign program for the entire PUD and/or specific parcels therein.
 - i. Residential and Open Space Parcels (VLDR, LDR, MDR, HDR, WKF, and O/S) shall be governed by defined UDC standards for UDC MR - Medium-Density Residential; and
 - ii. Non-Residential Parcels (R/C, VC, HEC, MED, GC, and O/C) shall be governed by defined UDC standards for UDC CB – Community Business.

3. Entry Monuments:

- a. Each residential parcel is allowed one entry monument per street entry from a collector or arterial roadway.
- b. Low-level illumination is allowed and restricted to back-lighting of letters or other obscured locations.
- c. Entry monuments may not exceed 12' height.

4. Retaining Walls:

- a. Allowable materials include brick, stone, cultured stone, stucco, decorative CMU block, modular brick, or other similar materials not specifically mentioned if approved by the Director.
- b. Retaining walls exceeding 8' height require a terrace break and planter area with a minimum 36" width.

C. Lighting *(Replaces corresponding UDC Section 6.4: External Lighting where applicable)*

1. Intent

While lighting individual lots is required for safety and aesthetics, the preservation of night sky vistas is of paramount concern, particularly as it affects residential neighborhoods within the PUD. **Therefore:**

2. The following lighting standards shall apply to all residential and non-residential land uses:

- a. 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.
- b. All single-family residential exterior lighting fixtures shall be full cut-off: with no portion of the bulb visible at a distance of two mounting heights horizontally from the fixture.
- c. No commercial exterior lamps shall exceed 900 lumens for any single lamp.
- d. No residential exterior light shall exceed 1,260 Lumens (measured on a per fixture basis).
- e. Barn lights, exposed bulbs, wall packs, and other lights intended to illuminate large areas are prohibited.
- f. Low-level architectural and landscape accent lighting are allowed, so long as the light source is not visible from adjacent properties.
- g. Light levels shall not exceed 0.1 foot candles at 20' beyond an adjacent property line.
- h. Beacons, search lights, blinking, flashing, or changing intensity lights are prohibited, except for temporary holiday displays.

- i. No outdoor lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares.
- j. 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.
- k. Seasonal lighting displays are allowed for 45 calendar days before and after the observed holiday and are not subject to the above standards.

l. Decorative string or canopy lighting is allowed in white color, behind the rear building line, year-round (subject to PUD§3.C.3) and colored decorative or holiday lighting is allowed to be displayed or installed (string or building-mounted) on side-yards, front yards, and building façade(s) facing streets or open space for a maximum of 45 consecutive days. Any such use of colored or holiday lighting must be removed or left turned off for a minimum of 60-days between installation or illumination. Freestanding decorative yard lights (typically for holiday celebrations) shall meet the same standards as above.

- m. Nothing in this section is intended to preclude the installation of streetlights in the public Right-of-Way, pedestrian corridors, private roadways, or in the Community Park.

3. Lighting standards applying specifically to non-residential Land Uses:

a. 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.

b. 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 R/W.

c. 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, illumination is contained completely within the vertical face of the building, and illumination does not spill off the building edge.
- iii. Uplighting may be permitted, providing that no illumination escapes the façade.
- iv. Façades illumination shall not exceed 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.

d. Pole -mounted Lighting (Not Permitted in Residential Areas)

- 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.
- e. 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.
- f. 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. (See PUD§3.C.2)).
 - iii. Lighted pedestrian walk and exterior paved areas adjacent to buildings must use low-intensity fixtures, with light color compatible with surrounding area lighting.
 - iv. Decorative string lighting is allowed, supplementary to primary building and site lighting, subject to other standards established herein (See PUD§3.C.2.I).

D. Residential Parcels

1. Applicability

The following standards apply to all residential Parcels, or any portion of a Parcel proposed as residential. For Multifamily and/or Single-Family Attached additional standards may apply (see PUD§3.E).

2. Supplementary Standards to this PUD

- a. It is envisioned that builder(s) within each residential neighborhood within Sweetgrass will create 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.
- b. More restrictive additional standards and guidelines may be included or allowed within each Parcel, HOWEVER: A specific criterion established in this document may not be waived by a less stringent supplementary document without amending this PUD.

3. Exterior Materials and Features

(Corresponding UDC Requirement: Supplements UDC Section 6.6.3.b.3)

- a. Intent: Homes constructed within Sweetgrass are to be durable, attractive, 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. Prohibited materials: exposed concrete block, painted concrete, unnaturally colored masonry, mirrored glass, prefabricated metal buildings, highly reflective materials, and unfinished aluminum door / window frames.
- f. Prohibition of Blank Façade(s): All exterior elevations shall include, at a minimum, 12 square feet of total window area. The Committee may approve other architectural features or openings to satisfy this requirement.

4. Anti-Monotony Criteria

(Replaces corresponding 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. Enforcement: to be certified by the Committee prior to issuance of building permit. Any building permit application submitted to the City shall include a letter of endorsement from the Committee based on Applicant-provided map, written statement, and required supplementary materials detailing conformance with this Section.
- c. At least four “distinctly different” home models shall be provided along each residential street with ten or more homes facing the street. Where fewer than ten homes are platted facing a street, only the remaining standards below shall be in effect.
- 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. 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.”)

5. **Parcel Edges**

(Corresponding UDC Requirement: None)

- a. Intent: Parcel 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 or private streets or open spaces.
- b. Exterior Building Elevations adjacent to neighborhood edges (including side and/or rear elevations) must incorporate a minimum of 25% masonry (excluding windows and doors). Masonry shall wrap at least 2' on adjacent elevations for continuity.

6. **Street and Building Orientation at Parks and Schools:**

- 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. 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)
- c. 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).

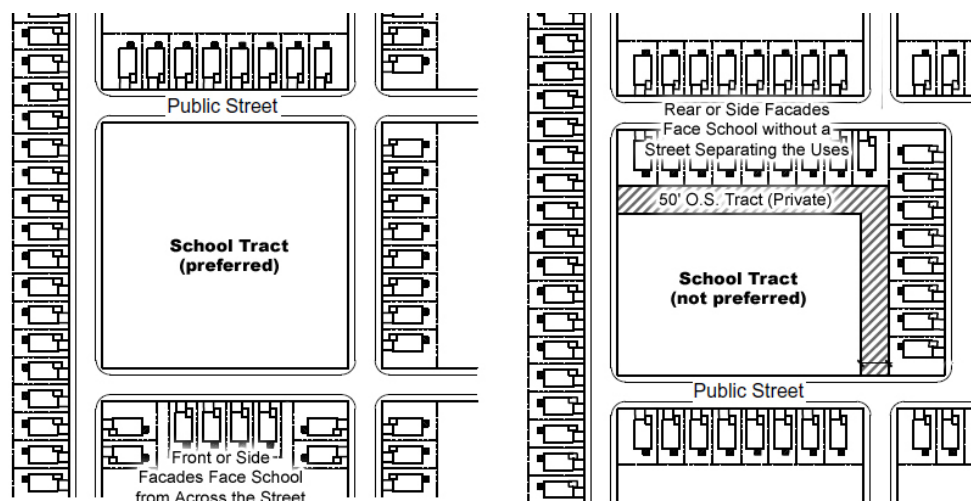


Figure 1: Parcel Layouts Adjacent to School (NTS)

- d. The buffer zone is to be owned, operated, and maintained by the applicable HOA.
- e. 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.

7. **Front Porch Requirements**

(Replaces corresponding 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.
- b. A covered front porch shall be provided as an integral part of the front elevation for all single-family detached homes within Sweetgrass.
- c. Minimum size of any front porch shall be 80 square feet with a minimum unobstructed depth of 6 feet.
EXCEPT in the WKF district: Minimum size of any front porch shall be 42 square feet.
- d. The porch may wrap to the side, particularly on corner lots.
- e. Porch materials shall match or complement the home and be an integral part of its design.

8. **Garages and Driveways**

(Replaces UDC Section 6.6.4.a.4 - Front Loaded Garage Limits and Figure 6-7)

- a. **Intent:** Front-loaded and/or side-loaded garages will be permitted on **all residential lots within Sweetgrass subject to applicable PUD standards.**
- b. Garages are allowed on all SFD homes proposed in Sweetgrass, subject to the following:
 - i. Windows must be incorporated into the design of each garage door.
 - ii. The area of the garage door may not comprise more than 40% of the area of the front elevation, excluding the roof.
 - iii. Corner lots are encouraged to employ a side-loaded garage wherever possible, to be accessed via the side street. **(Narrow lots and Patio Homes and Cluster Homes are exempt from this requirement)**
 - iv. If three-car garages are provided, the third bay shall have a separate door with a minimum 2-foot separation horizontally behind the two-car garage door.
 - v. A roof design change may be substituted for the horizontal separation in the third car garage.
 - vi. Additional garage parking bays may be permitted as a tandem garage or via compliant accessory structure in a side or rear yard.
 - vii. **Garages and Accessory Buildings shall be designed such that they match or complement the primary structure (i.e.: Color, Material, Appearance, etc).**

9. **Access and Driveway Standards** *(Replaces UDC Table 4-13 - Lot Access Width)*

- a. In no event will the curb cut width exceed 27'.
- b. Access widths are not determined by lot width.
- c. Alley-loaded garage access is allowed in the MDR and encouraged in the HDR district.
- d. All driveways shall be paved **with impervious surfacing.**
Access aprons in R/W shall be concrete or asphalt to the most current adopted edition of the City of Cheyenne Construction Specifications.
- e. Parking and storage of vehicles on private lots is limited to garages and paved driveways except as provided in [Section 3.D.12](#).
- f. For allowable Driveway Width(s), see Table 1 below:

Table 1: Driveway Width by Garage Size

Garage size/ type (# of vehicles)	Maximum Driveway Width As measured at the curb of the public street
Single-car Garage	≤ 10'
Two-car Garage	≤ 18'
Three-car Garage	≤ 27'

10. Roof Design

(Corresponding UDC Requirement: None)

- a. Intent: Roof form and materials are important design elements to support neighborhood character, both within Sweetgrass and along its external edges. This Section ensures a varied and appealing streetscape.
- b. Single-Family Attached (SFA) and Multifamily (MF) Residential uses in conformance with [PUD§4.A.6](#) may be granted an exception to this Section by the Committee. Other exceptions to this Section may be made at the Director's discretion for unique architectural designs or accents.
- c. A roof pitch of 5:12 or greater shall be provided on all buildings.
- d. All roofs shall include a minimum 12" overhang.
- e. Quality roof materials shall be used on all buildings, to include tile, concrete tile, slate, architectural metal, dimensional composition, 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 and 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.

11. Internal Parks and Open Space

(Replaces Corresponding UDC 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. 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.
 - iii. Designed to be an integral feature of the residential Parcel and major amenity and visible from neighborhood entry points, not "leftover space";
In all cases, Open Space ownership and management shall be designated on the plat.
 - iv. Landscaped as a "Naturalized Landscape Area" as defined in [PUD§3.E.4.g](#);
 - v. A minimum of 30' in width, and vary in width to avoid long, straight fence runs; except for short distances if required (e.g.: when connecting to a cul-de-sac and at Greenway or trail spur connections);
 - vi. Accessed via a recreational trail with a minimum 5' width;
 - vii. Connected on at least two locations to another trail and/or public Right-of-Way (no dead-ends); and,
 - viii. fenced as specified herein when adjacent to single-family detached lots.
- b. Parks provided within a residential Parcel shall be:
 - i. Privately maintained (unless otherwise provided for herein);
 - ii. 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 [PUD§3.E.4.h](#).
- vi. Workforce Residential (WKF) is Exempt from this park requirement, subject to the following provisions:
 - (a) At least 30% of units in the Parcel abut open space,
 - (b) There are at least four external access to trail corridor(s), public Greenway, or on-street bike lanes, and
 - (c) There is a public or private park within one-quarter mile distance of the Parcel boundary.

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 sufficient space and adequate mitigation is provided.
- b. If allowed per [PUD Table 7](#), the storage of a single recreational vehicle (e.g., motorhome, trailer, or boat) may be permitted, subject to the following conditions:
 - i. The vehicle/RV must be operational, currently licensed and registered to the property owner, and adequately screened from 1) public rights-of-way, 2) adjacent open space Tracts, 3) adjacent Parcels, and 4) adjacent residential properties.
 - ii. 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 Open Space Tracts and arterial street rights-of-way, the use shall not be approved in that location.
 - iii. Storage or parking of a recreational vehicle in a public street, private street, driveway, or other unscreened location shall not exceed 120 hours.
 - iv. This section does not preclude recreational vehicle storage within a garage or accessory building constructed to meet the standards of this PUD.

E. Non-Residential Parcels

1. Applicability

The following standards apply to:

- a. Non-residential parcels,
- b. Portions of residential parcels to be developed as Multifamily (MF) and/or Single-Family Attached (SFA), **Additional applicable standards for MF & SFA uses may apply per [PUD§4.A.6](#)**.
- c. Portions of residential parcels to be developed with non-residential uses; and,
- d. Parks, Schools, and Open Space Tracts/Lots.

2. Supplementary Standards to this PUD:

- a. It is envisioned that Developer(s) within applicable Parcels will more definitive 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.
- b. More restrictive additional standards and guidelines may be included or allowed within each non-residential land use designation, HOWEVER: A specific criterion established in this document may not be waived by a less stringent supplementary document without amending this PUD.

3. Parking Requirements

(Supplements Corresponding 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 9](#) of this PUD.

4. Landscape Design

(Replaces Corresponding UDC Section 6.3: Landscape Standards)

- a. Intent: The quality and extent of landscape design in non-residential Parcels will be of critical importance to the overall identity of Sweetgrass.

- 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. Landscape Concept:
- The Sweetgrass landscape concept is to establish a series of drought-tolerant and naturalized landscaped areas separated by areas of undisturbed (or restored) high plains prairie grassland.
 - The naturalized landscape is to be an integral part of developed areas, providing a transition from developed to undeveloped land.
 - A variety of native, non-invasive, and drought-tolerant naturalized trees and shrubs are to be informally sited with the specific goal of minimizing the amount of irrigation water required.
 - To the maximum extent possible, trail corridors and drainages should be treated informally to emulate a more natural character.
 - 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 Generally:
- 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.
 - It shall be assumed for the purposes of irrigation design that recycled wastewater is, or will become, available; therefore, irrigation systems shall be designed to accommodate recycled water.
- e. Recommended Groundcover for all New & Restored Landscape Areas
- Native grass seed mixture(s) per the City of Cheyenne Greenway Landscape Specifications or Pre-approved Dryland Mix in UDC Appendix G Streetscape Design, Planning and Maintenance Guidelines.**
- f. Undisturbed or Restored Native Landscapes:
- Intent: Nearly half of the Sweetgrass PUD is expected to remain as open, undeveloped grasslands, which are to remain undisturbed to the greatest extent possible. Any disruption to the native grassland shall be restored to its original state prior to the work.
 - Recommended Plant Materials: Per §E.4.e above.
 - Irrigation Requirements: Irrigation is not required or recommended for these areas EXCEPT as required temporarily for restoration of disturbed areas. Temporary irrigation may consist of below- or above-ground systems, delivery via water truck, or other means.
 - 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.
- g. Naturalized Landscapes:
- Intent: It is important to the character of the PUD to provide a landscaped transition between developed Parcels and undisturbed native landscapes. Landscape within naturalized areas should consist primarily of native grass restoration, with informal naturalistic groupings of native or drought-tolerant plant material in highly visible disturbed areas, particularly adjacent to major streets and along edges of narrow open space corridors (i.e., <50' width).
 - Grass/ Ground Cover: Per §3.E.4.e above.
 - Woody Plant Requirement:
The use of woody plant material in naturalized landscapes should be limited to:
 - Common Open Space Tracts (i.e.: Tracts A, B, C, & D), and narrow trail corridors (i.e.: <85' width),
 - Disturbed areas adjacent to arterial streets, collector streets, and the golf course.
 - Minimum Plant Quantities and Recommended Species for Naturalized Landscapes: See Table 2 below.

Table 2: 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:

- At least 50% of trees shall be evergreen (4'H at planting).
 - Evergreen trees should be placed a minimum of fifteen (15) feet from edge of trail.
 - Deciduous trees should be placed a minimum of six (6) feet from the edge of trail.
- Deciduous canopy trees shall be #15 container size minimum.
- Deciduous understory (ornamental) trees shall be #10 container minimum.
- Shrubs shall be #2 container size minimum.
- One tree may be substituted for ten shrubs, and vice versa.
- Along the south and east project boundaries no minimum plant material is required
- Clustering of plant material, particularly near public Right-of-Way, is encouraged.

Table 3: Recommended Plant Materials for Naturalized Landscapes

Recommended Tree Species for Naturalized Landscapes	
Any Species identified in the most current City of Cheyenne Urban Forestry Guidelines and Best Practices for Tree Planting in Cheyenne	
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Pinus edulis</i>	Piñon Pine
<i>Pinus ponderosa</i>	Ponderosa Pine

Recommended Shrub Species for Naturalized Landscapes	
<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

- Irrigation Requirements:** Irrigation is not required for these areas EXCEPT as required temporarily for restoration of disturbed areas or for establishment of new plant materials. Drip irrigation is recommended for trees to ensure long-term survival Temporary irrigation may consist of below- or above-ground systems, delivery via water truck, or other means.
- 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.

h. 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:** Native grass seed mixture(s) per the City of Cheyenne General Landscape Specifications for Greater Cheyenne Greenway.
- iii. **Trees:** per *UDC Section 6.3 Tree Points, Table 6-8*.
- iv. **Shrubs & Groundcovers:** per *UDC Section 6.3, Table 6-9*, **except that points shall be awarded for only shrubs, flowering perennials, ornamental grasses, or functional turf grass.**
- v. **Recommended Plant Materials for Irrigated Landscapes:** (see Table 4 below)

Table 4: Recommended Plant Materials for Irrigated Landscapes

Recommended Tree Species for Irrigated Landscapes	
Any Species identified in the most current City of Cheyenne Urban Forestry Guidelines and Best Practices for Tree Planting in Cheyenne	
<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 for Irrigated Landscapes	
All shrub species identified in Naturalized Landscapes (above)	
Additional species may be approved on a case-by-case basis, so long as they have been identified as being moderately water consumptive or less.	

- vi. **Irrigation and Maintenance:** per UDC Sections 6.3.7 and 6.3.8, unless otherwise specified herein.

(End of Section)

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Section 4: Land Use Regulations

A. Residential Parcels

1. Intent

The following standards apply to all residential Parcels, or any portion of a Parcel proposed to be developed as residential to facilitate the orderly development of residential lands within the Sweetgrass PUD.

2. Residential Building and Lot Standards

For all districts see [Table 6](#) for Setbacks, Lot Sizes, Building Separation, Building Height, Accessory Buildings, Density, Height, and other applicable dimensional standards, restrictions, and exemptions.

Standards applicable to specific districts or lot and building types are included in the District sections below.

3. Access Standards and Residential Streets: [See PUD§3.A](#)

4. Land Use Standards Common to all Residential Parcels

a. Permitted Uses: Per [Table 7](#).

b. Setbacks and Dimensional Standards: Per [Table 6](#) Unless otherwise noted.

5. Landscape Design:

Table 5: Landscape Design Standards for SFD Lots (for SFA & Multifamily Lots see [PUD§4.A.6.b](#))

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 / 1,000 sf		30% of Landscaped Area
MDR & HDR	1 Tree + 3 Shrubs / 1,000 sf		40% of Landscaped Area
WKF	1 Tree + 3 Shrubs / 1,200 sf		45% 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 be counted. 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.			

6. Single-Family Attached (SFA) and Multifamily (MF) Residential Supplementary Design Standards

a. SFA/ Multifamily Architectural Design:

- SFA Buildings shall include no more than eight units in a single building.
- MF Buildings shall include no more than twenty-four units in a single building and shall maintain conformance with Materials and Anti-Monotony criteria of [Section 3.D.3](#) & [3.D.4](#) of this PUD.
- Architectural detailing, horizontal offsets, architectural window details, and other features shall be provided to avoid expanses of uninterrupted blank walls.
- 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. The Director may approve other materials if used creatively and approved by the Committee.
- Alternatively, the architectural design standards [§§B, C, F (1-4), I, & J (1)] in Appendix C of this PUD may be used for SFA/ MF building(s).

b. SFA/ Multifamily Site Design:

- The front elevation of each unit shall face either the public R/W, a private drive, or open space.
- At least one third of all parking provided shall be within garages (applicable to SFA only).

- 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. **Garages shall be designed such that they match or complement the primary structure (i.e.: Color, Material, Appearance, etc).**
- iv. Landscape Design: Per [PUD§3.E.4.h](#) (Irrigated Landscape)
- v. Mailbox units shall be covered and lighted and shall match or complement the building architecture.
- vi. For any SFA / Multifamily neighborhood with more than 120 units the following will be required in HDR & MDR Zones **[unless at least 25% of the neighborhood boundary is contiguous to a publicly dedicated City Park or 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)
- vii. Gated communities may be allowed. (see [PUD§3.A.2.e](#))

7. Single-Family Detached (SFD) Supplementary Design Standards: (in addition to [PUD§D.3](#) & [D.4](#) above)

- a. **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.**

8. 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. General Standards: **All provisions of Sections A.1 through A.6 above.**
- c. VLDR Specific Supplementary Design Standards:
 - i. Garages: 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.
 - ii. Landscape Design: per [PUD§4.A.5](#)
 - iii. Private Parks and Open Space:
 - (c) Private Parks are not required.
 - (d) At least 80% of platted lots within a parcel shall abut private open space with minimum of 50' width.

9. 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 zero lot line and clustered single-family dwelling units and accessory uses.
- b. General Standards: **All provisions of Sections A.1 through A.6 above.**
- c. LDR Specific Supplementary Design Standards:
 - i. **Site and** Landscape Design: per [PUD§4.A.5](#) or [6](#) as applicable.
 - ii. Private Parks and Open Space:
 - (a) Private Parks are not required.
 - (b) At least 70% of platted lots within a parcel shall abut private open space with minimum of 75' width.
 - iii. Clustering Incentive: If 50% or more of a parcel is platted open space with all units abutting open space, the following incentives shall apply to allow Cluster Homes, Zero Lot Line Homes, and Patio Homes:
 - (a) Minimum lot size may be reduced to 5,500 SF;
 - (b) Side yard setbacks may be reduced to 0', so long as a 10' building separation is maintained; and,
 - (c) Rear yard setbacks may be reduced to 10'.

