



## WYOMING LEGISLATIVE SERVICE OFFICE

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### *Research Memo*

06 RM 049

**Date:** September 1, 2006

**Author:** Joy N. Hill, Associate Research Analyst

**Re:** Height Restrictions for Buildings and Structures Surrounding the Capitol

#### QUESTION

**Is there a height restriction for buildings and structures in the areas surrounding the Capitol Building?**

#### ANSWER

**Yes. According to Cheyenne City Code Title 17.108.010 through 17.108.030, special height restrictions for the original city plat are in place for buildings and structures in the areas surrounding the Capitol, known as the Capitol Heights District. A map provided by the Cheyenne City Planning and Development Department identifying the city plat is provided as Attachment A. For areas beyond the original city plat, according to Cheyenne City Planning staff, the height restrictions are lifted.**

#### **CHEYENNE CITY CODE, TITLE 17.108.010 THROUGH 17.108.030 PROVISIONS**

According to Cheyenne City Planning staff, the Cheyenne City Code previously referenced (provided as Attachment B) clearly states the total height elevation (in feet) for buildings and structures in the areas surrounding the Capitol. These areas are considered the city plat<sup>1</sup>, with each block having a number assigned. In the Cheyenne City Code, it is specifically noted which blocks, by number, are not to exceed a certain elevation<sup>2</sup>.

Cheyenne City Planning staff indicated that the height of buildings and structures is determined by first identifying the base elevation for the area in which the building stands or will be built, then adding to that elevation the height of the building or structure. This provides the total elevation for buildings and structures in a particular area. For example, the Capitol sits at approximately six thousand ninety-two (6,092) feet in elevation, and is one hundred and forty-six (146) feet tall (from the base of the Capitol to the tip of the dome). Therefore, the total elevation of the Capitol is approximately six thousand two hundred and thirty-eight (6,238) feet. For areas around the Capitol, the Cheyenne City Code lists the elevation restrictions for certain blocks, by assigned block number. Those elevations are: six thousand forty-five (6,145) feet; six thousand one hundred fifty-six (6,156) feet and six thousand one hundred seventy-four (6,174) feet.

The map provided as Attachment A provides the maximum height in feet that buildings surrounding the Capitol may stand. For example, according to the map and information provided by the Cheyenne City

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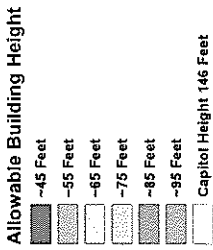
<sup>1</sup> The restrictions apply to any replats of any portion of, or entire, original city blocks.

<sup>2</sup> Cheyenne City Planning and Development Department staff caution that all allowable building and structure heights are approximate and, depending upon base elevation, may vary across individual lots and blocks. For exact measurements, a surveyor should be consulted.

Planning and Development Department, the parking structure to the west of the Capitol on 24<sup>th</sup> and Carey should not exceed fifty-five (55) feet in height, whereas the Herschler Building should not exceed forty-five (45) feet in height. It is important to note that a particular elevation restriction is not necessarily applied to blocks adjacent to each other. Because the restriction is dependent upon the base elevation of a particular block, buildings and structures on one block may have a height allowance of 65 feet, whereas buildings on the adjacent block may have a height allowance of only 45 feet.

If you need anything further, please contact LSO Research at 777-7881.

