

The Town of  
*Star Valley Ranch, Wyoming*

**Ordinance 2024-04**

**Title XV Land Usage**

**Chapter 154 Zoning**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF STAR VALLEY RANCH:**

Explanation: This ordinance establishes standards and guidelines for the building of single-family homes.

**Existing Title XV Chapter 154 is in BLACK, changes for first reading are in BLUE, second reading in GREEN, third reading in ORANGE, removal in RED.**

**§154.119 ~~RESERVED~~ SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS AND GUIDELINES**

(A) *Purpose and Intent.* This Section establishes two (2) kinds of residential design criteria: design standards and design guidelines. They are intended to improve the quality and compatibility of new development in established residential neighborhoods.

(1) Design standards are required in addition to other requirements set forth in this Title.

(2) Design guidelines indicate additional actions that shall be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines thus use the verb “should” or may (rather than “shall”) signifying that the guidelines are desirable objectives but are not required to be achieved.

(3) These standards and guidelines deal with open space design, building location and orientation, building mass and scale, building forms, building materials, and compatible additions. They are intended to provide design guidance for project applicants, staff, and the public.

(B) *Applicability.* The design standards and guidelines set forth in this Section shall apply to all new residential buildings and uses located in the town. In approving a project plan, the approving authority may impose reasonable conditions consistent with the purpose and intent of this Section. The requirements of this Section shall apply in addition to other applicable requirements of this Title. This Section shall not be

interpreted to supersede other requirements of the town which may impose more restrictive requirements than this Section.

(C) *Open Space Design.*

- (1) Front yards should be similar in character to neighboring properties.
- (2) Parking shall not be allowed in the front yard setback other than in the driveway.
- (3) Fences or hedges may be used to define the yard.
- (4) The sense of open space in the front, sides and rear yards should be preserved.
  - (a) New structures shall be sited consistent with the existing front setbacks of adjoining properties to maintain neighborhood compatibility.
  - (b) Building side and rear yard setbacks beyond zoning minimums may be provided to maintain an adequate sense of privacy for adjoining properties.

(C) *Building Location.*

- (1) The primary entry of the building shall be oriented to the street.
  - (a) All structures shall have one primary entry that faces the street.
  - (b) Additional entrances may be located to the side or rear.
  - (c) The primary entrance shall be clearly defined by use of a raised porch or other similar entry feature.
  - (d) The front porch or entry feature shall be oriented to the street.
  - (e) The minimum dimensions of the porch should be compatible with the scale of the building facade.
  - (f) The porch floor height should be consistent with adjoining property.
- (2) New development shall not have any required parking in front of any front face of a residential building.
- (3) Rear surface parking areas should be buffered from neighboring properties by appropriate plant materials.

(4) Building and driveway lighting should not extend beyond the boundaries of the subject property.

(D) *Landscape Design.*

(1) The design and siting of impervious surfaces should consider existing trees and other significant vegetation.

(2) Landscaping should be used, where feasible, to reduce the impact of larger buildings on neighboring properties.

(E) *Building Mass and Scale.*

(1) Building front elevations shall be similar in scale to those seen traditionally on the block where the building is located.

(2) Each segment of the front facade of new buildings should be within ten percent (10%) of the average width of existing residential structures in the neighborhood. If the building facade has a greater width the facade should be articulated into different planes to reduce the apparent mass of the building.

(3) The perceived scale of a building should be minimized.

(4) The front wall of a building should generally not exceed two (2) stories in height.

(5) Wall heights of one (1) to one and a half (1 1/2) stories should be provided along the street.

(6) A one (1) story porch or similar element, which defines the front door and entrance to the building shall be provided.

(7) Doors, windows and balconies of new housing should be located to the extent feasible to respect the privacy of adjoining neighboring properties.

(8) Where possible, windows, doors and balconies should not be located on elevations that are directly adjacent to a neighboring property.

(9) Where windows overlook an adjoining property means to preserve privacy should be utilized, such as locating windows above the typical eye level, use of an opaque or glazed glass or appropriately placed landscaping.

(F) *Building Forms.*

(1) Building forms should be similar to those traditionally seen in the neighborhood.

(a) Simple rectangular building forms may be appropriate if found in the neighborhood.

(b) Foundations should be raised. Finished first floor height should be within the range typically found in the neighborhood.

(c) Exotic building and roof forms, which detract from visual continuity shall be prohibited.

(d) Storage containers shall not be used as a residential dwelling.

(2) Roof forms should be similar to those traditionally seen in the residential neighborhood.

(a) Sloping roofs such as gable and hipped should be used as the primary roof form.

(b) Shed roofs may be appropriate for some additions.

(3) Window and doorway forms should be similar to those traditionally seen in the residential neighborhood.

(G) *Building Additions.*

(1) An addition should not strongly alter the perceived character of an original building.

(a) Windows, materials and doors should be compatible with those of the original building.

(b) Roof forms shall be compatible with the primary structure.