10. 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 within each MDR parcel. To promote greater diversity, lower density development, such as that permitted within LDR districts, is permitted within MDR districts.

b. General Standards: All provisions of Sections A.1 through A.6 above.

c. MDR Specific Supplementary Design Standards:

- i. Site and Landscape Design: per [PUD§4.A.5 or 6](#) as applicable.
- ii. Private Parks and Open Space:
 - (a) Private Parks are not required.
 - (b) At least 70% of platted lots within a parcel shall abut private open space with minimum of 40' width.
- iii. Clustering Incentive: If 50% or more of a parcel is platted open space with all units abutting open space, the following incentives shall apply to allow Cluster Homes, Zero Lot Line Homes, and Patio Homes:
 - (a) Minimum lot size may be reduced to 4,500 SF;
 - (b) Side yard setbacks may be reduced to 0', so long as a 10' building separation is maintained; and,
 - (c) Rear yard setbacks may be reduced to 10'.

11. HDR - High Density Residential

a. Intent: The HDR - High Density Residential land use category is intended to provide for higher-density housing needs associated with higher intensity uses close to LCCC and planned retail / commercial along College Drive, Loving Trail, and High Plains Road. To promote greater diversity, lower density development, such as that permitted in MDR and LDR districts, may be permitted within HDR districts.

b. General Standards: All provisions of Sections A.1 through A.6 above.

c. HDR Specific Supplementary Design Standards:

- i. Architectural Design:
 - (a) Single-Family Attached (SFA) and Multifamily (MF) Residential per [Section 4.A.6.a](#) above.
 - (b) Single Family Detached per SFD Residential Supplementary Design Standards ([PUD§4.A.7](#)).
- ii. Site and Landscape Design: per [PUD§4.A.5 or 6](#) as applicable.
- iii. Private Parks and Open Space:
 - (a) Private parks are required on applicable Parcels at the rate of 0.025 acres per unit, 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).
 - (b) At least 60% of platted lots within a parcel shall abut private open space with minimum of 30' width.

12. WKF - Workforce Residential

a. Intent: The WKF - Workforce Residential land use category is located to best allow for higher-density housing developed to respond to market demands for reasonably priced starter home(s) and to provide for the housing needs associated with employees of nearby commercial and industrial uses. To promote greater diversity, lower density development, such as that permitted within MDR and LDR districts, may be permitted within WKF districts.

b. General Standards: All provisions of Sections A.1 through A.5 above.

c. WKF Specific Supplementary Design Standards and Exemptions:

- i. Architectural Design and Garages:
 - (a) A covered front porch with min. depth of 4' and min. area of 30 square feet shall be provided as an integral part of the front elevation.
 - (b) Single-Family Detached (SFD) and Single-Family Attached (SFA) - The area of the garage door may not comprise more than 70% of the area of the front elevation, excluding the roof (*Exempt from Sections 3.D.8.b.ii, 3.D.10.e-f, & 4.A.6.a.(i-iii) of this PUD*)
 - (c) Multifamily (MF) Residential per Section 4.A.6.a above.
- ii. Landscape Design: per [PUD§4.A.5](#) (*Exempt from [PUD§4.A.6.b.vi](#) of this PUD*)
- iii. Private Parks and Open Space:
 - (a) Private Parks are not required.
 - (b) At least 60% of platted lots within a parcel shall abut private open space with minimum width of 28'.

13. Residential Development Standards and Allowed Uses by District

Table 6: Residential Building and Lot Development Standards

Use	Lot Product Type		Building Setbacks	Min. Building Separation	Max. Building Height	Min. Lot Area (sf)	Max. Accessory Bldg. (sf)	Planned Density Range
VLDR	Front Yard		25'	Note 2	35'	15,000	1,500	0.1 – 2 DU/Ac
	Side Yard - Internal / R/W		15' / 25'					
	Rear Yard		15'					
LDR	Front Loaded SFD	Front Yard: Front Façade / Front Facing Garage	15' / 20'	Note 2	35'	7,000	1,200	2 – 4 DU/Ac
		Side Yard: Internal / R/W	8' / 20'					
		Rear Yard	15'					
	Cluster / Zero Lot Line SFD	Front Façade / Front Facing Garage	10' / 18'			5,500	N/A	
		Side Yard: Internal / R/W	0' / 10'					
		Rear Yard	15'					
	Cluster/ Patio SFD	Front Façade / Front Facing Garage	8' / 18'			5,500	N/A	
		Side Yard: Internal / R/W	7.5' / 15'					
		Rear Yard	15'					
MDR	Front & Alley Loaded SFD	Front Yard: Front Façade / Front Facing Garage	10' / 20'	Note 2	35'	5,000	600	4 – 10 DU/Ac
		Side Yard: Internal / R/W	7.5' / 15'					
		Rear Yard: (w/o Alley)	15'					
		Rear Yard: to Alley (w/ Parking) / (w/o Parking)	20' / 4'			4,500	N/A	
		Cluster / Zero Lot Line Setbacks: Same as LDR Cluster						
		Patio SFD Setbacks: Per LDR Patio SFD						
HDR	Duplex & Single Family Attached (SFA)	Front Yard: Front Façade / Front Facing Garage	15' / 20'	Per MF / SFA Setbacks Below	45' (Note 6)	Duplex: 3,500	120	10 – 24 DU/Ac
		Side Yard: Internal / R/W	7.5' / 15'			SFA: 2,200	N/A	
		Rear Yard: (w/o Alley)	15'					
		Bldg. to Alley (w/ Parking) / (w/o Parking)	18' / 5'					
		SFD	per MDR (Front-Load & Alley-Load Setbacks as applicable)					
	Non-Residential Uses Allowed in HDR District: Per Village Center Lot Standards (See Table [reference])							
WKF	Duplex & SFA	Front Yard	10'	Per MF / SFA Setbacks Below	45' (Note 6)	Duplex 3,000	120	12 – 30 DU/Ac
		Side Yard: Internal / R/W	5' / 10'			SFA 2,000	N/A	
		Rear Yard: (w/o Alley)	15'					
		Rear Yard: to Alley (w/ Parking) / (w/o Parking)	18' / 4'					
	SFD	Per MDR (Front-Load & Alley-Load Setbacks as applicable)		Note 2	35'			
	Multifamily & SFA Building Setback and Separation Requirements (Applicable to LDR, MDR, HDR & WKF)							
Setbacks Based on No. of Building Stories								
Building Orientation			1-Story	2-Story	≥ 3-Story	Minimum building 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'			
Additional Setbacks: Multifamily Building(s) on Individual Lot(s) Standards								
Front Yard Adjacent to R/W			10'	15'	20'	Setbacks to lot lines abutting platted internal open space may be reduced by up to 50%. (Applicable to WKF only)		
Side Yard: Internal / R/W			5' / 10'	7.5' / 12.5	10' / 15'			
Rear Yard			10'	10' (15)	20'			
Building to Shared Pedestrian / Vehicular Circulation			4'	4'	8'			
Notes:								
1. Accessory Buildings: One accessory building is allowed in each single-family detached and duplex 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 above apply to detached accessory buildings. Accessory Buildings and Garages shall be designed such that they match or complement the primary structure (i.e.: Color, Material, Appearance, etc).								
2. Encroachments into the building setback ≤2.5 feet are allowed by right for architectural features (such as chimneys and bay windows) AND reduction of up to 50% in minimum Setback(s), and/or 25% in Minimum Lot Area may be allowed via Administrative Adjustment with Committee Endorsement. Any Reductions shall maintain a minimum of 10' clear between building walls and conformance with IRC 2023 §R302.1 as adopted.								
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, and/or Townhomes abut pedestrian/trail corridor(s), front door may face away from vehicle circulation/access.								
6. Building Height may be increased to 60' with Administrative Review.								
7. For allowable use(s)/lot type(s) by district, see Table 7 – if a specific standard is not listed in the district section above, defer to the closest downzone including that standard.								

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Table 7: Allowed Residential Land Uses by Category

Proposed Land Use		Residential Land Use Categories				
		VLDR	LDR	MDR	HDR	WKF
Residential Land Uses	Single-Family Detached Residential (see Note 2 below)	P	P	P	P	P
	Cluster & Zero Lot Line SFD Residential		P	P	P	P
	Patio SFD Homes		P	P	P	P
	Single-Family Attached Homes (Duplexes and Townhomes)		P	P	P	P
	Multifamily Homes (Apartments and Condominiums)			P	P	P
	Accessory Dwelling Unit within Principal Single-family Residence	E	E	E	A	A
	Accessory Dwelling Unit in Accessory Structure	A	E	E		
	Accessory Structure	P	P	P	P	P
	Home Occupation	E	E	P	P	P
	Live-Work (per UDC 5.7.7)			E	P	P
	Personal Recreational Vehicle Storage (on Lots 11,000 sf and greater)	A	E			
Non-Residential Uses	Mixed-Use Building or Live/Work Units in a Principal Structure (see Note 5)			E	E	E
	Stormwater Detention Ponds, including Regional Ponds	P	P	P	P	P
	Utility Conveyance	P	P	P	P	P
	Public and Private Parks and Open Space	P	P	P	P	P
	Community Athletic Field	P	P	P	P	P
	Neighborhood Assembly (up to 350-person capacity): church or clubhouse		E	P	P	P
	Government Facility, such as a Fire Station, Police Substation, or similar		A	P	P	P
	Adult Care, Assisted Living				A	A
	Child Care, in Home – Minor		P	P	P	P
	Child Care, in Home – Major			A	A	A
	Child Care, Center – Minor			A	A	A
	Child Care, Center – Major				A	A
	Utility Stations, such as water wells, pump stations, and similar facilities (not offices or storage yards)	A	A	A	A	E
	All Permitted Uses by Right in the Village Center Category of this PUD, on up to 40% of the Gross Land Area (see note 4 below)			A	A	
Legend: P Use Permitted by Right A Use Permitted by Administrative Review by the Director. E Use Permitted with Committee Endorsement (does not require Administrative Adjustment processes identified in UDC §2.3.4) Blank Not Permitted						
Notes: 1. Unless modified by Section 2 of this document, the land use definitions in UDC Section 1.4 apply. 2. See individual Land Use Category Standards and Table 6 for the various types of SFD residential lots and minimum lot sizes allowed in each category. 3. Screening is required for Personal Recreational Vehicle Storage where allowed subject to PUD§3.D.12. 4. Where applicable, the maximum percentage allowed is defined to be the floor area of all non-residential uses divided by the gross area of the parcels. 5. Allowable commercial uses in Mixed-Use Buildings and Live/Work Units are denoted in Table 10						

B. Non-Residential and Commercial Parcels

1. Building and Lot Standards:

For all districts see [Table 9](#) for Setbacks, Minimum Lot Sizes, Building Separations, Maximum Building Height, Maximum Accessory Building Size, Maximum Gross Density, Maximum Height, and other applicable dimensional standards, restrictions, and exemptions.

Standards applicable to specific districts are included in the District sections below.

2. Access and Street Standards for Non-Residential Uses: [See PUD§3.A](#)

3. Land Use Standards Common to all Non-Residential Parcels:

a. Permitted Uses: Per [Table 10](#).

b. Setbacks and Dimensional Standards: Per [Table 9](#)

c. Architectural Design:

Building Design standards in UDC Section 6.8.4 and 6.8.5 (Large Scale Commercial Design Standards) shall apply; *UDC Section 6.9.4.e (Table 6-21)* applies only for the first 12' above finished floor elevation.

Alternatively, the Director may approve, with Committee Endorsement, architectural design utilizing the following standards in **Appendix C** of this PUD:

- i. §B - Architectural Intent
- ii. §C - Process
- iii. §F (1-4) - Building Use, Form and Articulation
- iv. §I – Roofs and Roof Drains
- v. §J (1) – Color Palette
- vi. §K, L, & M – Decks and Porches, Building Materials, & Signs and Building Numbers.

d. Landscape Design: (*Corresponding UDC Section 6.3 – Landscape Standards*)

i. In any non-residential or commercial parcel, landscaping may be supplied by a common plan covering the entire Parcel or a combined number of defined internal lots, instead of by individual lots.

ii. Landscape adjacent to buildings and parking lots shall be “Irrigated Landscape” per PUD Section 3.E.4.

iii. Landscape design of regional detention ponds shall be “Naturalized Landscape” per PUD Section 3.E.4.

iv. 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.E.4.

e. Parking: (*Corresponding UDC Section 6.2 – Parking, Lot Access, & Circulation*)

i. With proper justification and Committee endorsement, all required parking requirements may be reduced up to 30% by right.

ii. Unless otherwise superseded herein, requirements of Section 6.2.4 of the UDC shall apply subject to the reduction allowed above.

4. Village Center [Parcel V Bar C] Specific Standards:

a. Intent: The mixed-use Village Center is intended to be the heart of the community, adjacent to the main entrances to Sweetgrass from South College Drive and directly across from a main entrance to LCCC. Providing a broad range of uses (e.g., retail stores, restaurants, service uses, and professional offices).

The site design of the mixed-use, pedestrian-oriented, buildings and parking is encouraged to include live/work and/or multifamily residential above. Outdoor seating and a large central open space (Village Green) will be an integral major focal point for surrounding buildings and the overall PUD.

b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**

c. Architectural Design: Per Appendix C: Village Center Standards & Guidelines.

d. Landscape Design: (*Corresponding UDC Section 6.3 – Landscape Standards*)

For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 70%.

e. Parking: (*Corresponding UDC Section 6.2 – Parking, Lot Access, & Circulation*)

i. Multifamily residential uses, where allowed, shall require 0.75 parking spaces per bedroom.

ii. Non-residential uses shall require 5 spaces per 1,000 sf (GLA).

f. Drive-Through or Drive-Up Uses: are prohibited on all Lots fronting on the Village Green.

Any drive-through provided on outlots shall conform with PUD [Table 9](#) below.

5. Retail/Commercial [R/C] Specific Standards:

- 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. Architectural design is intended to be prominent, particularly as seen from College Drive and High Plains Road.
- b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**
- c. Architectural Design: No supplemental Standards (see Section 3.B.3.c above)
- d. Landscape Design: (Corresponding UDC Section 6.3 – Landscape Standards)
 - i. For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 80%.
 - ii. In addition to all other applicable landscape standards, a landscaped corridor of “**Naturalized Landscape**” shall be provided according to Table 8 Below per Section 3.E.4 of this PUD, and subject to the standards described for a Level 1 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.

Table 8: Required Landscape Buffer Corridors for R/C Parcels

Parcel Name	Required Min. Width	Boundary Requiring Buffer			
		North	East	South	West
Circle N	25'		✓		✓
Arrow Q	30'			✓	✓
Crazy 8S (North)	30'			✓	✓
Swinging U (West)	30'		✓	✓	
Crossed W (South)	25'	✓	✓		
Other	25'	Any Parcel Boundary Directly Abutting a Residential District(s), Residential Dwelling Units, or Dedicated Park or Open Space			

Notes:

- 1. Clustering of plant materials is encouraged and may be approved by the Committee subject to a landscape plan delineating the proposed installation(s)
- 2. Landscape material quantities may be adjusted by the Committee up to 50% with proper justification. (i.e.: conflicts with access points or sight-lines, utilities, demonstrated conflict with other provisions of this PUD or City codes or standards, or similar causes).
- 3. Screening for outdoor storage, trash, utilities, and other required screening may be accommodated by this buffer.
- 4. Placement of required trash and utility enclosures and screening may encroach up to 20' into the buffer corridor(s).

6. Hospitality Event Center [HEC] Specific Standards:

- 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 located close to LCCC. In addition, supporting uses such as restaurants, retail, and office space are allowed. Other commercial uses may be allowed with Committee endorsement.
- b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**
- c. Architectural Design: No supplemental Standards (see Section 3.B.3.c above)
- d. Landscape Design: (Corresponding UDC Section 6.3 – Landscape Standards)
 - i. For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 80%.
 - ii. In addition to all other applicable landscape standards, a minimum 25' wide corridor of “**Naturalized Landscape**” shall be provided subject to [Table 8](#) and along the south and east boundaries of Parcel R+R.

7. Medical Office Campus [MED] Specific Standards:

- a. Intent: The intent of the Medical Office Campus use is to allow for the development of a medical office campus in a location convenient to LCCC, with the potential for other related uses. Other commercial uses may be allowed with Committee endorsement.
- b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**
- c. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
- d. Landscape Design: *(Corresponding UDC Section 6.3 – Landscape Standards)*
For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 80%.

8. Office / Commercial [O/C] Specific Standards:

- a. Intent: The Office / Commercial land use parcels are located adjacent to the future extensions of Loving Trail and High Plains Road in close proximity to State Highway 85 (South Greeley Highway). This land use category is intended to provide a broad range of employment opportunities and professional business uses along with customary supporting uses. Other commercial uses may be allowed with Committee endorsement.
- b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**
- e. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
- c. Landscape Design: *(Corresponding UDC Section 6.3 – Landscape Standards)*
 - i. For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 80%.
 - ii. In addition to all other applicable landscape standards, a min. 25' wide corridor of “**Naturalized Landscape**” shall be provided subject to [Table 8](#) along the west and east boundaries of Parcel Triangle O.

9. Park, School, and Open Space Tracts/Lots [O/S]:

9-1: Community Park [O/S-P] Specific Standards: *(Parcel A+H)*

- a. Intent: The A+H Parcel is intended for a Community Park and other Civic or Recreational uses and is intended to be substantially dedicated to the City of Cheyenne to be developed by the City as a public park with to serve south Cheyenne. The park should include regional stormwater detention facilities and trails to serve the PUD and connect to LCCC. Detailed program and design will be determined by the City.
- b. General Standards:
 - i. **All provisions of Section 3.B.1 through 3.B.3 above.**
 - ii. [Table 9](#) AND the following:
 - (a) Athletic fields, stands, and gathering areas shall a minimum of 100' from any residential lot.
 - (b) Parking lots and drives shall be located a minimum of 50' from any residential lot.
- c. Alternative Uses: In the event that the designated area or portion(s) thereof are not accepted by the City of Cheyenne for Civic uses, the list of permitted uses in the portion(s) not acquired shall expand to include those allowed in the MDR – Medium Density Residential District per [PUD§4.A.9](#).
- d. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
- e. Landscape Design: In addition to all other applicable landscape standards, any “**Naturalized Landscape**” provided in the Park and Civic areas shall be consistent with Section 3.E.4.

9-2: Schools [O/S-S] Specific Standards: *(Parcels Smiling T & V Stripe)*

- 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 public school facilities.
- b. General Standards:
 - i. **All provisions of Section 3.B.1 through 3.B.3 above.**
 - ii. [Table 9](#) AND the following:
 - (c) Athletic fields, stands, and other gathering areas shall be located a minimum of 100' from any platted residential lot.

- (d) Parking lots and drives shall be located a minimum of 50' from any platted residential lot.
- c. Alternative Uses: In the event that the designated area or portion(s) thereof are not acquired by a public school district or private educational provider within ten years of the adoption of this PUD, the list of permitted uses in the portion(s) not acquired may expand to include those allowed in the MDR – Medium Density Residential District per [PUD§4.A.9](#).
- d. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
- e. Landscape Design:
 - i. Landscape Design shall meet or exceed the standards described in Section 3.E.4 of this PUD.
 - ii. In addition to all other applicable landscape standards, any “**Naturalized Landscape**” provided in the School areas shall be consistent with Section 3.E.4.
 - iii. For the purposes of landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 90%.

9-3: General Open Space [O/S-G] Specific Standards:

- a. Intent:
 - i. The intent of Open Space tracts is to provide expanses of native prairie grasses, public trails, the continuation of existing ranching operations, and stormwater conveyance and detention facilities, and recreation opportunities.
 - ii. The O/S-G use designation is not necessarily a specific PUD Zone, but applies to any land within any zone which is identified on a plat or other instrument of record as reserved for Open Space or Public Greenway.
- b. General Standards: All provisions of Section 3.B.1 through 3.B.3 above.
- c. Alternative Uses: The open space boundaries depicted or described in the PUD are conceptual and may be adjusted or relocated as surrounding development occurs. No depiction or description guarantees adjacency to open space except as otherwise provided herein.
- d. Landscape Design: Landscape 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.

10. Golf Course [GC] Specific Standards: (Native Landscapes)

- a. Intent:
 - i. To allow development of resort and convention center facilities focused on a golf course or other recreational uses and facilities.
 - ii. Accommodations may be any PUD allowed residential or hospitality use, or a combination thereof. A portion of the Parcel may be developed as Residential. Commercial uses may be allowed with Committee endorsement.
 - iii. The GC use designation is not currently a specific PUD Zone, but will apply to any land within any zone which is identified on a plat or other instrument of record as reserved for Golf Course uses or other allowed uses as described.
- b. General Standards:
 - i. **All provisions of Section 3.B.1 through 3.B.3 above.**
 - ii. Residential development must meet the most closely equivalent standards of Section 4.A of this PUD.
 - iii. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
 - iv. Landscape Design: (Corresponding UDC Section 6.3 – Landscape Standards)
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 right of way or street section per PUD Table 14.