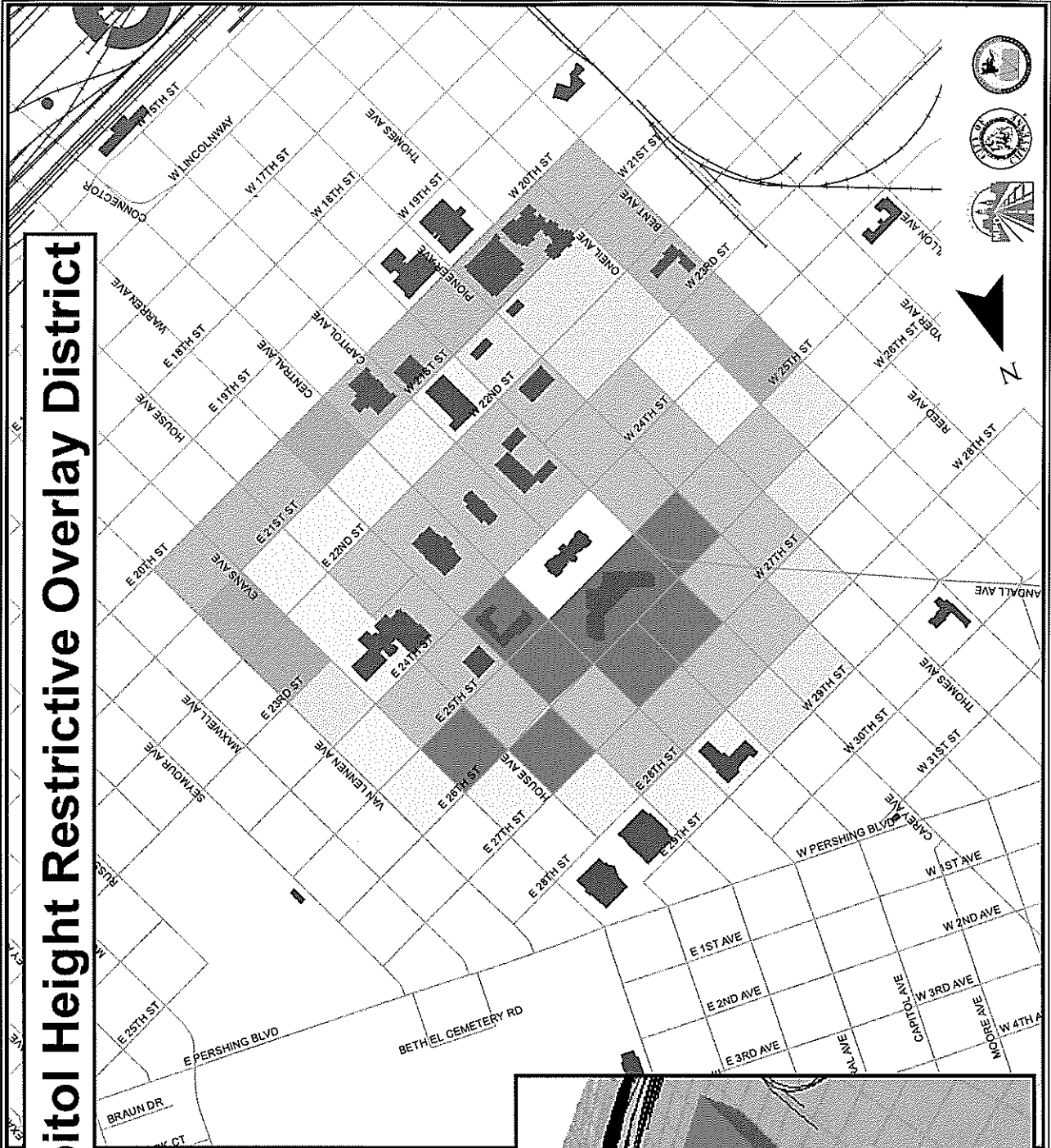
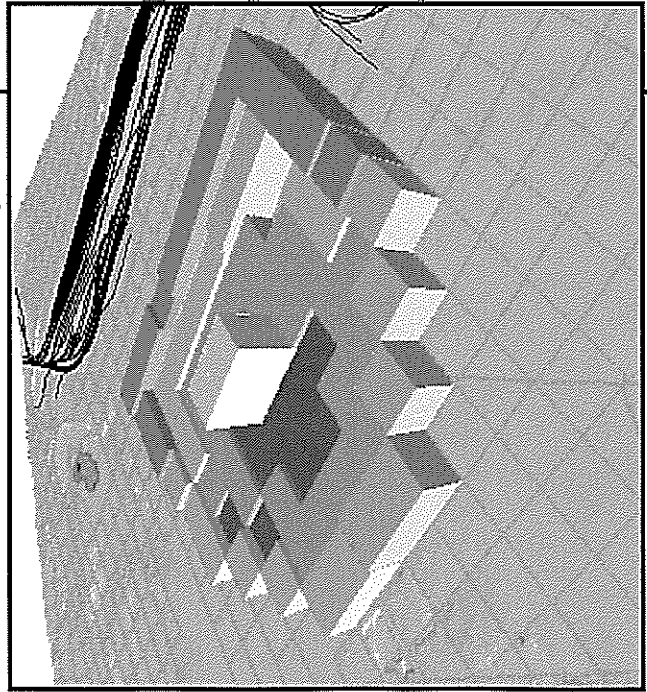
# State Capitol Height Restrictive Overlay District



The State Capitol Height Restrictive Overlay District places certain height restrictions on buildings surrounding the State Capitol. The allowable building height given is derived from the maximum elevation allowed minus the base elevation of that city block. See the City of Cheyenne Zoning Code Chapter 17.108 for additional information.

*Note: Allowable building heights are approximate and can vary depending upon the base elevation of the individual lots and blocks. Professional surveyors should be consulted to establish the specific base elevations and to calculate the specific allowable building height.*

**THESE CALCULATIONS ARE FOR GENERAL REFERENCE ONLY.**  
August, 2006



## Title 17 ZONING

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**Chapter 17.108 CHR STATE CAPITOL HEIGHT RESTRICTIVE OVERLAY DISTRICT**

17.108.010 Generally.

17.108.020 Original city blocks.

17.108.030 Building elevation.

**17.108.010 Generally.**

Special height restrictions shall be required in areas surrounding the State Capitol building. These height restrictions shall be as follows. (Zoning Ordinance, Appx. A § 49.100)

**17.108.020 Original city blocks.**

For the purposes of this chapter, the land described by blocks shall be construed to be the blocks in the original city plat prior to any replats. Replats of all or portions of these blocks shall also be subject to these height restrictions. (Zoning Ordinance, Appx. A § 49.110)

**17.108.030 Building elevation.**

The building height as defined in this title and the ground elevation above mean sea level shall be determined by the city engineer and are based on the city of Cheyenne datum.

A. Within the following original city blocks, building elevations shall not exceed six thousand one hundred forty-five (6,145) feet:

Blocks:

079, 080, 106, 107, 108, 109, 139, 140, 141, 142, 143, 144, 167, 168, 169, 170, 171, 172, 201, 202, 203, 204, 205, 206.

B. Within the following original city blocks, building elevations shall not exceed six thousand one hundred fifty-six (6,156) feet:

Blocks:

044, 045, 046, 047, 077, 078, 081, 082, 104, 105, 110, 111, 138, 145, 166, 173, 200, 207, 228, 229, 230, 231, 232, 233, 234, 235.

C. Within the following original city blocks, building elevations shall not exceed six thousand one hundred seventy-four (6,174) feet:

Blocks:

016, 017, 018, 019, 043, 048, 076, 083, 103, 112, 137, 146, 165, 174, 199, 208, 227, 236, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270.

(Zoning Ordinance, Appx. A § 49.120)

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**ATTACHMENT B**