11. Non-Residential Development Standards and Allowed Uses by District

Table 9: Non-Residential and Commercial Building and Lot Development Standards

Land Use Category		Min. Building Setbacks	Min Parking Setback	Min Distance Bldg. to Private Drive / Parking	Max. Building Height	Min. Building Separation	Max Floor Area Ratio	Max. Impervious Lot Coverage ¹
Village Center (VC)	From College Dr. R/W From Collector St. R/W From Internal Property Line	100' 25' 0'	75' 15' 0'	10'	60'	20'	0.40	75%
Retail / Commercial (RC)	From College Dr. R/W From Collector St. R/W From Parcel Boundary Line From Internal Property Line	80' 25' 25' 0'	75' 25' 25' 0'	15'	50'	30'	0.30	75%
Hospitality / Event Center (HEC)	From College Dr. R/W From High Plains Rd. R/W From Collector St. R/W From Internal Property Line	75' 35' 35' 0'	50' 25' 25' 0'	10'	80'	20'	0.50	85%
Medical Office (MED)	From Perimeter Arterial St. R/W From Collector St. R/W From Parcel Boundary Line From Internal Property Line	75' 25' 25' 0'	50' 20' 15' 0'	10'	35'	30'	0.25	80%
Golf Course (GC)	From High Plains Rd. R/W From Collector St. R/W From Parcel Boundary Line From Internal Property Line	100' 100' 0' 0'	100' 100' 0' 0'	10'	50'	20'	0.40	75%
Office / Retail (OC)	From Avenue 'C' R/W From Collector St. R/W From Local St. R/W From Parcel Boundary From Internal Property Line	100' 25' 25' 50' 0'	100' 20' 10' 30' 0'	15'	40'	20'	0.50	90%
School (OS-S)	From High Plains Rd. R/W From Collector St. R/W From Local St. R/W From Parcel Boundary From Internal Property Line	30' 25' 15' 30' 0'	35' 30' 20' 20' 0'	10'	35'	30'	0.32	40%
Park & Open Space Tracts/Lots (OS-P & OS-G)	From College Dr. R/W From Avenue 'C' R/W From High Plains Rd. R/W From Local St. R/W From Parcel Boundary Line From Collector St. R/W From Internal Property Line	100' 75' 75' 50' 50' 25' 0'	75' 50' 50' 50' 30' 20' 0'	10'	OS-P: 50' OS-G: 35'	20'	OS-P: 0.40 OS-G: 0.10	OS-P: 25% OS-G: 15%

Notes:

- The impervious area of all Parcels shall apply to that Parcel as a whole. Individual lots and/or tracts may exceed the maximum.
- Trash enclosures, utility enclosures and screen walls may encroach into building setbacks, up to 10' from R/W.
- Drive-Through Facilities:**
 - VC: Drive-through facilities are not permitted adjacent to the Village Green. UDC 5.8.3 applies elsewhere.
 - RC, HEC, MO, OR: Drive-through facilities (back of curb) shall be setback a minimum of 15' from R/W line(s). Any portion(s) of drive-through within 30' of R/W line(s) shall be screened with a Level 1 Landscape Buffer per UDC 6.3.5.
 - Other Land Uses: UDC 5.8.3 applies.
- Ongoing Ranching Operations** shall be set back at least 200' from platted residential lots and at least 100' from non-residential buildings. **Grazing is an exception and shall be appropriately and securely fenced no closer than 50' from any platted lot line.**

Table 10: Allowed Non-Residential and Commercial Uses by Category

Legend:	RETAIL / COMMERCIAL	VILLAGE CENTER	HOSPITALITY / EVENT CENTER	MEDICAL OFFICE	OFFICE & RESEARCH CAMPUS	GOLF COURSE	LIVE/WORK IN RESIDENTIAL	MIXED-USE IN RESIDENTIAL	OPEN SPACE O/S		
									COMMUNITY PARK	SCHOOL	GENERAL OPEN SPACE
P Use Permitted by Right											
A Use Permitted by Administrative Review											
E Use Permitted with Committee Endorsement (does not require processes identified in UDC §2.3.4)											
Blank Not Permitted											
Residential Land Uses											
Multifamily above Non-Residential	E	P	E								
Live-Work Units per UDC §5.7.7 above Non-Residential	E	P		E		E	E	E			
Mixed-Use Building (Residential Allowed up to 50% GSF)	E	P	E	E		E	E	E			
Civic Uses											
Neighborhood Assembly (< 350-person capacity)	P	P	P		P			E	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	A	A	E	E			
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					
Child Care Center – Minor	E	P		P	P	P	E	E			
Entertainment, Indoor Recreation Facility		A	P	P					P	P	
Entertainment, Outdoor Recreation Facility (Golf)						P					P
Entertainment, Outdoor Recreation Facility (non-Golf)		P	P						P	P	
Entertainment Venue		P	P			P			P	P	
Lodging, Hotel or Motel	P	P	P			P					
Medical Office or Clinic (<3,000 SF)	P	P	E	P	E			E			
Medical Office or Clinic (>3,000 SF)	E	E		P	E		E	E			
Commercial Uses											
Convenience Retail / Corner Store	P	P	P			A	E				
Neighborhood Retail (<5,000 SF)	P	P	P				E				
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				P		
Outdoor Sales, Event or Display Area		P	P		P				P	P	
Bars	P	P	P			P		A			

Legend:	RETAIL / COMMERCIAL	VILLAGE CENTER	HOSPITALITY / EVENT CENTER	MEDICAL OFFICE	OFFICE & RESEARCH CAMPUS	GOLF COURSE	LIVE/WORK IN RESIDENTIAL	MIXED-USE IN RESIDENTIAL	OPEN SPACE O/S		
									COMMUNITY PARK	SCHOOL	GENERAL OPEN SPACE
P Use Permitted by Right											
A Use Permitted by Administrative Review											
E Use Permitted with Committee Endorsement (does not require processes identified in UDC §2.3.4)											
Blank Not Permitted											
Liquor Stores	P	P	P								
Automobile Service Repair	A										
Automobile Service Station – Limited & General	A										
Retail Concessions, Food Truck Vendors, and Similar Uses	E	P	P	E	P	P		E	P	E	
Special Events with Catering, including Liquor Sales		P	P		P	P			P	E	
Food Service – Limited (<2,000 SF)	P	P	P			P	E				
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 (in G/C only incidental to golf course operations)					P	E					A
Moderate Industrial					A						
Limited Outdoor Storage (in G/C only incidental to golf course use)					A	E			P	A	A
Public Service Uses											
Commercial & Public Parking Facility		A	P						E		
Government Facility		P							P	E	
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					

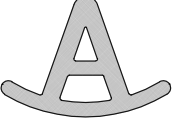
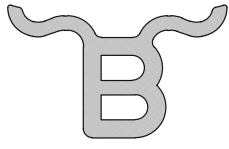
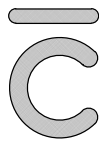
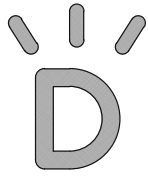




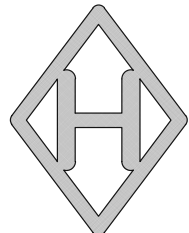
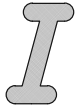
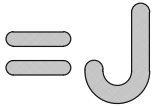

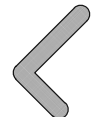

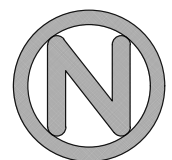
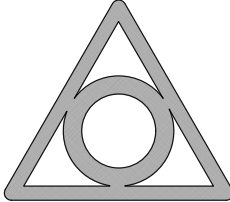

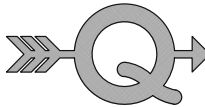
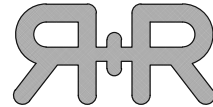
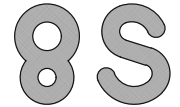
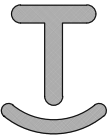
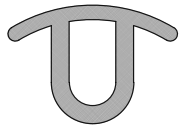




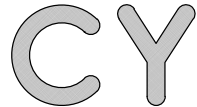

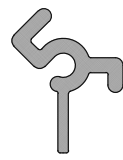
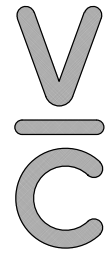

Notes:

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 in any non-residential district (including retail sales and golf course beverage cart sales), subject to any applicable conditions outside the scope of this PUD.
3. See individual Land Use Category Standards and **Table 6** for the various types of SFD residential lots and minimum lot sizes allowed in each category.
4. Screening for Personal Recreational Vehicle Storage is required.
5. Where applicable, the maximum percentage allowed is defined to be the floor area of all non-residential uses divided by the gross area of the parcels.

(End of Section)

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Exhibit A: PUD Parcel Designations and Anticipated Land Uses

				
ROCKING A (10th Filing) RESID.	FLYING B (9th Filing) RESID.	BAR C (Por. 1st) RESID.	SHINING D (7th Filing) RESID.	FOUR Z (5th Filing) RESID.
				
RAFTER E RESID.	7F RESID.	CRAZY G RESID.	DIAMOND H RESID.	RUNNING I RESID.
				
TWO BAR J RESID.	WALKING K RESID.	TUMBLING L RESID.	QUARTER CIRCLE M RESID.	CIRCLE N COMM.
				
TRIANGLE O COMM.	BAR P BAR MIXED-USE	ARROW Q COMM.	R AND R (2nd Filing) COMM.	CRAZY 8S MIXED-USE
				
SMILING T Elem SCHOOL RESID.	SWINGING U MIXED-USE	U HOOKED 2 RESID.	V STRIPE M/H SCHOOL	CROSSED W MIXED-USE
				
LAZY X RESID.	C Y RESID.	ZCROSS RESID.	WINDMILL FIVE OPEN SPACE	VILLAGE CENTER (4th Filing) COMM./ MIXED-USE
				
		A AND H PARK PUBLIC/ PARK		

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Appendix A: Sweetgrass PUD Street Sections and Design Standards

Table 11: Sweetgrass PUD Roadway Design Information

Street Section Reference	Perimeter Arterial ⁽²⁾	Urban Arterial	Urban Collector	Transitional Collector ⁽³⁾	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.	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	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 6) exclusive of Open Space.						

Table 12: Roadway Technical Criteria

Street Section Reference	Perimeter Arterial	Urban Arterial	Urban Collector	Transitional Collector	Rural Arterial	Rural ⁽¹⁾ Collector ⁽²⁾	Rural ⁽¹⁾ Local	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 6), 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 13: 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.	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.)	(36' TOA-TOA min.)	32' (BC-BC)
C	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.
D	Lane Width (# lanes)	12' (4-6 lanes)	12' (4 lanes)	12' (2 lanes)	12' (2 lanes)	12' (2-3 lanes)	12' (2 lanes)	10' (2 lanes)	10' (2 lanes)
E	Bike Lane, Parking, or Shoulder Width ⁽¹⁾	7' Bike Lane / Shoulder	6' Bike Lane / Shoulder (min. one side)	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)
F	Tree Boulevard	South side: Varies ⁽⁷⁾	12' width (one side)	12' width (one side)	12' width (one side)	12' width (one side)	None.	None.	6'
G	Sidewalk	South side: None ⁽⁷⁾	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 R/W; 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)
Notes		(1) Parking will not be permitted along arterials and collectors, except on portions of collectors with a designated parking lane. (2) Adjacent property owners will be responsible for design and construction of sidewalk and landscape improvements north of College Drive and east of Loving Trail. (3) Trail alignments may vary slightly from those illustrated in street sections because of grading, utilities, and other constraints. (4) Optional Median may be raised w/curb & gutter, depressed for drainage, or no median. (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 (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. (7) Where Regional Trail (H) is present, sidewalk (G) is optional where noted. (8) A 4" white stripe shall be required on both edge of traveled ways.							

Street Sections

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

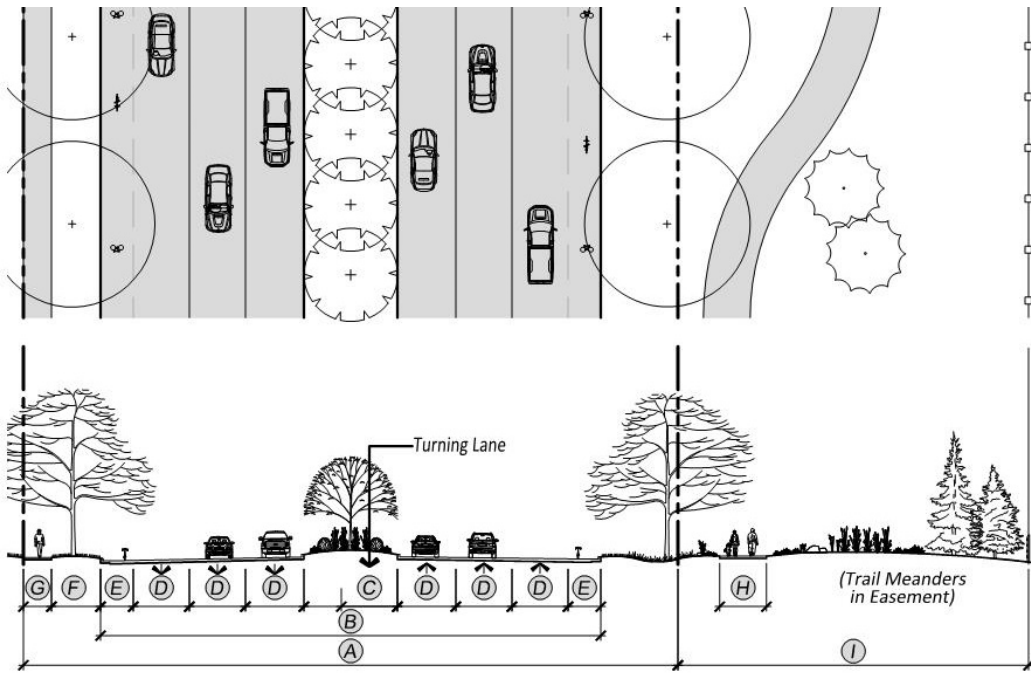


Figure A1: Perimeter Arterial Street Section

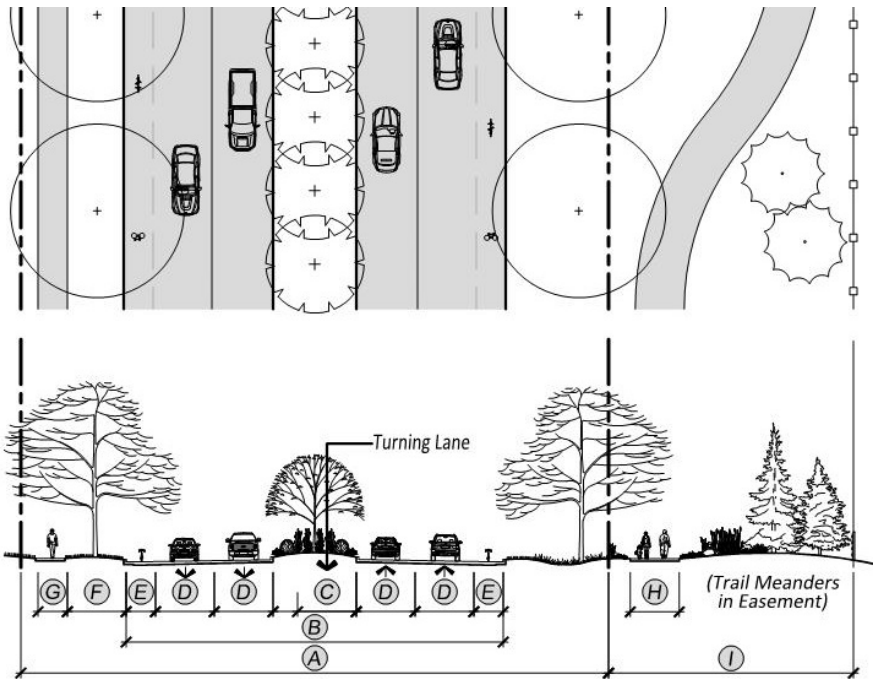


Figure A2: Urban Arterial Street Section

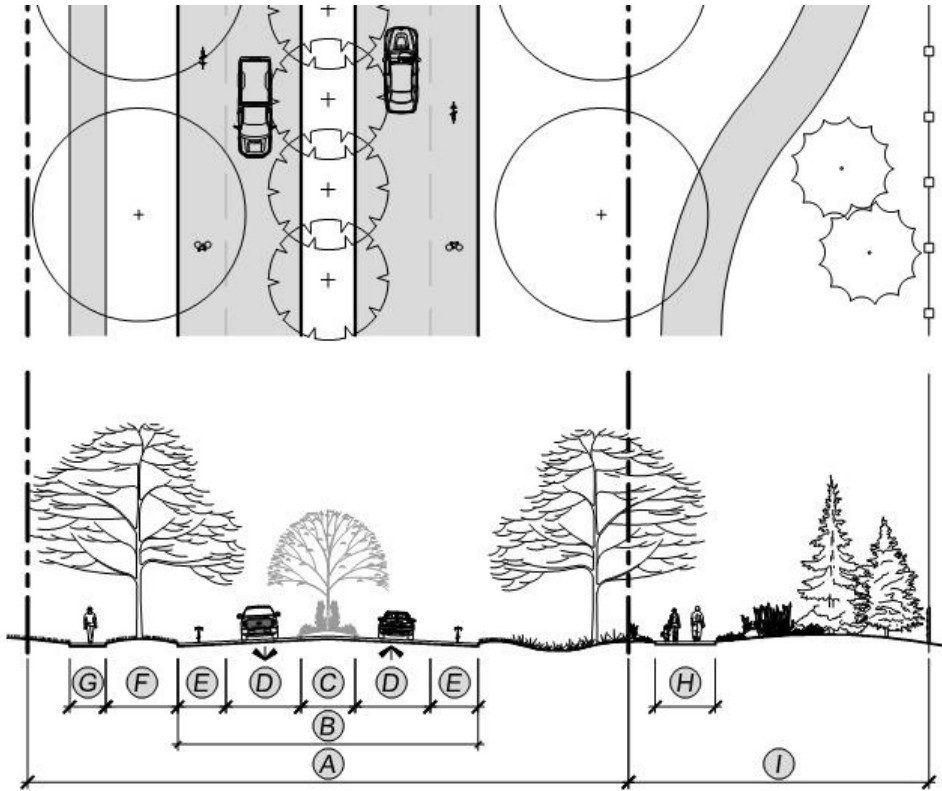


Figure A3: Rural Arterial Street Section

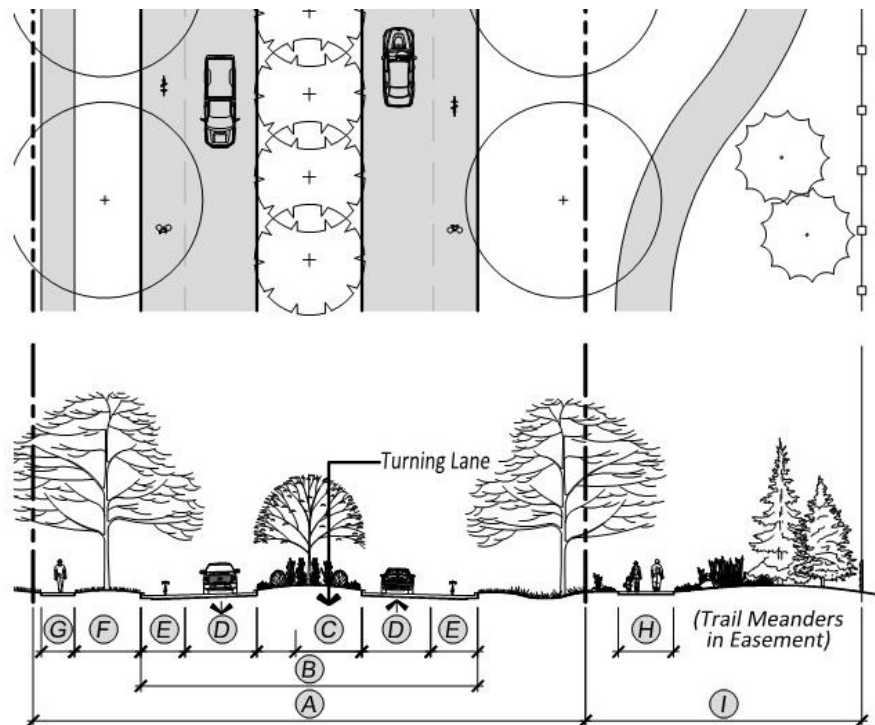


Figure A4: Urban Collector Street Section

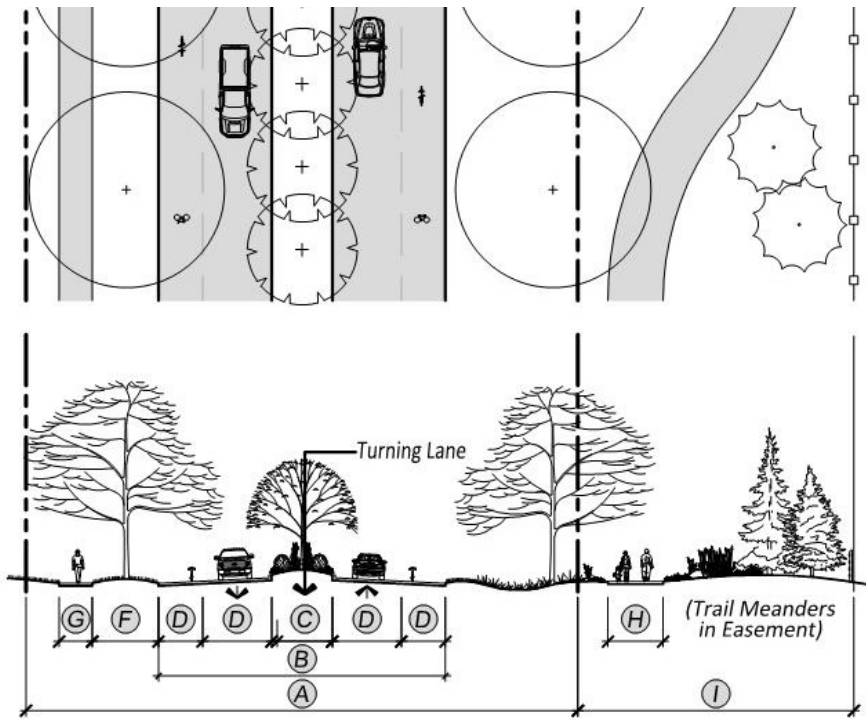


Figure A5: Transitional Collector Street Section

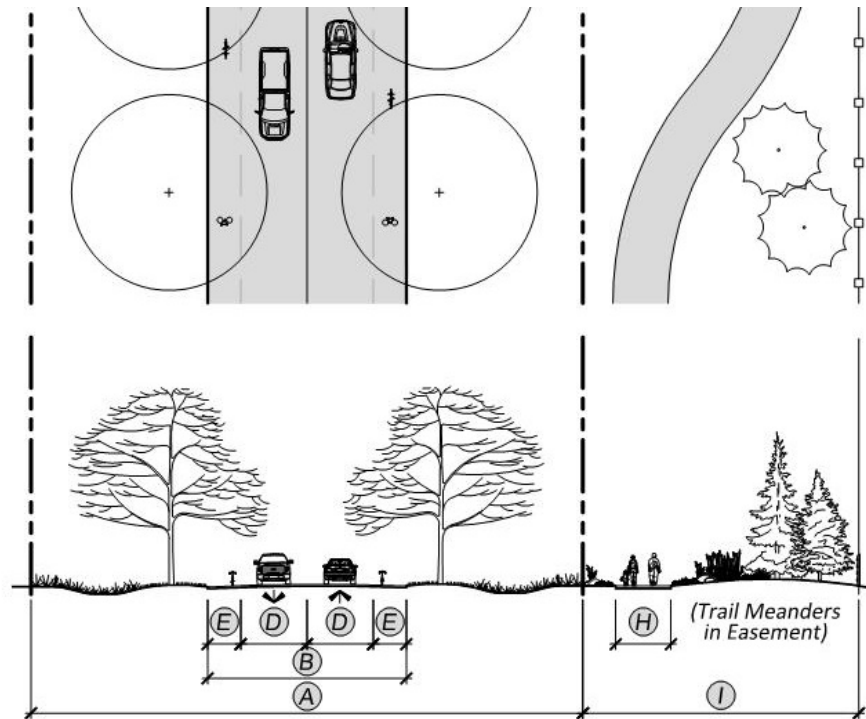


Figure A6: Rural Local/Collector Street Section

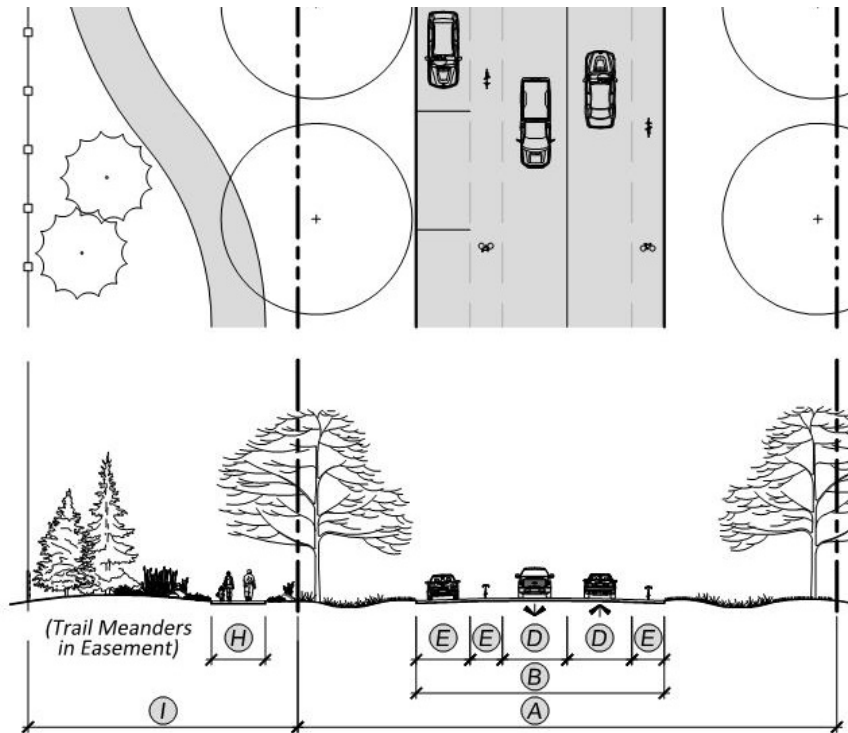


Figure A7: Rural Collector with Parking Lane

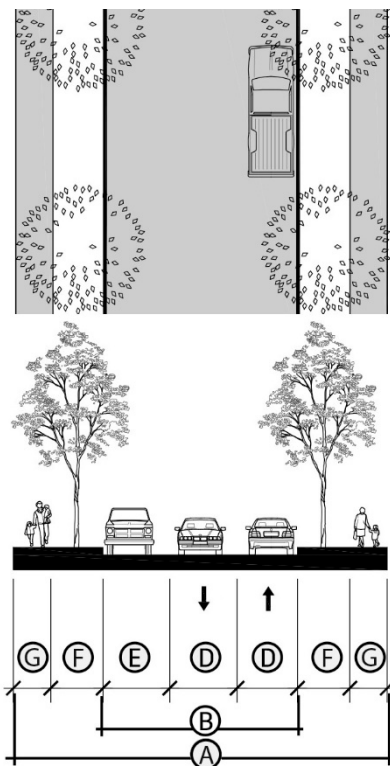
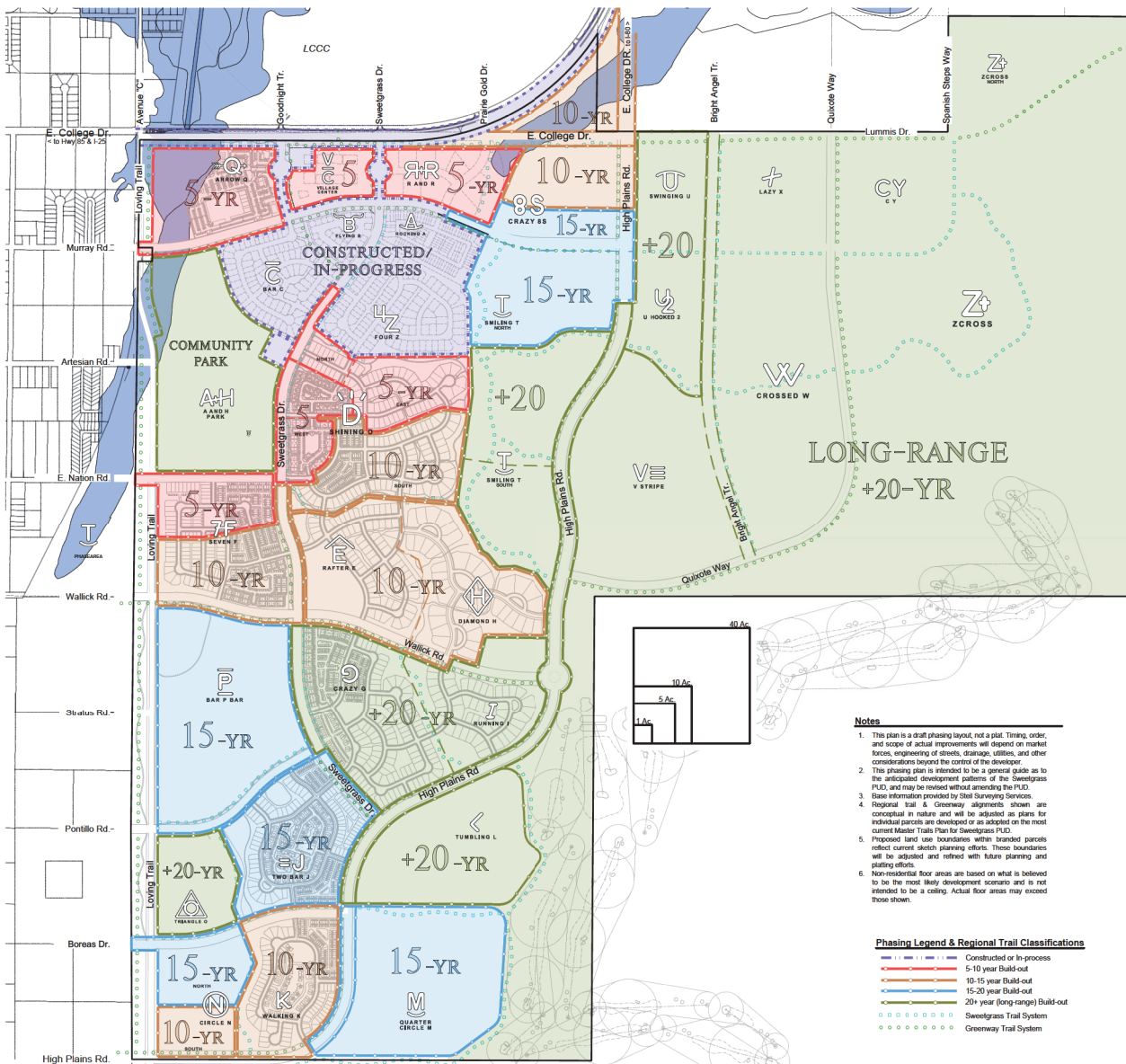
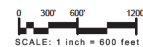
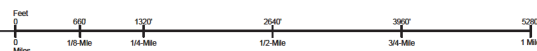


Figure A8: Context-based Neighborhood Street

(End of Appendix A)



Amended Sweetgrass Phasing Plan



Notes

- This plan is a draft phasing layout, not a plot. Timing, order, and scope of actual improvements will depend on market forces, engineering of streets, drainage, utilities, and other considerations beyond the control of the developer.
- This phasing plan is intended to be a general guide as to the anticipated development patterns of the Sweetgrass PUD, and may be revised without amending the PUD.
- Base information provided by Steel Surveying Services.
- Regional trail & Greenway alignments shown are conceptual in nature and will be adopted as plans for individual parcels are developed or as adopted on the most current Master Plan for Sweetgrass PUD.
- Proposed land use boundaries within branded parcels reflect current sketch planning efforts. These boundaries will be adjusted and refined with future planning and planning efforts.
- Non-residential floor areas are based on what is believed to be the most likely development scenario and is not intended to be a ceiling. Actual floor areas may exceed those shown.

Phasing Legend & Regional Trail Classifications

- Constructed or In-process
- 5-10 year Build-out
- 10-15 year Build-out
- 15-20 year Build-out
- 20+ year (long-range) Build-out
- Sweetgrass Trail System
- Greenway Trail System

Parcel Name	Land Use	Dwelling Units
- Built In-Progress		
- Rocking A	Town Homes	88
- Flying B	Multi-Family	116
- Bar C	Single Family Detached	89
- Four Z	Single Family Detached	100
		393

Residential 5 Year		
Shining D - North	Single Family Detached	20
Shining D - East	Single Family Detached	56
Seven F - North	Single Family Detached	32
	Town Homes	62
		314
Running Total		707

Residential 10 Year		
Shining D - South	Single Family Detached	72
	Town Homes	64
Rafter E	Single Family Detached	72
	Town Homes	60
Seven F - South	Single Family Detached	60
	Town Homes	62
Diamond H	Multi-Family	156
Walking K	Single Family Detached	40
	Single Family Detached	34
		610
Running Total		1317

Residential 15 Year+		
Bar P Bar East	Single Family Detached	40
	Single Family Detached	65
Crazy 8's - North	Multi-Family	250
Quarter Circle M	Single Family Detached	120
Smiling T North	Town Homes	120
	Multi-Family	130
	Town Homes	180
The CY	Senior Housing (Duplex)	40
	Town Homes	130
	Multi-Family	110
		1185
Running Total		2502

Residential 20+ / Crazy O		
	Single Family Detached	100
	Town Homes	37
	Multi-Family	240
Running I	Single Family Detached	50
Two Bar J	Single Family Detached	38
	Single Family Detached	36
	Town Homes	80
Tumbling L	Single Family Detached	200
Swinging U - East	Multi-Family	200
U Hooked 2	Town Homes	180
Crossed W - South	Single Family Detached	125
Crossed W - Central	Single Family Detached	62
Lazy X	Senior Housing (Duplex)	50
	Multi-Family	200
Z-cross Central	Single Family Detached	50
	Single Family Detached	120
Z-cross South	Single Family Detached	50
	Single Family Detached	200
Z-cross East	Single Family Detached	50
	Single Family Detached	110
Z-cross North	Single Family Detached	120
		2298
Running Total		4800

Parcel Name	Land Use	SF Bldg Use
- Built In-Progress		
- Arrow Q	Pinnacle Bank	5,227
- VIC		
- Lot 2	Lummi - Upstairs Office	3,200
	Lummi - Downstairs Cafe	2,200
		5,400

Commercial 5 Year		
Arrow Q		
Lot 2	DT Coffee	2000
Lot 2	Sit Down Fast Food In Lns	2000
Lot 2	Sit Down Fast Food In Lns	2000
Lot 3	Sports Bar	8000
Lots 4 & 5	Hotel	180000
Lot 7	Urgent Care	15000
Lot 8	Class / Med Office	5000
Lots 9 & 10	Sit Down Restaurant	20000
	Church	249000

VIC		
Lot 3	In-Line Retail	5000
Lot 4	In-Line Retail	5000
Lot 5	Sit Down Fast Food	5000
Lot 6	Specialty Grocer	15000
Lot 7	In-Line Retail	4000
Lot 8	In-Line Retail	4000
Lot 9	Sports Bar	8000
Lot 10	Sit Down Restaurant	6000
		52000

R-R West		
Lot 1	Blue Federal Credit Union	2350
Lot 2	DT Fast Food	2500
Lots 3 & 4	Hotel	200000
Lots 5 & 6	Fast Stu, Car Wash, Conv	4000
Lots 7 & 8	Hotel	200000
	Conference Center	20000
		428850

R-R East		
Lot 9	Event Center	15000

Maltese Cross		
A+H Park	Fire Station	11500

Circle N		
0 King Soopers		120000
0 Retail Pad - Bank + DT		4000
0 Retail Pad - Gas + Conv		3000
0 Retail Pad - Fast Food DT		2800
0 Retail Pad - Fast Food DT		2800
0 In-Line Retail (5 @ 2 KSF)		10000
		142600

Commercial 10 Year		
Crazy 8's - North		
0 Whole Foods		100000
0 Retail Pad - Bank + DT		4000
0 Retail Pad - Gas + Conv		3000
0 Retail Pad - Fast Food DT		2800
0 Retail Pad - Fast Food DT		2800
		112600

Triangle O		
0 Trade / Vocational School		220000

Commercial 15 Year+		
Bar P Bar		
0 Medical Campus		35000
0		35000
0		35000
0 Charter School		42500

Commercial 20+ / Swinging U - West		
0 Home Improvement Store		120000
0 Retail Pad - Gas + Conv		3000
0 Retail Pad - Fast Food DT		2800
0 Retail Pad - Fast Food DT		2800
		128600

A+H Park		
0 Library		100000
Lot 6	Wellness Center	50000
		150000

Crossed W South		
0 Brewery w/ Restaurant		6000
0 In-Line Retail (3 @ 2 KSF)		6000
		12000

Smiling T South		
0 Elementary School		42000

V-Stripe South		
0 Middle / High School		65000
0		55000

Appendix C: 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 standards 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)?

If responses to both C.1 and C.2 are affirmative, substitution may be allowed by the Director through the processes identified in UDC §2.3.4 – Administrative Adjustment with DRC review and endorsement.

- D. **Land Uses:** Allowable land uses in the Village Center are described in PUD §4: [Table 10](#).
- E. **The Village Green and Pedestrian Connectivity**
 - 1. The Village Green (“the Green”) is a private park, around which the Village Center uses are 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 Section 4: [Table 9](#).
 - 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 sidelites, 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.3](#), 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 signs, 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 & Sidelites • 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 items	2 items	1 item
	Restaurant or Microbrewery	1 item	4 items	4 items

(End of Appendix)



Planned Unit Development Standards and Guidelines 4th Amendment

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Approved by the Governing Body of the City of Cheyenne, Wyoming on:
the ____ day of _____, 2023

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List of Acronyms

CCRs	Codes, Covenants, and Restrictions
CMU	Concrete Masonry Unit
DU	Dwelling Unit
FAR	Floor Area Ratio
GLA	Gross Leasable Area
HOA	Homeowner's Association
LCCC	Laramie County Community College
LF	Lineal Feet
MF	Multifamily
O.C.	Measured from centerline to centerline
PL	Property Line
PUD	Sweetgrass Planned Unit Development
R/W	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 distinctive mixed-use master planned community. Integrating a variety of residential neighborhoods with retail, entertainment, lodging, and employment opportunities via a comprehensive open space network.
2. 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 planned residential sub-areas with a variety of residential products and density, creating a rich community texture and diversity and meeting the needs of a diverse demographic;
 - d. Develop a pedestrian-scaled Village Center serving as a focal point for the community and providing shopping and commercial opportunities to complement the surrounding residential and employment communities;
 - e. Create development opportunities for commercial, retail, lodging, and entertainment along Arterial and Major Collector transportation corridors in this growing area of Cheyenne;
 - f. Encourage a variety of recreational amenities, incorporated around an extensive open space theme with a comprehensive hierarchy of pedestrian connections, and focused on locating greenbelts or natural areas adjacent to as many homes as possible;
 - g. Cluster residential neighborhoods to reduce sprawl and negative impacts of development;
 - h. Establish community design principles to encourage sustainability and consistent quality; and
 - i. Enrich the residential, commercial, and institutional resources of the City of Cheyenne and surrounding region.

B. Ranching / Agricultural Uses

1. As the property to be developed as the Sweetgrass PUD is a working ranch, ranching and agricultural 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 unplatted, undeveloped lands throughout the Sweetgrass PUD.
2. 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 will be determined by the rate at which the PUD develops, and funds are available for appropriate improvements.
3. Fencing adjacent to the Community Park shall not be barbed wire; smooth wire is acceptable.

C. Application

1. The following regulations shall apply to all property contained within the Sweetgrass PUD. Unless otherwise specified herein, these regulations shall run with the land and shall inure to the benefit of and be binding upon the landowners of record and their heirs, devisees, successors, and assigns.
2. This PUD both references and diverges from the regulations contained in the Cheyenne Unified Development Code (UDC). UDC references herein are dynamic and are to be interpreted to reference the most applicable section of the most current adopted edition of the UDC code(s).
3. Portions of the PUD are more stringent than the UDC; others are less stringent and/or provide a different approach. Any regulations not specifically addressed in this PUD, the most current edition of the Cheyenne UDC shall govern; otherwise, this PUD shall govern.
4. The map sheets, appendices, and exhibits are a part of these regulations and are incorporated herein.
5. 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.

D. Density and Floor Area Ratios

1. Planned Density Range ([PUD Table 6](#)) is based on neighborhood design principles and intended use(s); as specific development conditions cannot be entirely forecast, variations of up to 15% are acceptable by right.

2. Maximum Density permitted in any residential Parcel and Floor Area Ratio (FAR) in any non-residential Parcel shall apply to the entire Parcel and shall not be specifically applicable to any portion thereof.
3. 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 unless otherwise noted herein.
4. 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.
5. Density Variations and Transfers:
 - a. Density transfers are permitted without amending this PUD.
 - b. Residential Parcels may exceed the maximum number of units allowed by up to twenty percent (20%).
 - c. The total number of dwelling units developed in a Parcel may be less than the intended minimum.
 - d. Any reduction in dwelling units below the minimum may be transferred in whole or in part to other Parcel(s).
 - e. 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, per UDC§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 Parcel Parks

1. Based on the maximum number of units allowed in this PUD, to maintain the desired Level of Service for the anticipated number of dwelling units across this PUD, 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. The entire proposed dedication is within or immediately adjacent to the first phases of development and is within 1.5 miles of more than 90% of the dwellings proposed in this PUD.
3. Private parks are not required within the Sweetgrass PUD; however, 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 owner associations, design review board(s), community development districts, and/or similar entities ("The Committee") shall be established to own, develop, review, improve, manage, and/or maintain common areas and amenities, as well as areas reserved for future development, throughout the 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 and parking, common areas, and similar facilities and associated improvements. These areas are exclusive of any lands dedicated or otherwise transferred to other public or private entities, including but not limited to school Tracts, Greenway Parcels or Public Trail Easements that are at least thirty feet (30') wide.
3. The composition of the Committee, its roles and responsibilities, and other critical details, will be determined through Conditions, Covenants and Restrictions (CC&R) document(s), or any state law governing community development districts.
4. The Committee reserves the right, on behalf of PUD landowners and residents, 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.

H. PUD Amendments

1. **Minor Amendments:** 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§2.3.4 – Administrative Adjustment*. Such amendments could include text amendments that do not substantially affect the nature of the PUD; including but not limited to Parcel boundary adjustments, trail alignment changes, and other similar items.

2. **Major Amendments:** 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, the Committee is authorized to act on behalf of Sweetgrass owners and residents pursuant to UDC§5.6.2.h.

I. 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 Parcel or abutting Parcels (excluding public rights-of-way) have been sold or leased.
2. Mobile sales and information units may be utilized in any Parcel, provided any required approvals are secured in advance from the City of Cheyenne or other appropriate jurisdictional authority.
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 the area 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.

J. Golf Course Concept, Routing, & Safety

1. The conceptual golf course planning and routing shown in the PUD Land Use Plan (“PUD Map”) is illustrative in nature and entirely subject to acceptable market conditions for development as well as wholesale changes in scope or content; including the possibility that the open space may remain undeveloped. At such time golf course development may be feasible, any actual golf course constructed may vary significantly from that illustration.
2. All recreational trails passing by or 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.

K. Applications, Phasing, and Process

1. 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 intent, goals, and standards of this PUD and the UDC, as applicable.
2. The PUD Map Exhibits ([PUD Appendix B](#)) include a Phasing Plan Exhibit. At this time, Sweetgrass is intended to be built out over thirty (30) phases, with an assumed three 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 or location will not trigger an amendment to the PUD.
3. Certain provisions and land uses in this PUD require administrative approval. These applications may be allowed by the Director, with Committee review and endorsement, through the processes identified in UDC §2.3.4 – Administrative Adjustment. Such applications shall include a letter of endorsement from the Committee for consideration 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 intent, goals, and standards of this PUD and the UDC, as applicable.

(End of Section)

Section 2: Definitions

A. Purpose

This Article is intended to define words, terms and phrases contained used within this PUD.

B. Word Usage

1. In the interpretation of this PUD, 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 UDC§1.4; 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:** The ±60-acre Tract of land at the southeast corner of Loving Trail and Murray Rd. (Parcel designation “A+H”) to be owned and maintained by the City of Cheyenne as a public park.
5. **Director:** Planning and Development Department Director, City of Cheyenne, or City assigned representative, as appropriate.
6. **Dwelling Unit, Attached:** A fee-simple residential lot where the principal structure shares at least one wall with an adjacent fee-simple residential lot.
7. **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.
8. **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.
9. **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 mutual use easement on the adjacent lot(s) to increase overall outdoor living space. Maintenance of the exterior space is typically provided by a common entity.
10. **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 or managing entity is typically required on the adjacent lot for maintenance, drainage, and roof overhangs.
11. **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 frontage. A corner lot may have a garage that is front-facing to the side street while side-facing to the primary frontage.

12. 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 frontage. A corner lot may have a garage that is side-facing to the primary frontage while front-facing to the side street.
13. Gross Acreage: The total area, in acres, used for density calculations. (see “Parcel” and “Tract”).
14. 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.
15. 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.
16. Parcel: For the purposes of this PUD, Parcels are distinct neighborhood designations (phases) identified by alpha-numeric symbols as listed on [Exhibit A](#) of this document and shown on the PUD Map. Each Parcel is intended to be developed for residential or non-residential uses as defined in PUD [Table 7](#) and [Table 10](#). Uses such as open space, neighborhood parks, or other passive or recreation uses may be allowed in a Parcel, but are not the principal use of the Parcel (see “Tract” and [PUD§3.D.11](#))
17. 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 until such time they are platted and developed for other PUD-enabled uses (See [PUD§1.B](#)).
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 [PUD Table 10](#) (see “Parcel”).
19. Child Care, In-home – Minor/Major: Per *UDC§1.4 Definitions*
20. Child Care, Center – Minor/Major: Per *UDC§1.4 Definitions*

(End of Section)

Section 3: Development Standards & Guidelines

A. Access Standards and Street Sections

(Replaces corresponding UDC Section 4.3: Transportation Networks and Street Designs)

1. Alternative Street Sections

- a. Because of the size of Sweetgrass, its rural character, and the goal of reducing public infrastructure and associated maintenance costs, this PUD contains alternative public street sections to the City's UDC street standards (UDC §4.3). Street sections allowed in Sweetgrass are illustrated in PUD [Appendix A](#).
- b. The Sweetgrass Street Sections may be adjusted slightly with concurrence from a Wyoming licensed engineer without amending this PUD or necessitating a formal Waiver to Subdivision Standards.

2. General Access and Street Standards:

- a. All parcels shall provide access sufficient for emergency vehicles (per International Fire Code, as adopted by the City when the final plat for the parcel is submitted), with a minimum Level of Service of "C."
- b. [PUD Street Sections and Standards - SEE APPENDIX A](#).
- c. Alternative street sections may be approved by the Committee on a case-by-case basis with concurrence by the City Engineer and Fire Department without requiring an amendment to this PUD.
- d. Any alleys proposed shall be constructed to *UDC §4.3 Context-based Roadway: Alley* or other standard to be approved on a case-by-case basis by the City Engineer.
- e. Any gated streets will be privately maintained.

3. Residential Access and Street Standards:

- a. 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.
- b. SFD Residential Neighborhoods: Streets shall be dedicated public Right-of-Way (R/W) per UDC "Standard Roadway: Residential", unless otherwise provided for herein.
- c. Non-SFD Residential Neighborhoods: Streets and drives providing access to internal parking and garages, including alleys, may be privately owned and maintained.
- d. A parcel, or a portion of a parcel within the PUD may be gated, subject to the approval of the Cheyenne Fire Department and any applicable conditions deemed appropriate by the Fire Chief or their designee.

4. Non-Residential Access and Street Standards:

- a. [PUD Street Sections and Standards - SEE APPENDIX A](#), and
- b. All applicable provisions of Section 3.A.2 above.

B. Signs, Fences, Entry Monuments, and Retaining Walls

(Supplements Corresponding UDC Section 6.5: Signs and Replaces UDC Section 5.8.4 Fences)

Intent: Sweetgrass is intended to have an open feeling, borrowing heavily from surrounding open spaces. Fencing and signage guidelines are intended to support this intent along with encouraging neighbor interaction.

1. **Fencing:** (enforced by the Design Review Committee (DRC))

- a. Fence colors and specifications are to be provided to the Committee for approval prior to installation.
- b. All fences should match existing installed fences at Sweetgrass: Posts are to be white and rails/ pickets are to be adobe. Alternate or substitute specifications and/or colors may be approved by the Committee.
- c. **Allowed fencing styles by location:**
 - i. **Open-Rail Fence:** (required abutting public spaces): Extruded PVC vinyl fence with 5"x5" reinforced posts (white) at 7.5'-8' O.C.; and 1.5"x5.5" reinforced horizontal slats (adobe) at 8" spacing (3" visible gap) and minimum 20-year commercial warranty (when installed by the builder or developer). Open-rail fence installation may include 2" wire mesh secured to private side of fence.
 - ii. **Privacy Fence:** (allowed at interior lot lines unless otherwise prohibited herein or by separate instrument): Extruded PVC vinyl fence with 5"x5" posts (in white color) at 7.5'-8' O.C.; and vertical pickets or panels (adobe) (no visible gap required).

- d. Privacy fencing is not allowed along the side or back of any residential lot adjacent to open space, public parks, or the public right of way. Fencing allowed at said property lines shall be open-rail vinyl fencing per this section.
- e. Fences along internal lot lines shall match either the open-rail or privacy fence per this section.
- f. Dog run fences are permitted within the building envelope (defined by the building setbacks) at least 5' behind the front façade of the home, as constructed. Plastic or vinyl fencing is not allowed for dog runs.
- g. Double fences (constructing a privacy fence ≤15 feet from an open rail fence to circumvent these regulations) are specifically not permitted.
- h. Fences in areas of grade change greater than 5% (1 foot in 20 feet) should be level and stair-stepped.
- i. Nothing in this PUD shall preclude the construction and/or maintenance of barbed wire or similar fences for the containment of livestock through ongoing ranching operations.
- j. Should the DRC default or disband, the fencing regulations of the City of Cheyenne's Unified Development Code shall apply.

2. Signage:

- a. UDC Section 6.5 (Signs) and applicable Cheyenne City Municipal Ordinance(s) shall govern, unless superseded by an approved detailed sign program for the entire PUD and/or specific parcels therein.
 - i. Residential and Open Space Parcels (VLDR, LDR, MDR, HDR, WKF, and O/S) shall be governed by defined UDC standards for UDC MR - Medium-Density Residential; and
 - ii. Non-Residential Parcels (R/C, VC, HEC, MED, GC, and O/C) shall be governed by defined UDC standards for UDC CB – Community Business.

3. Entry Monuments:

- a. Each residential parcel is allowed one entry monument per street entry from a collector or arterial roadway.
- b. Low-level illumination is allowed and restricted to back-lighting of letters or other obscured locations.
- c. Entry monuments may not exceed 12' height.

4. Retaining Walls:

- a. Allowable materials include brick, stone, cultured stone, stucco, decorative CMU block, modular brick, or other similar materials not specifically mentioned if approved by the Director.
- b. Retaining walls exceeding 8' height require a terrace break and planter area with a minimum 36" width.

C. Lighting *(Replaces corresponding UDC Section 6.4: External Lighting where applicable)*

1. Intent

While lighting individual lots is required for safety and aesthetics, the preservation of night sky vistas is of paramount concern, particularly as it affects residential neighborhoods within the PUD. **Therefore:**

2. The following lighting standards shall apply to all residential and non-residential land uses:

- a. 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.
- b. All single-family residential exterior lighting fixtures shall be full cut-off: with no portion of the bulb visible at a distance of two mounting heights horizontally from the fixture.
- c. No commercial exterior lamps shall exceed 900 lumens for any single lamp.
- d. No residential exterior light shall exceed 1,260 Lumens (measured on a per fixture basis).
- e. Barn lights, exposed bulbs, wall packs, and other lights intended to illuminate large areas are prohibited.
- f. Low-level architectural and landscape accent lighting are allowed, so long as the light source is not visible from adjacent properties.
- g. Light levels shall not exceed 0.1 foot candles at 20' beyond an adjacent property line.
- h. Beacons, search lights, blinking, flashing, or changing intensity lights are prohibited, except for temporary holiday displays.
- i. No outdoor lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares.

- j. 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.
- k. Seasonal lighting displays are allowed for 45 calendar days before and after the observed holiday and are not subject to the above standards.
- l. Decorative string or canopy lighting is allowed in white color, behind the rear building line, year-round (subject to PUD§3.C.3) and colored decorative or holiday lighting is allowed to be displayed or installed (string or building-mounted) on side-yards, front yards, and building façade(s) facing streets or open space for a maximum of 45 consecutive days. Any such use of colored or holiday lighting must be removed or left turned off for a minimum of 60-days between installation or illumination. Freestanding decorative yard lights (typically for holiday celebrations) shall meet the same standards as above.
- m. Nothing in this section is intended to preclude the installation of streetlights in the public Right-of-Way, pedestrian corridors, private roadways, or in the Community Park.

3. Lighting standards applying specifically to non-residential Land Uses:

a. 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.

b. 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 R/W.

c. 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, illumination is contained completely within the vertical face of the building, and illumination does not spill off the building edge.
- iii. Uplighting may be permitted, providing that no illumination escapes the façade.
- iv. Façades illumination shall not exceed 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.

d. Pole -mounted Lighting (Not Permitted in Residential Areas)

- 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.

e. 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.

f. 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. (See [PUD§3.C.2](#))).
- iii. Lighted pedestrian walk and exterior paved areas adjacent to buildings must use low-intensity fixtures, with light color compatible with surrounding area lighting.
- iv. Decorative string lighting is allowed, supplementary to primary building and site lighting, subject to other standards established herein (See [PUD§3.C.2.I](#)).

D. Residential Parcels

1. Applicability

The following standards apply to all residential Parcels, or any portion of a Parcel proposed as residential. For Multifamily and/or Single-Family Attached additional standards may apply (see [PUD§3.E](#)).

2. Supplementary Standards to this PUD

- a. It is envisioned that builder(s) within each residential neighborhood within Sweetgrass will create 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.
- b. More restrictive additional standards and guidelines may be included or allowed within each Parcel, HOWEVER: A specific criterion established in this document may not be waived by a less stringent supplementary document without amending this PUD.

3. Exterior Materials and Features

(Corresponding UDC Requirement: Supplements UDC Section 6.6.3.b.3)

- a. Intent: Homes constructed within Sweetgrass are to be durable, attractive, 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. Prohibited materials: exposed concrete block, painted concrete, unnaturally colored masonry, mirrored glass, prefabricated metal buildings, highly reflective materials, and unfinished aluminum door / window frames.
- f. Prohibition of Blank Façade(s): All exterior elevations shall include, at a minimum, 12 square feet of total window area. The Committee may approve other architectural features or openings to satisfy this requirement.

4. Anti-Monotony Criteria

(Replaces corresponding 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. Enforcement: to be certified by the Committee prior to issuance of building permit. Any building permit application submitted to the City shall include a letter of endorsement from the Committee based on

Applicant-provided map, written statement, and required supplementary materials detailing conformance with this Section.

- c. At least four “distinctly different” home models shall be provided along each residential street with ten or more homes facing the street. Where fewer than ten homes are platted facing a street, only the remaining standards below shall be in effect.
- 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. 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.”)

5. Parcel Edges (Corresponding UDC Requirement: None)

- a. Intent: Parcel 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 or private streets or open spaces.
- b. Exterior Building Elevations adjacent to neighborhood edges (including side and/or rear elevations) must incorporate a minimum of 25% masonry (excluding windows and doors). Masonry shall wrap at least 2' on adjacent elevations for continuity.

6. Street and Building Orientation at Parks and Schools:

- 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. 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)
- c. 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).

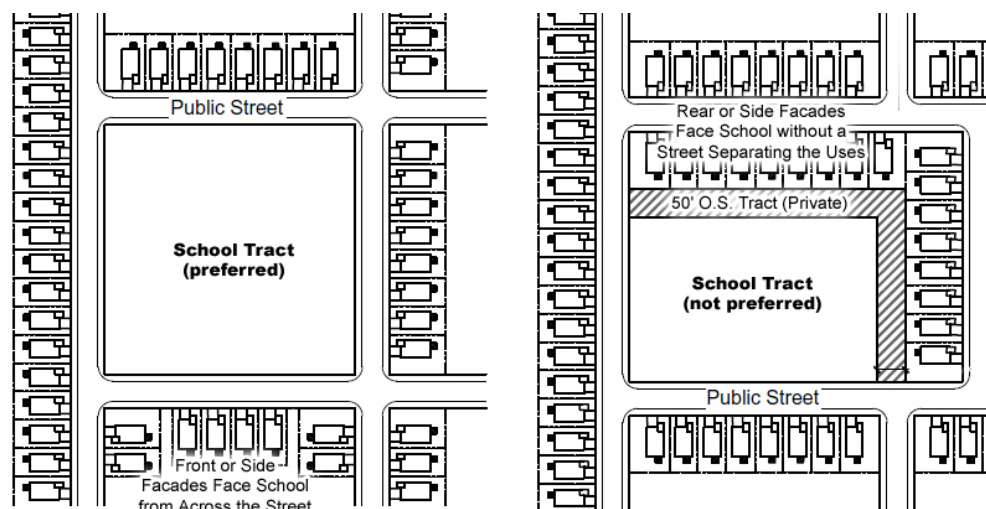


Figure 1: Parcel Layouts Adjacent to School (NTS)

- a. The buffer zone is to be owned, operated, and maintained by the applicable HOA.
- b. 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.

7. Front Porch Requirements

(Replaces corresponding 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.
- b. A covered front porch shall be provided as an integral part of the front elevation for all single-family detached homes within Sweetgrass.
- c. Minimum size of any front porch shall be 80 square feet with a minimum unobstructed depth of 6 feet.
EXCEPT in the WKF district: Minimum size of any front porch shall be 42 square feet.
- d. The porch may wrap to the side, particularly on corner lots.
- e. Porch materials shall match or complement the home and be an integral part of its design.

8. Roof Design

(Corresponding UDC Requirement: None)

- a. Intent: Roof form and materials are important design elements to support neighborhood character, both within Sweetgrass and along its external edges. This Section ensures a varied and appealing streetscape.
- b. Single-Family Attached (SFA) and Multifamily (MF) Residential uses in conformance with [PUD§4.A.6](#) may be granted an exception to this Section by the Committee. Other exceptions to this Section may be made at the Director's discretion for unique architectural designs or accents.
- c. A roof pitch of 5:12 or greater shall be provided on all buildings.
- d. All roofs shall include a minimum 12" overhang.
- e. Quality roof materials shall be used on all buildings, to include tile, concrete tile, slate, architectural metal, dimensional composition, 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 and 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.

9. Garages and Driveways

(Replaces UDC Section 6.6.4.a.4 - Front Loaded Garage Limits and Figure 6-7)

- a. Intent: Front-loaded and/or side-loaded garages will be permitted on all residential lots within Sweetgrass subject to applicable PUD standards.
- b. Garages are allowed on all SFD homes proposed in Sweetgrass, subject to the following:
 - i. Windows must be incorporated into the design of each garage door.
 - ii. The area of the garage door may not comprise more than 40% of the area of the front elevation, excluding the roof.
 - iii. Corner lots are encouraged to employ a side-loaded garage wherever possible, to be accessed via the side street. (Narrow lots and Patio Homes and Cluster Homes are exempt from this requirement)
 - iv. If three-car garages are provided, the third bay shall have a separate door with a minimum 2-foot separation horizontally behind the two-car garage door.
 - v. A roof design change may be substituted for the horizontal separation in the third car garage.
 - vi. Additional garage parking bays may be permitted as a tandem garage or via compliant accessory structure in a side or rear yard.
 - vii. Garages and Accessory Buildings shall be designed such that they match or complement the primary structure (i.e.: Color, Material, Appearance, etc).

10. Access and Driveway Standards *(Replaces UDC Table 4-13 - Lot Access Width)*

- a. In no event will the curb cut width exceed 27'.
- b. Access widths are not determined by lot width.
- c. Alley-loaded garage access is allowed in the MDR and encouraged in the HDR district.
- d. All driveways shall be paved with impervious surfacing.
Access aprons in R/W shall be concrete or asphalt to the most current adopted edition of the City of Cheyenne Construction Specifications.
- e. Parking and storage of vehicles on private lots is limited to garages and paved driveways except as provided in [Section 3.D.12](#).
- f. For allowable Driveway Width(s), see Table 1 below:

Table 1: Driveway Width by Garage Size

Garage size/ type (# of vehicles)	Maximum Driveway Width As measured at the curb of the public street
Single-car Garage	≤ 10'
Two-car Garage	≤ 18'
Three-car Garage	≤ 27'

11. Internal Parks and Open Space

(Replaces Corresponding UDC 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. 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.
- iii. Designed to be an integral feature of the residential Parcel and major amenity and visible from neighborhood entry points, not "leftover space";
In all cases, Open Space ownership and management shall be designated on the plat.
- iv. Landscaped as a "Naturalized Landscape Area" as defined in [PUD§3.E.4.g](#);
- v. A minimum of 30' in width, and vary in width to avoid long, straight fence runs; except for short distances if required (e.g.: when connecting to a cul-de-sac and at Greenway or trail spur connections);
- vi. Accessed via a recreational trail with a minimum 5' width;
- vii. Connected on at least two locations to another trail and/or public Right-of-Way (no dead-ends); and,
- viii. fenced as specified herein when adjacent to single-family detached lots.

b. Parks provided within a residential Parcel shall be:

- i. Privately maintained (unless otherwise provided for herein);
- ii. 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 [PUD§3.E.4.h](#).
- vi. Workforce Residential (WKF) is Exempt from this park requirement, subject to the following provisions:
 - (a) At least 30% of units in the Parcel abut open space, and
 - (b) There are at least four external access to trail corridor(s), public Greenway, or on-street bike lanes, and
 - (c) There is a public or private park within one-quarter mile distance of the Parcel boundary.

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 sufficient space and adequate mitigation is provided.
- b. If allowed per [PUD Table 7](#), the storage of a single recreational vehicle (e.g., motorhome, trailer, or boat) may be permitted, subject to the following conditions:
 - i. The vehicle/RV must be operational, currently licensed and registered to the property owner, and adequately screened from 1) public rights-of-way, 2) adjacent open space Tracts, 3) adjacent Parcels, and 4) adjacent residential properties.
 - ii. 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 Open Space Tracts and arterial street rights-of-way, the use shall not be approved in that location.
 - iii. Storage or parking of a recreational vehicle in a public street, private street, driveway, or other unscreened location shall not exceed 120 hours.
 - iv. This section does not preclude recreational vehicle storage within a garage or accessory building constructed to meet the standards of this PUD.

E. Non-Residential Parcels

1. Applicability

The following standards apply to:

- a. Non-residential parcels,
- b. Portions of residential parcels to be developed as Multifamily (MF) and/or Single-Family Attached (SFA), Additional applicable standards for MF & SFA uses may apply per [PUD§4.A.6](#)).
- c. Portions of residential parcels to be developed with non-residential uses; and,
- d. Parks, Schools, and Open Space Tracts/Lots.

2. Supplementary Standards to this PUD:

- a. It is envisioned that Developer(s) within applicable Parcels will more definitive 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.
- b. More restrictive additional standards and guidelines may be included or allowed within each non-residential land use designation, HOWEVER: A specific criterion established in this document may not be waived by a less stringent supplementary document without amending this PUD.

3. Parking Requirements

(Supplements Corresponding 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 9](#) of this PUD.

4. Landscape Design

(Replaces Corresponding UDC Section 6.3: Landscape Standards)

- a. Intent: The quality and extent of landscape design in non-residential Parcels will be of critical importance to the overall identity of Sweetgrass.
- 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. Landscape Concept:
 - i. The Sweetgrass landscape concept is to establish a series of drought-tolerant and naturalized landscaped areas separated by areas of undisturbed (or restored) high plains prairie grassland.
 - 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, non-invasive, and drought-tolerant naturalized trees and shrubs are to be informally sited with the specific goal of minimizing the amount of irrigation water required.
 - iv. To the maximum extent possible, trail corridors and drainages should be treated informally to emulate a more natural character.
 - v. 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 Generally:**
- 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 wastewater is, or will become, available; therefore, irrigation systems shall be designed to accommodate recycled water.
- e. **Recommended Groundcover for all New & Restored Landscape Areas**
- i. **Native grass seed mixture(s)** per the *City of Cheyenne Greenway Landscape Specifications* or Pre-approved Dryland Mix in *UDC Appendix G Streetscape Design, Planning and Maintenance Guidelines*.
- f. **Undisturbed or Restored Native Landscapes:**
- i. **Intent:** Nearly half of the Sweetgrass PUD is expected to remain as open, undeveloped grasslands, which are to remain undisturbed to the greatest extent possible. Any disruption to the native grassland shall be restored to its original state prior to the work.
 - ii. **Recommended Plant Materials:** Per §E.4.e above.
 - iii. **Irrigation Requirements:** Irrigation is not required or recommended for these areas EXCEPT as required temporarily for restoration of disturbed areas. Temporary irrigation may consist of below- or above-ground systems, delivery via water truck, or other means.
 - iv. **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.
- g. **Naturalized Landscapes:**
- i. **Intent:** It is important to the character of the PUD to provide a landscaped transition between developed Parcels and undisturbed native landscapes. Landscape within naturalized areas should consist primarily of native grass restoration, with informal naturalistic groupings of native or drought-tolerant plant material in highly visible disturbed areas, particularly adjacent to major streets and along edges of narrow open space corridors (i.e., <50' width).
 - ii. **Grass/ Ground Cover:** Per §3.E.4.e above.
 - iii. **Woody Plant Requirement:**
The use of woody plant material in naturalized landscapes should be limited to:
 - Common Open Space Tracts (i.e.: Tracts A, B, C, & D), and narrow trail corridors (i.e.: <85' width),
 - Disturbed areas adjacent to arterial streets, collector streets, and the golf course.
 - iv. **Minimum Plant Quantities and Recommended Species for Naturalized Landscapes:**
See Tables 2 & 3 below.

Table 2: 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).
 - a. Evergreen trees should be placed a minimum of fifteen (15) feet from edge of trail.
 - b. Deciduous trees should be placed a minimum of six (6) feet from the edge of trail.
2. Deciduous canopy trees shall be #15 container size minimum.
3. Deciduous understory (ornamental) trees shall be #10 container minimum.
4. Shrubs shall be #2 container size minimum.
5. One tree may be substituted for ten shrubs, and vice versa.
6. Along the south and east project boundaries no minimum plant material is required
7. Clustering of plant material, particularly near public Right-of-Way, is encouraged.

Table 3: Recommended Plant Materials for Naturalized Landscapes

Recommended Tree Species for Naturalized Landscapes	
Any Species identified in the most current City of Cheyenne Urban Forestry Guidelines and Best Practices for Tree Planting in Cheyenne	
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Pinus edulis</i>	Piñon Pine
<i>Pinus ponderosa</i>	Ponderosa Pine

Recommended Shrub Species for Naturalized Landscapes	
<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

- v. **Irrigation Requirements:** Irrigation is not required for these areas EXCEPT as required temporarily for restoration of disturbed areas or for establishment of new plant materials. Drip irrigation is recommended for trees to ensure long-term survival. Temporary irrigation may consist of below- or above-ground systems, delivery via water truck, or other means.
- vi. **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.

h. 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:** Native grass seed mixture(s) per the City of Cheyenne General Landscape Specifications for Greater Cheyenne Greenway.
- iii. **Trees:** per UDC Section 6.3 Tree Points, Table 6-8.

- iv. Shrubs & Groundcovers: per *UDC Section 6.3, Table 6-9*, except that points shall be awarded for only shrubs, flowering perennials, ornamental grasses, or functional turf grass.
- v. Recommended Plant Materials for Irrigated Landscapes: (see Table 4 below)

Table 4: Recommended Plant Materials for Irrigated Landscapes

<i>Recommended Tree Species for Irrigated Landscapes</i>	
Any Species identified in the most current City of Cheyenne Urban Forestry <i>Guidelines and Best Practices for Tree Planting in Cheyenne</i>	
<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.)	

<i>Recommended Shrub Species for Irrigated Landscapes</i>	
All shrub species identified in <i>Naturalized Landscapes (above)</i>	
Additional species may be approved on a case-by-case basis, so long as they have been identified as being moderately water consumptive or less.	

- vi. Irrigation and Maintenance: per UDC Sections 6.3.7 and 6.3.8, unless otherwise specified herein.

(End of Section)

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Section 4: Land Use Regulations

A. Residential Parcels

1. Intent

The following standards apply to all residential Parcels, or any portion of a Parcel proposed to be developed as residential to facilitate the orderly development of residential lands within the Sweetgrass PUD.

2. Residential Building and Lot Standards

For all districts see [Table 6](#) for Setbacks, Lot Sizes, Building Separation, Building Height, Accessory Buildings, Density, Height, and other applicable dimensional standards, restrictions, and exemptions.

Standards applicable to specific districts or lot and building types are included in the District sections below.

3. Access Standards and Residential Streets: See PUD§3.A

4. Land Use Standards Common to all Residential Parcels

a. Permitted Uses: Per [Table 7](#).

b. Setbacks and Dimensional Standards: Per [Table 6](#) Unless otherwise noted.

5. Landscape Design:

Table 5: Landscape Design Standards for SFD Lots (for SFA & Multifamily Lots see [PUD§4.A.6.b](#))

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 / 1,000 sf		30% of Landscaped Area
MDR & HDR	1 Tree + 3 Shrubs / 1,000 sf		40% of Landscaped Area
WKF	1 Tree + 3 Shrubs / 1,200 sf		45% 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 be counted. 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.			

6. Single-Family Attached (SFA) and Multifamily (MF) Residential Supplementary Design Standards

a. SFA/ Multifamily Architectural Design:

- SFA Buildings shall include no more than eight units in a single building.
- MF Buildings shall include no more than twenty-four units in a single building and shall maintain conformance with Materials and Anti-Monotony criteria of [Section 3.D.3](#) & [3.D.4](#) of this PUD.
- Architectural detailing, horizontal offsets, architectural window details, and other features shall be provided to avoid expanses of uninterrupted blank walls.
- 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. The Director may approve other materials if used creatively and approved by the Committee.
- Alternatively, the architectural design standards [§§B, C, F (1-4), I, & J (1)] in Appendix C of this PUD may be used for SFA/ MF building(s).

b. SFA/ Multifamily Site Design:

- The front elevation of each unit shall face either the public R/W, a private drive, or open space.
- At least one third of all parking provided shall be within garages (applicable to SFA only).

- 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. Garages shall be designed such that they match or complement the primary structure (i.e.: Color, Material, Appearance, etc).
- iv. Landscape Design: Per [PUD§3.E.4.h](#) (Irrigated Landscape)
- v. Mailbox units shall be covered and lighted and shall match or complement the building architecture.
- vi. For any SFA / Multifamily neighborhood with more than 120 units the following will be required in HDR & MDR Zones [unless at least 25% of the neighborhood boundary is contiguous to a publicly dedicated City Park or 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)
- vii. Gated communities may be allowed. (see [PUD§3.A.2.e](#))

7. Single-Family Detached (SFD) Supplementary Design Standards: (in addition to [PUD§D.3](#) & [D.4](#) above)

- a. 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.

8. 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. General Standards: **All provisions of Sections A.1 though A.6 above.**
- c. VLDR Specific Supplementary Design Standards:
 - i. Garages: 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.
 - ii. Landscape Design: per [PUD§4.A.5](#)
 - iii. Private Parks and Open Space:
 - (c) Private Parks are not required.
 - (d) At least 80% of platted lots within a parcel shall abut private open space with minimum of 50' width.

9. 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 zero lot line and clustered single-family dwelling units and accessory uses.
- b. General Standards: **All provisions of Sections A.1 though A.6 above.**
- c. LDR Specific Supplementary Design Standards:
 - i. Site and Landscape Design: per [PUD§4.A.5](#) or [6](#) as applicable.
 - ii. Private Parks and Open Space:
 - (a) Private Parks are not required.
 - (b) At least 70% of platted lots within a parcel shall abut private open space with minimum of 75' width.
 - iii. Clustering Incentive: If 50% or more of a parcel is platted open space with all units abutting open space, the following incentives shall apply to allow Cluster Homes, Zero Lot Line Homes, and Patio Homes:
 - (a) Minimum lot size may be reduced to 5,500 SF;
 - (b) Side yard setbacks may be reduced to 0', so long as a 10' building separation is maintained; and,
 - (c) Rear yard setbacks may be reduced to 10'.

10. 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 within each MDR parcel. To promote

greater diversity, lower density development, such as that permitted within LDR districts, is permitted within MDR districts.

b. General Standards: **All provisions of Sections A.1 through A.6 above.**

c. MDR Specific Supplementary Design Standards:

- i. Site and Landscape Design: per [PUD§4.A.5 or 6](#) as applicable.
- ii. Private Parks and Open Space:
 - (a) Private Parks are not required.
 - (b) At least 70% of platted lots within a parcel shall abut private open space with minimum of 40' width.
- iii. Clustering Incentive: If 50% or more of a parcel is platted open space with all units abutting open space, the following incentives shall apply to allow Cluster Homes, Zero Lot Line Homes, and Patio Homes:
 - (a) Minimum lot size may be reduced to 4,500 SF;
 - (b) Side yard setbacks may be reduced to 0', so long as a 10' building separation is maintained; and,
 - (c) Rear yard setbacks may be reduced to 10'.

11. HDR - High Density Residential

a. Intent: The HDR - High Density Residential land use category is intended to provide for higher-density housing needs associated with higher intensity uses close to LCCC and planned retail / commercial along College Drive, Loving Trail, and High Plains Road. To promote greater diversity, lower density development, such as that permitted in MDR and LDR districts, may be permitted within HDR districts.

b. General Standards: **All provisions of Sections A.1 through A.6 above.**

c. HDR Specific Supplementary Design Standards:

- i. Architectural Design:
 - (a) Single-Family Attached (SFA) and Multifamily (MF) Residential per [Section 4.A.6.a](#) above.
 - (b) Single Family Detached per SFD Residential Supplementary Design Standards ([PUD§4.A.7](#)).
- ii. Site and Landscape Design: per [PUD§4.A.5 or 6](#) as applicable.
- iii. Private Parks and Open Space:
 - (a) Private parks are required on applicable Parcels at the rate of 0.025 acres per unit, 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).
 - (b) At least 60% of platted lots within a parcel shall abut private open space with minimum of 30' width.

12. WKF - Workforce Residential

a. Intent: The WKF - Workforce Residential land use category is located to best allow for higher-density housing developed to respond to market demands for reasonably priced starter home(s) and to provide for the housing needs associated with employees of nearby commercial and industrial uses. To promote greater diversity, lower density development, such as that permitted within MDR and LDR districts, may be permitted within WKF districts.

b. General Standards: **All provisions of Sections A.1 through A.5 above.**

c. WKF Specific Supplementary Design Standards and Exemptions:

- i. Architectural Design and Garages:
 - (a) A covered front porch with min. depth of 4' and min. area of 30 square feet shall be provided as an integral part of the front elevation.
 - (b) Single-Family Detached (SFD) and Single-Family Attached (SFA) - The area of the garage door may not comprise more than 70% of the area of the front elevation, excluding the roof (*Exempt from Sections 3.D.8.b.ii, 3.D.10.e-f, & 4.A.6.a.(i-iii) of this PUD*)
 - (c) Multifamily (MF) Residential per Section 4.A.6.a above.
- ii. Landscape Design: per [PUD§4.A.5](#) (*Exempt from [PUD§4.A.6.b.vi](#) of this PUD*)
- iii. Private Parks and Open Space:
 - (a) Private Parks are not required.
 - (b) At least 60% of platted lots within a parcel shall abut private open space with minimum width of 28'.

13. Residential Development Standards and Allowed Uses by District

Table 6: Residential Building and Lot Development Standards

Use	Lot Product Type		Building Setbacks	Min. Building Separation	Max. Building Height	Min. Lot Area (sf)	Max. Accessory Bldg. (sf)	Planned Density Range
VLDR	Front Yard		25'	Note 2	35'	15,000	1,500	0.1 – 2 DU/Ac
	Side Yard - Internal / R/W		15' / 25'					
	Rear Yard		15'					
LDR	Front Loaded SFD	Front Yard: Front Façade / Front Facing Garage	15' / 20'	Note 2	35'	7,000	1,200	2 – 4 DU/Ac
		Side Yard: Internal / R/W	8' / 20'					
		Rear Yard	15'					
	Cluster / Zero Lot Line SFD	Front Façade / Front Facing Garage	10' / 18'			5,500	N/A	
		Side Yard: Internal / R/W	0' / 10'					
		Rear Yard	15'					
	Cluster/ Patio SFD	Front Façade / Front Facing Garage	8' / 18'			5,500	N/A	
		Side Yard: Internal / R/W	7.5' / 15'					
		Rear Yard	15'					
MDR	Front & Alley Loaded SFD	Front Yard: Front Façade / Front Facing Garage	10' / 20'	Note 2	35'	5,000	600	4 – 10 DU/Ac
		Side Yard: Internal / R/W	7.5' / 15'					
		Rear Yard: (w/o Alley)	15'					
		Rear Yard: to Alley (w/ Parking) / (w/o Parking)	20' / 4'			4,500	N/A	
		Cluster / Zero Lot Line Setbacks: Same as LDR Cluster						
		Patio SFD Setbacks: Per LDR Patio SFD						
HDR	Duplex & Single Family Attached (SFA)	Front Yard: Front Façade / Front Facing Garage	15' / 20'	Per MF / SFA Setbacks Below	45' (Note 6)	Duplex: 3,500	120	10 – 24 DU/Ac
		Side Yard: Internal / R/W	7.5' / 15'			SFA: 2,200	N/A	
		Rear Yard: (w/o Alley)	15'					
		Bldg. to Alley (w/ Parking) / (w/o Parking)	18' / 5'					
	SFD	per MDR (Front-Load & Alley-Load Setbacks as applicable)		Note 2	35'	4,000	600	
	Non-Residential Uses Allowed in HDR District: Per Village Center Lot Standards (See Table reference)							
WKF	Duplex & SFA	Front Yard	10'	Per MF / SFA Setbacks Below	45' (Note 6)	Duplex3,000	120	12 – 30 DU/Ac
		Side Yard: Internal / R/W	5' / 10'			SFA 2,000	N/A	
		Rear Yard: (w/o Alley)	15'					
		Rear Yard: to Alley (w/ Parking) / (w/o Parking)	18' / 4'					
	SFD	Per MDR (Front-Load & Alley-Load Setbacks as applicable)		Note 2	35'	3,200	300	

Multifamily & SFA Building Setback and Separation Requirements (Applicable to LDR, MDR, HDR & WKF)

Setbacks Based on No. of Building Stories

Building Orientation	1-Story	2-Story	≥ 3-Story	Minimum building 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'	

Additional Setbacks: Multifamily Building(s) on Individual Lot(s) Standards

Front Yard Adjacent to R/W	10'	15'	20'	Setbacks to lot lines abutting platted internal open space may be reduced by up to 50%. (Applicable to WKF only)
Side Yard: Internal / R/W	5' / 10'	7.5' / 12.5	10' / 15'	
Rear Yard	10'	10' (15)	20'	
Building to Shared Pedestrian / Vehicular Circulation	4'	4'	8'	

Notes:

- Accessory Buildings: One accessory building is allowed in each single-family detached and duplex 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 above apply to detached accessory buildings. Accessory Buildings and Garages shall be designed such that they match or complement the primary structure (i.e.: Color, Material, Appearance, etc).
- Encroachments into the building setback ≤2.5 feet are allowed by right for architectural features (such as chimneys and bay windows) AND reduction of up to 50% in minimum Setback(s), and/or 25% in Minimum Lot Area may be allowed via Administrative Adjustment with Committee Endorsement. Any Reductions shall maintain a minimum of 10' clear between building walls and conformance with IRC 2023 §R302.1 as adopted.
- Distance measurements are in feet unless otherwise noted.
- Detached garages and carports are allowed and are not considered accessory structures in this context.
- Where Cluster, Patio Homes, and/or Townhomes abut pedestrian/trail corridor(s), front door may face away from vehicle circulation/access.
- Building Height may be increased to 60' with Administrative Review.
- For allowable use(s)/lot type(s) by district, see Table 7 – if a specific standard is not listed in the district section above, defer to the closest downzone including that standard.

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Table 7: Allowed Residential Land Uses by Category

Proposed Land Use		Residential Land Use Categories				
		VLDR	LDR	MDR	HDR	WKF
Residential Land Uses	Single-Family Detached Residential (see Note 2 below)	P	P	P	P	P
	Cluster & Zero Lot Line SFD Residential		P	P	P	P
	Patio SFD Homes		P	P	P	P
	Single-Family Attached Homes (Duplexes and Townhomes)		P	P	P	P
	Multifamily Homes (Apartments and Condominiums)			P	P	P
	Accessory Dwelling Unit within Principal Single-family Residence	E	E	E	A	A
	Accessory Dwelling Unit in Accessory Structure	A	E	E		
	Accessory Structure	P	P	P	P	P
	Home Occupation	E	E	P	P	P
	Live-Work (<i>per UDC 5.7.7</i>)			E	P	P
	Personal Recreational Vehicle Storage (on Lots 11,000 sf and greater)	A	E			
Non-Residential Uses	Mixed-Use Building or Live/Work Units in a Principal Structure (see Note 5)			E	E	E
	Stormwater Detention Ponds, including Regional Ponds	P	P	P	P	P
	Utility Conveyance	P	P	P	P	P
	Public and Private Parks and Open Space	P	P	P	P	P
	Community Athletic Field	P	P	P	P	P
	Neighborhood Assembly (up to 350-person capacity): church or clubhouse		E	P	P	P
	Government Facility, such as a Fire Station, Police Substation, or similar		A	P	P	P
	Adult Care, Assisted Living				A	A
	Child Care, in Home – Minor		P	P	P	P
	Child Care, in Home – Major			A	A	A
	Child Care, Center – Minor			A	A	A
	Child Care, Center – Major				A	A
	Utility Stations, such as water wells, pump stations, and similar facilities (not offices or storage yards)	A	A	A	A	E
	All Permitted Uses by Right in the Village Center Category of this PUD, on up to 40% of the Gross Land Area (see note 4 below)			A	A	
Legend: P Use Permitted by Right A Use Permitted by Administrative Review by the Director. E Use Permitted with Committee Endorsement (does not require Administrative Adjustment processes identified in UDC §2.3.4) Blank Not Permitted						
Notes: 1. Unless modified by Section 2 of this document, the land use definitions in <i>UDC Section 1.4</i> apply. 2. See individual Land Use Category Standards and Table 6 for the various types of SFD residential lots and minimum lot sizes allowed in each category. 3. Screening is required for Personal Recreational Vehicle Storage where allowed subject to PUD§3.D.12 . 4. Where applicable, the maximum percentage allowed is defined to be the floor area of all non-residential uses divided by the gross area of the parcels. 5. Allowable commercial uses in Mixed-Use Buildings and Live/Work Units are denoted in Table 10						

B. Non-Residential and Commercial Parcels

1. Building and Lot Standards:

For all districts see [Table 9](#) for Setbacks, Minimum Lot Sizes, Building Separations, Maximum Building Height, Maximum Accessory Building Size, Maximum Gross Density, Maximum Height, and other applicable dimensional standards, restrictions, and exemptions.

Standards applicable to specific districts are included in the District sections below.

2. Access and Street Standards for Non-Residential Uses: See [PUD§3.A](#)

3. Land Use Standards Common to all Non-Residential Parcels:

a. Permitted Uses: Per [Table 10](#).

b. Setbacks and Dimensional Standards: Per [Table 9](#)

c. Architectural Design:

Building Design standards in UDC Section 6.8.4 and 6.8.5 (Large Scale Commercial Design Standards) shall apply; *UDC Section 6.9.4.e (Table 6-21)* applies only for the first 12' above finished floor elevation.

Alternatively, the Director may approve, with Committee Endorsement, architectural design utilizing the following standards in **Appendix C** of this PUD:

- i. §B - Architectural Intent
- ii. §C - Process
- iii. §F (1-4) - Building Use, Form and Articulation
- iv. §I – Roofs and Roof Drains
- v. §J (1) – Color Palette
- vi. §K, L, & M – Decks and Porches, Building Materials, & Signs and Building Numbers.

d. Landscape Design: (*Corresponding UDC Section 6.3 – Landscape Standards*)

- i. In any non-residential or commercial parcel, landscaping may be supplied by a common plan covering the entire Parcel or a combined number of defined internal lots, instead of by individual lots.
- ii. Landscape adjacent to buildings and parking lots shall be “Irrigated Landscape” per PUD Section 3.E.4.
- iii. Landscape design of regional detention ponds shall be “Naturalized Landscape” per PUD Section 3.E.4.
- iv. 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.E.4.

e. Parking: (*Corresponding UDC Section 6.2 – Parking, Lot Access, & Circulation*)

- i. With proper justification and Committee endorsement, all required parking requirements may be reduced up to 30% by right.
- ii. Unless otherwise superseded herein, requirements of Section 6.2.4 of the UDC shall apply subject to the reduction allowed above.

4. Village Center [Parcel V Bar C] Specific Standards:

a. Intent: The mixed-use Village Center is intended to be the heart of the community, adjacent to the main entrances to Sweetgrass from South College Drive and directly across from a main entrance to LCCC. Providing a broad range of uses (e.g., retail stores, restaurants, service uses, and professional offices). The site design of the mixed-use, pedestrian-oriented, buildings and parking is encouraged to include live/work and/or multifamily residential above. Outdoor seating and a large central open space (Village Green) will be an integral major focal point for surrounding buildings and the overall PUD.

b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**

c. Architectural Design: Per Appendix C: Village Center Standards & Guidelines.

d. Landscape Design: (*Corresponding UDC Section 6.3 – Landscape Standards*)

For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 70%.

e. Parking: (*Corresponding UDC Section 6.2 – Parking, Lot Access, & Circulation*)

- i. Multifamily residential uses, where allowed, shall require 0.75 parking spaces per bedroom.
- ii. Non-residential uses shall require 5 spaces per 1,000 sf (GLA).

f. Drive-Through or Drive-Up Uses: are prohibited on all Lots fronting on the Village Green.

Any drive-through provided on outlots shall conform with PUD [Table 9](#) below.

5. Retail/Commercial [R/C] Specific Standards:

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. Architectural design is intended to be prominent, particularly as seen from College Drive and High Plains Road.

b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**

c. Architectural Design: No supplemental Standards (see Section 3.B.3.c above)

d. Landscape Design: (Corresponding UDC Section 6.3 – Landscape Standards)

i. For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 80%.

ii. In addition to all other applicable landscape standards, a landscaped corridor of “**Naturalized Landscape**” shall be provided according to Table 8 Below per Section 3.E.4 of this PUD, and subject to the standards described for a Level 1 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.

Table 8: Required Landscape Buffer Corridors for R/C Parcels

Parcel Name	Required Min. Width	Boundary Requiring Buffer			
		North	East	South	West
Circle N	25'		✓		✓
Arrow Q	30'			✓	✓
Crazy 8S (North)	30'			✓	✓
Swinging U (West)	30'		✓	✓	
Crossed W (South)	25'	✓	✓		
Other	25'	Any Parcel Boundary Directly Abutting a Residential District(s), Residential Dwelling Units, or Dedicated Park or Open Space			
Notes:					
1. Clustering of plant materials is encouraged and may be approved by the Committee subject to a landscape plan delineating the proposed installation(s)					
2. Landscape material quantities may be adjusted by the Committee up to 50% with proper justification. (i.e.: conflicts with access points or sight-lines, utilities, demonstrated conflict with other provisions of this PUD or City codes or standards, or similar causes).					
3. Screening for outdoor storage, trash, utilities, and other required screening may be accommodated by this buffer.					
4. Placement of required trash and utility enclosures and screening may encroach up to 20' into the buffer corridor(s).					

6. Hospitality Event Center [HEC] Specific Standards:

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 located close to LCCC. In addition, supporting uses such as restaurants, retail, and office space are allowed. Other commercial uses may be allowed with Committee endorsement.

b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**

c. Architectural Design: No supplemental Standards (see Section 3.B.3.c above)

d. Landscape Design: (Corresponding UDC Section 6.3 – Landscape Standards)

i. For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 80%.

ii. In addition to all other applicable landscape standards, a minimum 25' wide corridor of “**Naturalized Landscape**” shall be provided subject to [Table 8](#) and along the south and east boundaries of Parcel R+R.

7. Medical Office Campus [MED] Specific Standards:

- a. Intent: The intent of the Medical Office Campus use is to allow for the development of a medical office campus in a location convenient to LCCC, with the potential for other related uses. Other commercial uses may be allowed with Committee endorsement.
- b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**
- c. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
- d. Landscape Design: *(Corresponding UDC Section 6.3 – Landscape Standards)*
For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 80%.

8. Office / Commercial [O/C] Specific Standards:

- a. Intent: The Office / Commercial land use parcels are located adjacent to the future extensions of Loving Trail and High Plains Road in close proximity to State Highway 85 (South Greeley Highway). This land use category is intended to provide a broad range of employment opportunities and professional business uses along with customary supporting uses. Other commercial uses may be allowed with Committee endorsement.
- b. General Standards: **All provisions of Section 3.B.1 through 3.B.3 above.**
- e. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
- c. Landscape Design: *(Corresponding UDC Section 6.3 – Landscape Standards)*
 - i. For the purposes of landscape point calculations to determine minimum required landscape material, the impervious area shall be considered to be 80%.
 - ii. In addition to all other applicable landscape standards, a min. 25' wide corridor of “**Naturalized Landscape**” shall be provided subject to [Table 8](#) along the west and east boundaries of Parcel *Triangle O*.

9. Park, School, and Open Space Tracts/Lots [O/S]:

9-1: Community Park [O/S-P] Specific Standards: *(Parcel A+H)*

- a. Intent: The A+H Parcel is intended for a Community Park and other Civic or Recreational uses and is intended to be substantially dedicated to the City of Cheyenne to be developed by the City as a public park with to serve south Cheyenne. The park should include regional stormwater detention facilities and trails to serve the PUD and connect to LCCC. Detailed program and design will be determined by the City.
- b. General Standards:
 - i. **All provisions of Section 3.B.1 through 3.B.3 above.**
 - ii. [Table 9](#) AND the following:
 - (a) Athletic fields, stands, and gathering areas shall a minimum of 100' from any residential lot.
 - (b) Parking lots and drives shall be located a minimum of 50' from any residential lot.
- c. Alternative Uses: In the event that the designated area or portion(s) thereof are not accepted by the City of Cheyenne for Civic uses, the list of permitted uses in the portion(s) not acquired shall expand to include those allowed in the MDR – Medium Density Residential District per [PUD§4.A.9](#).
- d. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
- e. Landscape Design: In addition to all other applicable landscape standards, any “**Naturalized Landscape**” provided in the Park and Civic areas shall be consistent with Section 3.E.4.

9-2: Schools [O/S-S] Specific Standards: *(Parcels Smiling T & V Stripe)*

- 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 public school facilities.
- b. General Standards:
 - i. **All provisions of Section 3.B.1 through 3.B.3 above.**
 - ii. [Table 9](#) AND the following:
 - (c) Athletic fields, stands, and other gathering areas shall be located a minimum of 100' from any platted residential lot.

- (d) Parking lots and drives shall be located a minimum of 50' from any platted residential lot.
- c. Alternative Uses: In the event that the designated area or portion(s) thereof are not acquired by a public school district or private educational provider within ten years of the adoption of this PUD, the list of permitted uses in the portion(s) not acquired may expand to include those allowed in the MDR – Medium Density Residential District per [PUD§4.A.9](#).
- d. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
- e. Landscape Design:
 - i. Landscape Design shall meet or exceed the standards described in Section 3.E.4 of this PUD.
 - ii. In addition to all other applicable landscape standards, any “**Naturalized Landscape**” provided in the School areas shall be consistent with Section 3.E.4.
 - iii. For the purposes of landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 90%.

9-3: General Open Space [O/S-G] Specific Standards:

- a. Intent:
 - i. The intent of Open Space tracts is to provide expanses of native prairie grasses, public trails, the continuation of existing ranching operations, and stormwater conveyance and detention facilities, and recreation opportunities.
 - ii. The O/S-G use designation is not necessarily a specific PUD Zone, but applies to any land within any zone which is identified on a plat or other instrument of record as reserved for Open Space or Public Greenway.
- b. General Standards: All provisions of Section 3.B.1 through 3.B.3 above.
- c. Alternative Uses: The open space boundaries depicted or described in the PUD are conceptual and may be adjusted or relocated as surrounding development occurs. No depiction or description guarantees adjacency to open space except as otherwise provided herein.
- d. Landscape Design: Landscape 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.

10. Golf Course [GC] Specific Standards: (Native Landscapes)

- a. Intent:
 - i. To allow development of resort and convention center facilities focused on a golf course or other recreational uses and facilities.
 - ii. Accommodations may be any PUD allowed residential or hospitality use, or a combination thereof. A portion of the Parcel may be developed as Residential. Commercial uses may be allowed with Committee endorsement.
 - iii. The GC use designation is not currently a specific PUD Zone, but will apply to any land within any zone which is identified on a plat or other instrument of record as reserved for Golf Course uses or other allowed uses as described.
- b. General Standards:
 - i. **All provisions of Section 3.B.1 through 3.B.3 above.**
 - ii. Residential development must meet the most closely equivalent standards of Section 4.A of this PUD.
 - iii. Architectural Design: No supplemental Standards (see Section 3.B.3.c above).
 - iv. Landscape Design: (Corresponding UDC Section 6.3 – Landscape Standards)
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 right of way or street section per PUD Table 14.

11. Non-Residential Development Standards and Allowed Uses by District

Table 9: Non-Residential and Commercial Building and Lot Development Standards

Land Use Category		Min. Building Setbacks	Min Parking Setback	Min Distance Bldg. to Private Drive / Parking	Max. Building Height	Min. Building Separation	Max Floor Area Ratio	Max. Impervious Lot Coverage ¹
Village Center (VC)	From College Dr. R/W From Collector St. R/W From Internal Property Line	100' 25' 0'	75' 15' 0'	10'	60'	20'	0.40	75%
Retail / Commercial (RC)	From College Dr. R/W From Collector St. R/W From Parcel Boundary Line From Internal Property Line	80' 25' 25' 0'	75' 25' 25' 0'	15'	50'	30'	0.30	75%
Hospitality / Event Center (HEC)	From College Dr. R/W From High Plains Rd. R/W From Collector St. R/W From Internal Property Line	75' 35' 35' 0'	50' 25' 25' 0'	10'	80'	20'	0.50	85%
Medical Office (MED)	From Perimeter Arterial St. R/W From Collector St. R/W From Parcel Boundary Line From Internal Property Line	75' 25' 25' 0'	50' 20' 15' 0'	10'	35'	30'	0.25	80%
Golf Course (GC)	From High Plains Rd. R/W From Collector St. R/W From Parcel Boundary Line From Internal Property Line	100' 100' 0' 0'	100' 100' 0' 0'	10'	50'	20'	0.40	75%
Office / Retail (OC)	From Avenue 'C' R/W From Collector St. R/W From Local St. R/W From Parcel Boundary From Internal Property Line	100' 25' 25' 50' 0'	100' 20' 10' 30' 0'	15'	40'	20'	0.50	90%
School (OS-S)	From High Plains Rd. R/W From Collector St. R/W From Local St. R/W From Parcel Boundary From Internal Property Line	30' 25' 15' 30' 0'	35' 30' 20' 20' 0'	10'	35'	30'	0.32	40%
Park & Open Space Tracts/Lots (OS-P & OS-G)	From College Dr. R/W From Avenue 'C' R/W From High Plains Rd. R/W From Local St. R/W From Parcel Boundary Line From Collector St. R/W From Internal Property Line	100' 75' 75' 50' 50' 25' 0'	75' 50' 50' 50' 30' 20' 0'	10'	OS-P: 50' OS-G: 35'	20'	OS-P: 0.40 OS-G: 0.10	OS-P: 25% OS-G: 15%

Notes:

- The impervious area of all Parcels shall apply to that Parcel as a whole. Individual lots and/or tracts may exceed the maximum.
- Trash enclosures, utility enclosures and screen walls may encroach into building setbacks, up to 10' from R/W.
- Drive-Through Facilities:
 - VC: Drive-through facilities are not permitted adjacent to the Village Green. UDC 5.8.3 applies elsewhere.
 - RC, HEC, MO, OR: Drive-through facilities (back of curb) shall be setback a minimum of 15' from R/W line(s). Any portion(s) of drive-through within 30' of R/W line(s) shall be screened with a Level 1 Landscape Buffer per UDC 6.3.5.
 - Other Land Uses: UDC 5.8.3 applies.
- Ongoing Ranching Operations** shall be set back at least 200' from platted residential lots and at least 100' from non-residential buildings. Grazing is an exception and shall be appropriately and securely fenced no closer than 50' from any platted lot line.

Table 10: Allowed Non-Residential and Commercial Uses by Category

Legend:	RETAIL / COMMERCIAL	VILLAGE CENTER	HOSPITALITY / EVENT CENTER	MEDICAL OFFICE	OFFICE & RESEARCH CAMPUS	GOLF COURSE	LIVE/WORK IN RESIDENTIAL	MIXED-USE IN RESIDENTIAL	OPEN SPACE O/S		
									COMMUNITY PARK	SCHOOL	GENERAL OPEN SPACE
P Use Permitted by Right											
A Use Permitted by Administrative Review											
E Use Permitted with Committee Endorsement (does not require processes identified in UDC §2.3.4)											
Blank Not Permitted											
Residential Land Uses											
Multifamily above Non-Residential	E	P	E								
Live-Work Units per UDC §5.7.7 above Non-Residential	E	P		E		E	E	E			
Mixed-Use Building (Residential Allowed up to 50% GSF)	E	P	E	E		E	E	E			
Civic Uses											
Neighborhood Assembly (< 350-person capacity)	P	P	P		P			E	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	A	A	E	E			
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					
Child Care Center – Minor	E	P		P	P	P	E	E			
Entertainment, Indoor Recreation Facility		A	P	P					P	P	
Entertainment, Outdoor Recreation Facility (Golf)						P					P
Entertainment, Outdoor Recreation Facility (non-Golf)		P	P						P	P	
Entertainment Venue		P	P			P			P	P	
Lodging, Hotel or Motel	P	P	P			P					
Medical Office or Clinic (<3,000 SF)	P	P	E	P	E			E			
Medical Office or Clinic (>3,000 SF)	E	E		P	E		E	E			
Commercial Uses											
Convenience Retail / Corner Store	P	P	P			A	E				
Neighborhood Retail (<5,000 SF)	P	P	P				E				
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				P		
Outdoor Sales, Event or Display Area		P	P		P				P	P	
Bars	P	P	P			P		A			

Legend:	RETAIL / COMMERCIAL	VILLAGE CENTER	HOSPITALITY / EVENT CENTER	MEDICAL OFFICE	OFFICE & RESEARCH CAMPUS	GOLF COURSE	LIVE/WORK IN RESIDENTIAL	MIXED-USE IN RESIDENTIAL	OPEN SPACE O/S		
									COMMUNITY PARK	SCHOOL	GENERAL OPEN SPACE
P Use Permitted by Right											
A Use Permitted by Administrative Review											
E Use Permitted with Committee Endorsement (does not require processes identified in UDC §2.3.4)											
Blank Not Permitted											
Liquor Stores	P	P	P								
Automobile Service Repair	A										
Automobile Service Station – Limited & General	A										
Retail Concessions, Food Truck Vendors, and Similar Uses	E	P	P	E	P	P		E	P	E	
Special Events with Catering, including Liquor Sales		P	P		P	P			P	E	
Food Service – Limited (<2,000 SF)	P	P	P			P	E				
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 (in G/C only incidental to golf course operations)					P	E					A
Moderate Industrial					A						
Limited Outdoor Storage (in G/C only incidental to golf course use)					A	E			P	A	A
Public Service Uses											
Commercial & Public Parking Facility		A	P						E		
Government Facility		P							P	E	
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					


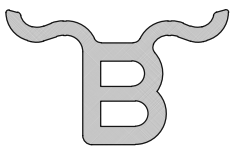
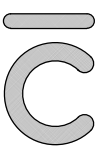
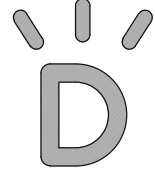




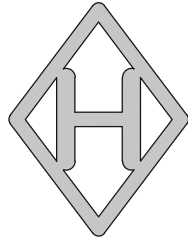

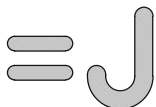

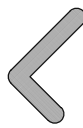


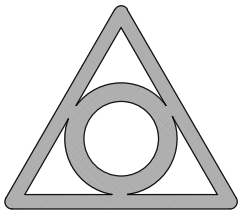

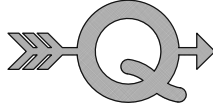
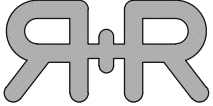

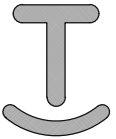
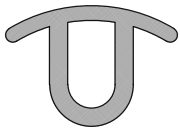




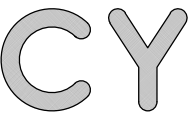

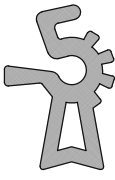
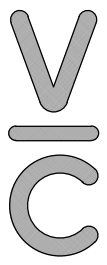

Notes:

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 in any non-residential district (including retail sales and golf course beverage cart sales), subject to any applicable conditions outside the scope of this PUD.
3. See individual Land Use Category Standards and **Table 6** for the various types of SFD residential lots and minimum lot sizes allowed in each category.
4. Screening for Personal Recreational Vehicle Storage is required.
5. Where applicable, the maximum percentage allowed is defined to be the floor area of all non-residential uses divided by the gross area of the parcels.

(End of Section)

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Exhibit A: PUD Parcel Designations and Anticipated Land Uses

				
ROCKING A (10th Filing) RESID.	FLYING B (9th Filing) RESID.	BAR C (Por. 1st) RESID.	SHINING D (7th Filing) RESID.	FOUR Z (5th Filing) RESID.
				
RAFTER E RESID.	7F RESID.	CRAZY G RESID.	DIAMOND H RESID.	RUNNING I RESID.
				
TWO BAR J RESID.	WALKING K RESID.	TUMBLING L RESID.	QUARTER CIRCLE M RESID.	CIRCLE N COMM.
				
TRIANGLE O COMM.	BAR P BAR MIXED-USE	ARROW Q COMM.	R AND R (2nd Filing) COMM.	CRAZY 8S MIXED-USE
				
SMILING T Elem SCHOOL RESID.	SWINGING U MIXED-USE	U HOOKED 2 RESID.	V STRIPE M/H SCHOOL	CROSSED W MIXED-USE
				
LAZY X RESID.	C Y RESID.	ZCROSS RESID.	WINDMILL FIVE OPEN SPACE	VILLAGE CENTER (4th Filing) COMM./ MIXED-USE
				
		A AND H PARK PUBLIC/ PARK		

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Appendix A: Sweetgrass PUD Street Sections and Design Standards

Table 11: Sweetgrass PUD Roadway Design Information

Street Section Reference	Perimeter Arterial ⁽²⁾	Urban Arterial	Urban Collector	Transitional Collector ⁽³⁾	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.	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	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 6) exclusive of Open Space.						

Table 12: Roadway Technical Criteria

Street Section Reference	Perimeter Arterial	Urban Arterial	Urban Collector	Transitional Collector	Rural Arterial	Rural ⁽¹⁾ Collector ⁽²⁾	Rural ⁽¹⁾ Local	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 6), 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 13: 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.	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.)	(36' TOA-TOA min.)	32' (BC-BC)
C	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.
D	Lane Width (# lanes)	12' (4-6 lanes)	12' (4 lanes)	12' (2 lanes)	12' (2 lanes)	12' (2- 3 lanes)	12' (2 lanes)	10' (2 lanes)	10' (2 lanes)
E	Bike Lane, Parking, or Shoulder Width ⁽¹⁾	7' Bike Lane / Shoulder	6' Bike Lane / Shoulder (min. one side)	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)
F	Tree Boulevard	South side: Varies ⁽⁷⁾	12' width (one side)	12' width (one side)	12' width (one side)	12' width (one side)	None.	None.	6'
G	Sidewalk	South side: None ⁽⁷⁾	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 R/W; 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)
Notes		(1) Parking will not be permitted along arterials and collectors, except on portions of collectors with a designated parking lane. (2) Adjacent property owners will be responsible for design and construction of sidewalk and landscape improvements north of College Drive and east of Loving Trail. (3) Trail alignments may vary slightly from those illustrated in street sections because of grading, utilities, and other constraints. (4) Optional Median may be raised w/curb & gutter, depressed for drainage, or no median. (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 (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. (7) Where Regional Trail (H) is present, sidewalk (G) is optional where noted. (8) A 4" white stripe shall be required on both edge of traveled ways.							

Street Sections

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

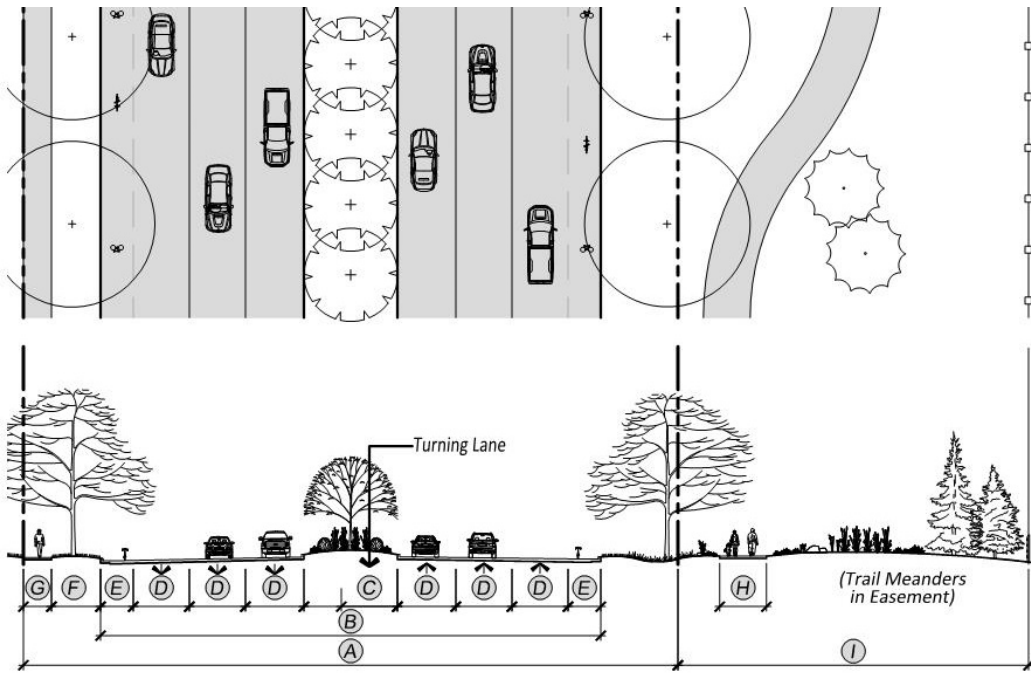


Figure A1: Perimeter Arterial Street Section

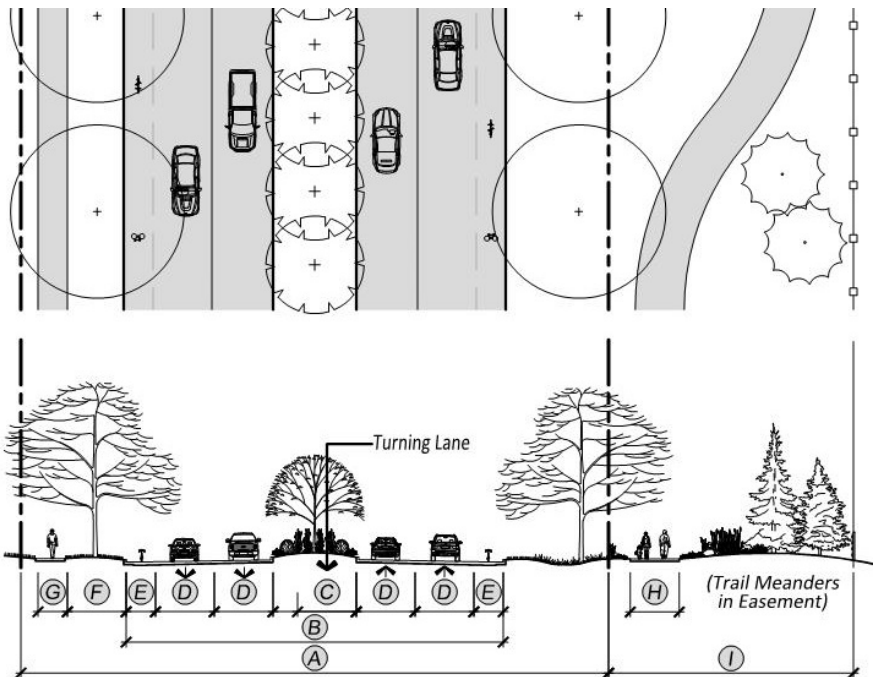


Figure A2: Urban Arterial Street Section

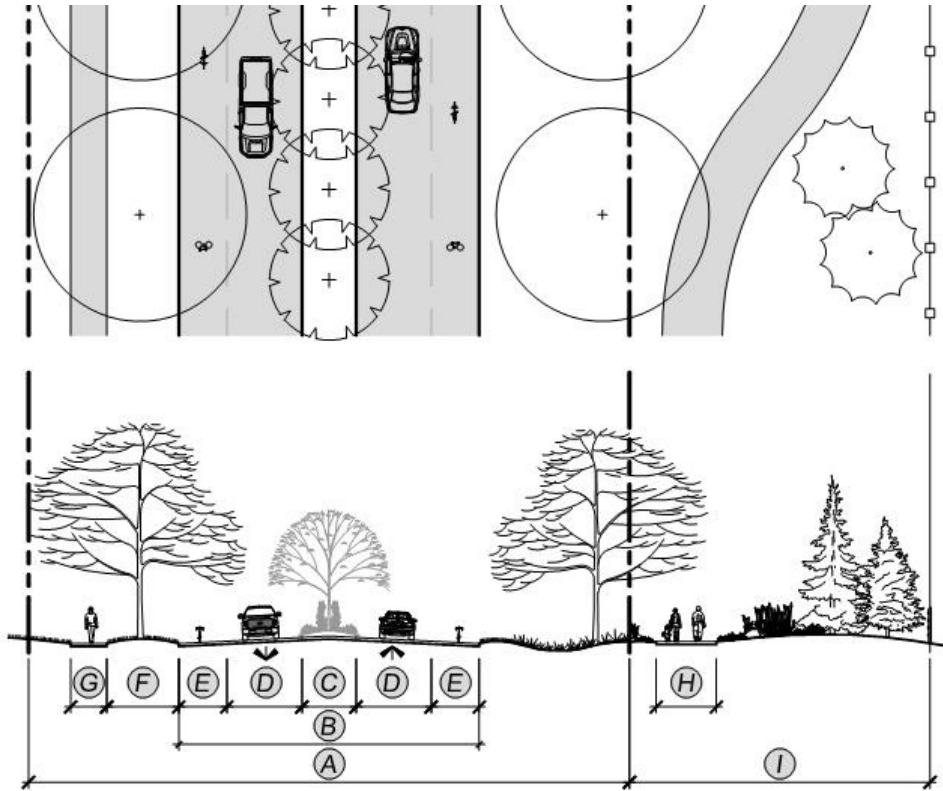


Figure A3: Rural Arterial Street Section

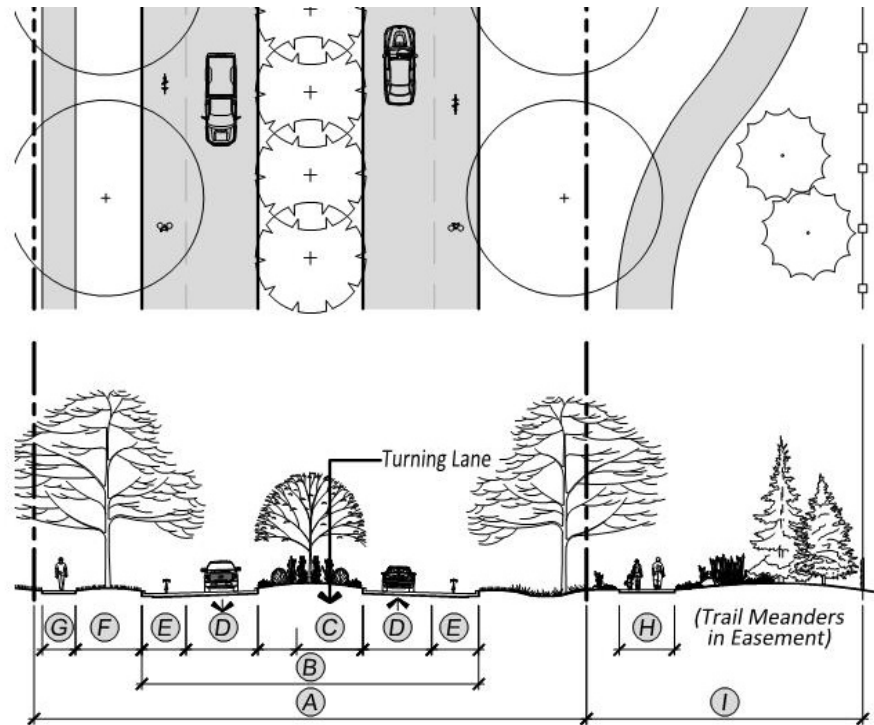


Figure A4: Urban Collector Street Section

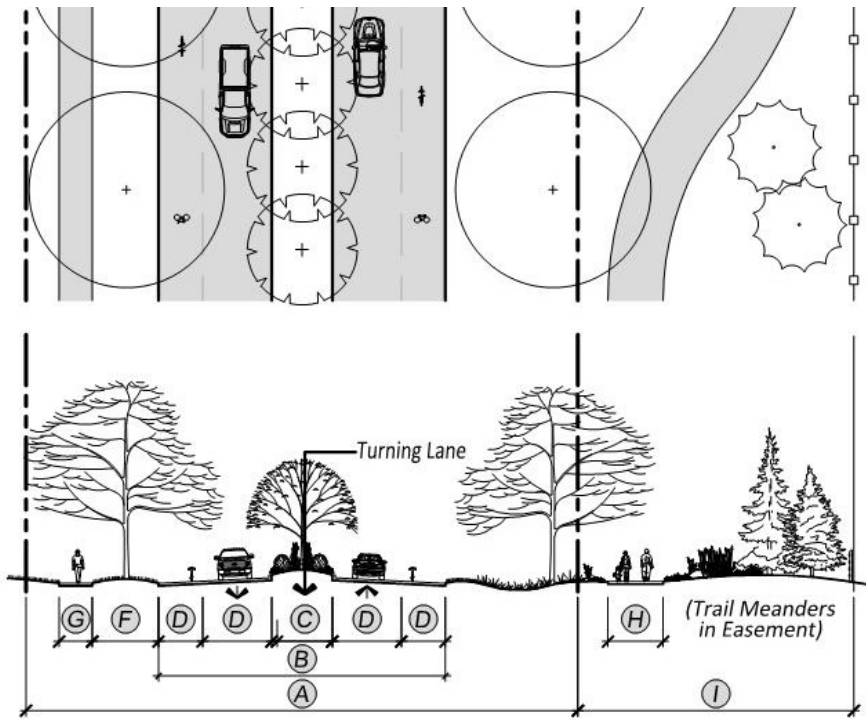


Figure A5: Transitional Collector Street Section

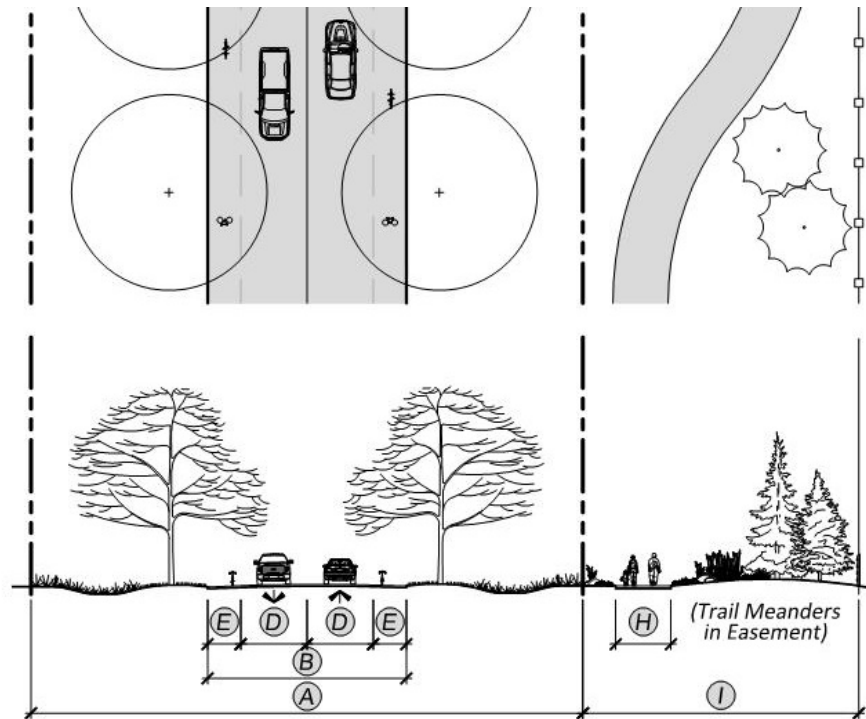


Figure A6: Rural Local/Collector Street Section

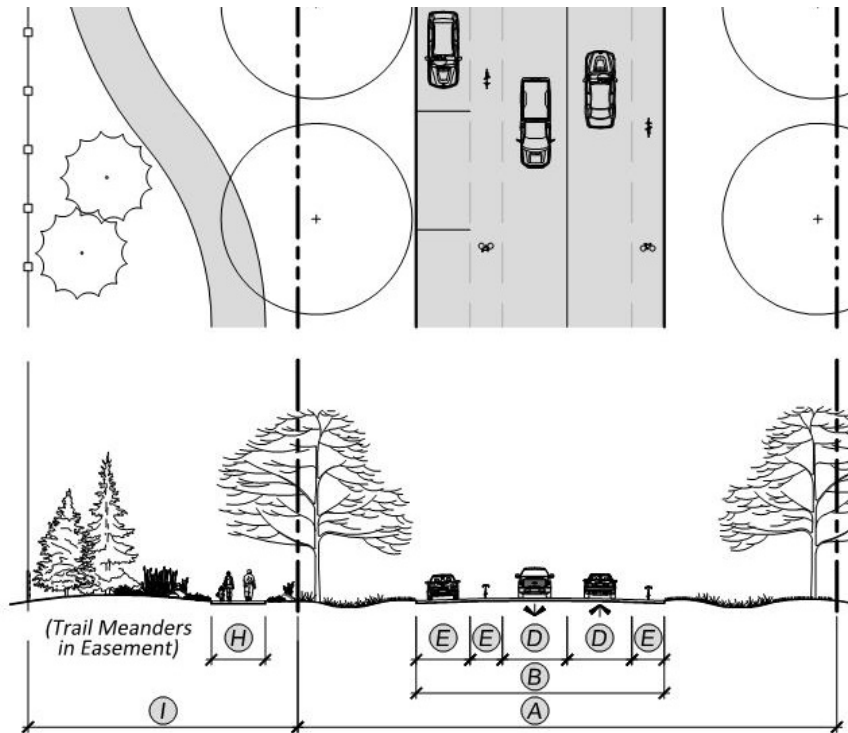


Figure A7: Rural Collector with Parking Lane

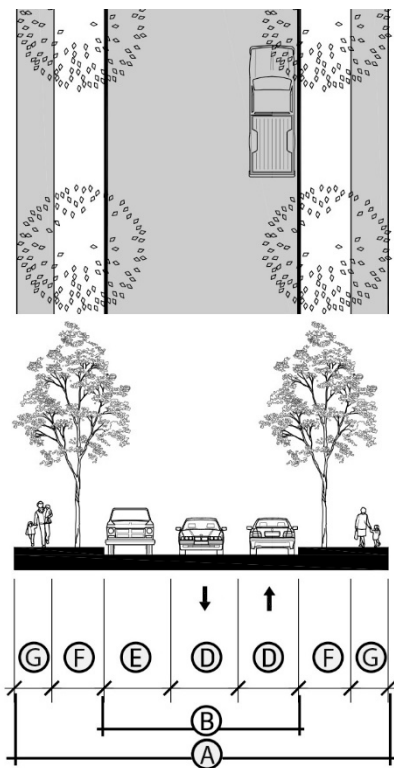
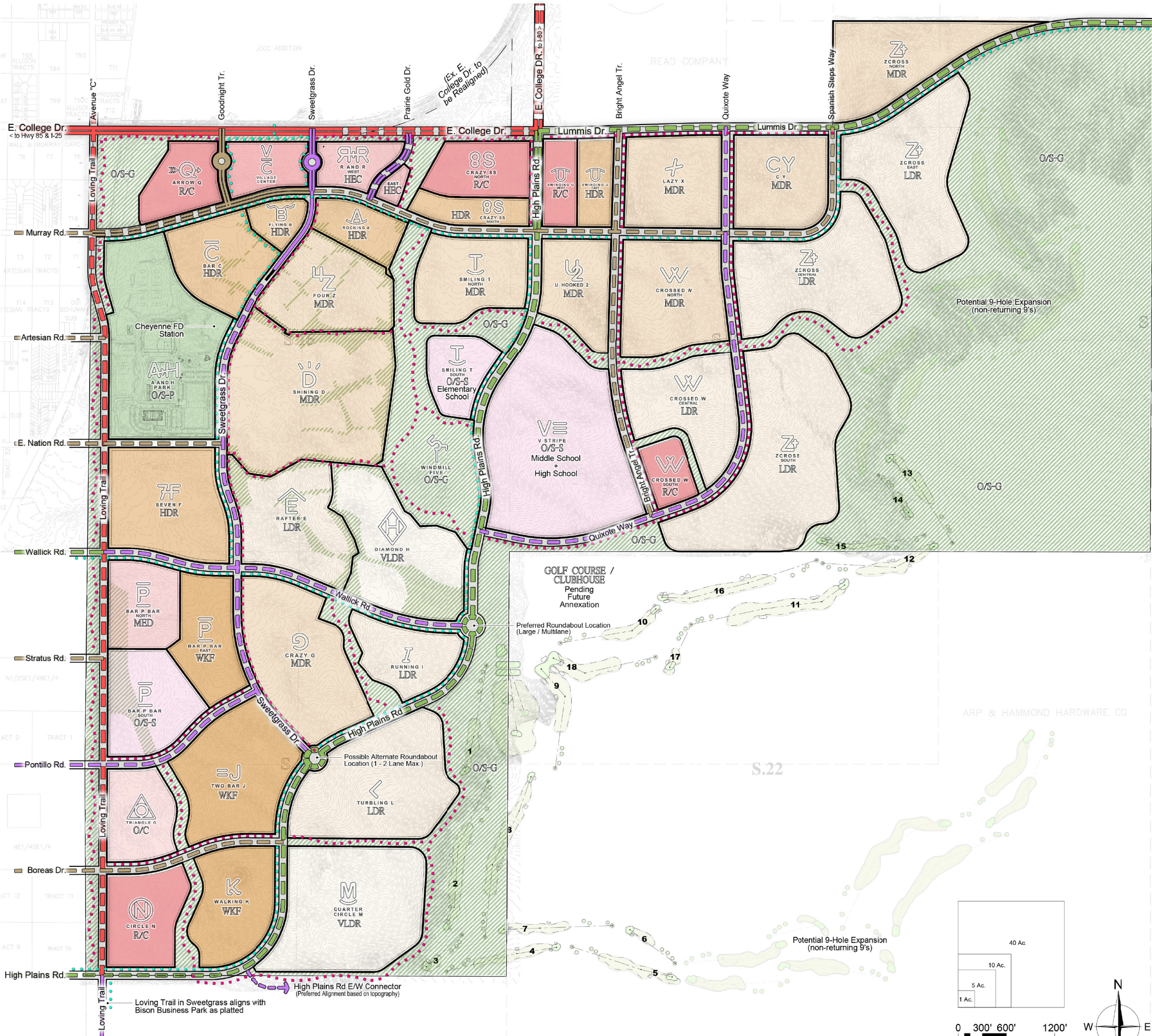


Figure A8: Context-based Neighborhood Street

(End of Appendix A)

G:\Shared\drives\CURRENT PROJECTS\20001 SWEETGRASS\001 PUD MASTER PLAN TNP001 Master Files and Presentation\Presentation\BubblePlan-20230623.dwg, 08/25/2023 8:43 AM, LRM

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Lummis Dr.
(to Campstool Rd.)

RESIDENTIAL LAND USE SUMMARY

PARCEL NAME	LAND USE	LAND AREA (Acres)	ALLOWABLE DENSITY (Units/Acre)	ALLOWABLE MAX. DENSITY (Units/Acre)	PHASED DENSITY (Units/Acre)	PHASED DENSITY (Units/Acre)
Platted Units (as of August 2023)						
Rocking A	HDR	14.27 Ac.	10	24	143 DU	343 DU
Plating B	HDR	7.02 Ac.	10	24	77 DU	184 DU
Bar C	HDR	27.27 Ac.	10	24	273 DU	654 DU
Four Z	MDR	35.78 Ac.	4	16	143 DU	104 DU
Subtotal		84.34 Ac.	4	16	635 DU	1,285 DU

Planned Units (as of August 2023)						
Shaving D	MDR	~79 Ac.	4	16	318 DU	730 DU
Rather E	LDR	~41 Ac.	2	4	87 DU	164 DU
Bar F	HDR	~48 Ac.	10	24	488 DU	1,038 DU
Crazy G	MDR	~10 Ac.	4	16	209 DU	520 DU
Diamond H	VLDR	~48 Ac.	0.1	2	5 DU	86 DU
Running I	LDR	~22 Ac.	2	4	44 DU	86 DU
Two Bar J	WKF	~43 Ac.	10	24	430 DU	1,032 DU
Walking K	WKF	~10 Ac.	10	24	300 DU	720 DU
Tumbling L	LDR	~68 Ac.	2	4	112 DU	224 DU
Quarter Circle M	VLDR	~49 Ac.	0.1	2	8 DU	120 DU
Bar P (Bar West)	WKF	~29 Ac.	10	24	290 DU	692 DU
Crazy P (South)	HDR	~12 Ac.	10	24	120 DU	288 DU
Smiling T (North)	MDR	~31 Ac.	4	16	124 DU	310 DU
Smiling T (East)	HDR	~12 Ac.	10	24	120 DU	288 DU
U Hooked 2	MDR	~29 Ac.	4	16	82 DU	210 DU
Village Center (Mixed-Use)	VC	~15 Ac.	-	-	8 DU	100 DU
Crossed W (North)	MDR	~49 Ac.	4	16	199 DU	420 DU
Crossed W (Central)	LDR	~39 Ac.	2	4	78 DU	140 DU
Lazy K	MDR	~32 Ac.	4	16	128 DU	320 DU
The C Y	MDR	~31 Ac.	4	16	124 DU	310 DU
Z Cross (North)	MDR	~39 Ac.	4	16	156 DU	390 DU
Z Cross (West)	LDR	~10 Ac.	2	4	100 DU	200 DU
Z Cross (Central)	LDR	~55 Ac.	2	4	110 DU	220 DU
Z Cross (South)	LDR	~42 Ac.	2	4	84 DU	168 DU
Subtotal		~912 Ac.	-	-	3,555 DU	8,710 DU
Sweetgrass PUD Totals		998.39 Ac.	-	-	4,190 DU	10,000 DU
						(Capped at 7,500 DU)

Totals by PUD District						
High Density Residential	HDR	~117.21 Ac.	10	24	1,172 DU	2,813 DU
High Density Workforce	WKF	~98 Ac.	10	24	980 DU	2,334 DU
Medium Density Residential	MDR	~386.78 Ac.	4	16	1,547 DU	3,858 DU
Low Density Residential	LDR	~392 Ac.	2	4	784 DU	1,538 DU
Very Low Density Residential	VLDR	~108 Ac.	0	2	11 DU	214 DU
Other (Mixed Use Parcels)		~18 Ac.	-	-	9 DU	120 DU

NON-RESIDENTIAL LAND USE SUMMARY

LAND USE	LAND AREA (Acres)	ALLOWABLE DENSITY (Units/Acre)	ALLOWABLE MAX. DENSITY (Units/Acre)	PHASED DENSITY (Units/Acre)	PHASED DENSITY (Units/Acre)
Private Land Uses					
Arrow Q	R/C	17.1 Ac.	10	24	171 DU
Village Center (MDR)	VC	13.2 Ac.	10	24	132 DU
Bar P (Bar West)	WKF	11.8 Ac.	10	24	118 DU
Bar P (Bar East)	WKF	2.8 Ac.	10	24	28 DU
Crazy P (North)	R/C	19.5 Ac.	10	24	195 DU
Smiling T (West)	R/C	2.2 Ac.	10	24	22 DU
Circle N	R/C	23.3 Ac.	10	24	233 DU
Triangle O	O/C	22.8 Ac.	10	24	228 DU
Bar P (Bar North)	WKF	21.8 Ac.	10	24	218 DU
Crossed W (South)	R/C	10.1 Ac.	10	24	101 DU
Subtotal		124.30 Ac.	-	-	1,243 DU

Public Land Uses					
Bar P (Bar North)	O/S-G	28.9 Ac.	10	24	289 DU
Smiling T (South)	O/S-G	16.2 Ac.	10	24	162 DU
V Stripe (South)	O/S-G	88.8 Ac.	10	24	888 DU
Walking K	O/S-G	82.9 Ac.	10	24	829 DU
Bar P (Bar North)	O/S-G	70.8 Ac.	10	24	708 DU
Undeveloped Open Space	O/S-G	107.4 Ac.	10	24	1,074 DU
Subtotal		355.0 Ac.	-	-	3,550 DU

Totals by PUD District					
Retail / Commercial	R/C	82.7 Ac.	-	-	~1,681 KSF
Village Center	VC	13.2 Ac.	-	-	~1,132 KSF
Hospitality / Event Center	HEC	14.6 Ac.	-	-	~1,132 KSF
Medical Office	MED	21.8 Ac.	-	-	~1,132 KSF
Office / Commercial	O/C	22.8 Ac.	-	-	~1,132 KSF
Open Space - General	O/S-G	226.3 Ac.	-	-	~1,132 KSF
Open Space - Park	O/S-P	29.0 Ac.	-	-	~1,132 KSF
Open Space - School	O/S-S	10.1 Ac.	-	-	~1,132 KSF
Sweetgrass PUD Totals		1,087.1 Ac.	-	-	~1,132 KSF

Notes

- This land use plan is not a plat. Land use areas will depend on engineering of streets, drainage, utilities, and other considerations.
- Base information provided by Stiel Surveying.
- Section 22 will need to be annexed for the Golf Clubhouse to be permitted and for proposed uses to occur in that section. Quixote Way may be extended through Section 22 to align with Wallick Road following annexation of Section 22.
- Regional trail alignments shown are conceptual in nature and will be adjusted as plans for individual parcels are developed.
- Proposed land use boundaries within branded parcels reflect current sketch planning efforts. These boundaries will be adjusted with future planning and platting efforts.
- Non-residential floor areas are based on what is believed to be the most likely development scenario and is not intended to be a ceiling. Actual floor areas may exceed those shown.
- General Open Space shown within defined PUD parcels is excluded from Open Space calculations in the Land Use Summary above.

PUD Land Use Designations

R/C	Mixed Retail / Commercial
VC	Village Center
HEC	Hospitality / Event Center
MED	Medical Office
O/C	Mixed Office / Commercial
VLDR	Very Low Density Residential
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
WKF	Workforce Residential
O/S-G	Open Space - General (Note 7)
O/S-P	Community Park
O/S-S	Open Space - School

Major Street & Regional Trail Classifications

Existing	Proposed	Principal Arterial Street
Existing	Proposed	Minor Arterial Street
Existing	Proposed	Major Collector Street
Existing	Proposed	Minor Collector Street
Existing	Proposed	Greenway Trail System (+39,000 LF)
Existing	Proposed	Sweetgrass Trail System (+76,000 LF)

Amended Sweetgrass Planned Unit Development Layout

Palma Land Planning, LLC
1775 Goodnight Trail, Suite C
Cheyenne, WY 82007
www.palmlandplanning.com

Land Planning
SITE & SUBDIVISION DESIGN
ZONING | LANDSCAPE ARCHITECTURE

PALMA

Amended Sweetgrass Land Use Plan
CLIENT REVIEW DRAFT
Sweetgrass PUD, Cheyenne, Wyoming

Sweetgrass Land Co., LLC
1300 E. Murray Rd., Building One, Ste. A
Cheyenne, WY 82007
www.sweetgrasslandco.com

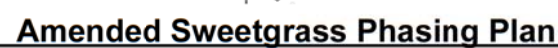
Project No.: 20001

Sheet: 1 of 1

Amended PUD Layout

Date: August 2023

1 of 1



1. This plan is a draft phasing layout, not a plat. Timing, order, and scope of actual improvements will depend on market forces, engineering of streets, drainage, utilities, and other considerations beyond the control of the developer.
2. This phasing plan is intended to be a general guide as to the anticipated development patterns of the Sweetgrass PUD, and may be revised without amending the PUD.
3. Base information provided by Stiel Surveying Services.
4. Right-of-Way trail & driveway alignments shown are conceptual in nature and will be adjusted as plans for individual parcels are developed or as adopted on the most current Master Trails Plan for Sweetgrass PUD.
5. Proposed land use boundaries within branded parcels reflect current sketch planning efforts. These boundaries will be adjusted and refined with future planning and platting efforts.
6. Non-branded floor areas are based on what is believed to be the most likely development scenario and is not intended to be a ceiling. Actual floor areas may exceed those shown.

Constructed or In-process
 5-10 year Build-out
 10-15 year Build-out
 15-20 year Build-out
 20+ year (long-range) Build-out
 Sweetgrass Trail System
 Greenway Trail System
 Loving Regional Trail System



Appendix C: 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 standards 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)?

If responses to both C.1 and C.2 are affirmative, substitution may be allowed by the Director through the processes identified in UDC §2.3.4 – Administrative Adjustment with DRC review and endorsement.

- D. **Land Uses:** Allowable land uses in the Village Center are described in PUD §4: [Table 10](#).
- E. **The Village Green and Pedestrian Connectivity**
 - 1. The Village Green (“the Green”) is a private park, around which the Village Center uses are 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 Section 4: [Table 9](#).
 - 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 sidelites, 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.3](#), 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 signs, 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 & Sidelites • 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 items	2 items	1 item
	Restaurant or Microbrewery	1 item	4 items	4 items

(End of Appendix)