

ORIGINAL ORDINANCE NO.: 2036
ENROLLED ORDINANCE NO.: _____

INTRODUCED BY:

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 15.10, 15.12 AND 15.14 OF LARAMIE MUNICIPAL CODE REGARDING R2, R2M AND R3 ZONING DISTRICT'S DIMENSIONAL STANDARDS.

WHEREAS, on August 21, 2007, the City Council adopted the Laramie Comprehensive Plan which lists as one of its recommendations to create a unified development code that would combine the zoning and subdivision ordinances in into a single, unified document consisting of multiple parts or sections, including administrative procedures, zoning, subdivision regulations and improvement standards;

WHEREAS, on June 22, 2009 the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of the Unified Development Code subject to modifications;

WHEREAS, on March 2, 2010, the City Council adopted the Unified Development Code with an effective date of July 1, 2010;

WHEREAS, 15.02.050 of the Laramie Municipal Code (LMC) calls for the Unified Development Code to be amended from time to time so as to become or remain consistent with the Comprehensive Plan, and should be regularly reviewed, evaluated and amended, if necessary, based on private and city economic conditions, vision for the community, changing planning and zoning principles, frequent difficulty in implementing or enforcing any specific standard(s), or changes in the state, federal or case law;

WHEREAS, the 2020 Thrive Laramie Community and Economic Development Plan recommends to enhance the role that the city is playing with respect to code development and enforcement and the planning and policy environment related to housing development/redevelopment;

WHEREAS, the 2020 Thrive Laramie Community and Economic Development Plan includes an action item for the first two years of adoption to implement recommendations from the code audit;

WHEREAS, the 2007 Laramie Comprehensive Plan, Chapter 5, Housing and Neighborhoods, states that building codes and regulations should be developed to allow for flexibility, which in turn may reduce costs or allow for alternative design;

WHEREAS, The 2015 Housing Study noted, future population and household growth in Laramie will be driven by new and expanded housing and economic development and public service activities. The most critical housing issues in the City include promoting the development of housing for the local workforce, college students and young professionals, affordable to all salary income levels and at a pace that will equal the demand of a rapidly growing community”;

WHEREAS, on October 25, 2021, the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of amendments to the Laramie Municipal Code as shown in this ordinance; and

WHEREAS, the Laramie City Council shall hold a public hearing on November 16, 2021 to take and consider public comments;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LARAMIE:

Section 1. That LMC table 15.12-2 is amended to read as follows:

TABLE 15.12-2: DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS

| District | Lot Dimensions | | Use | Setbacks | | | Max. Height (ft) |
|----------|--|--|--------------------|-------------------------------|-----------|-----------|------------------|
| | Min. Lot Area (sq ft) | Minimum Lot Width (ft) | | Front (ft) | Side (ft) | Rear (ft) | |
| RR | 16,000 | 75 | Principal Building | 35 [1] | 10 | 10 | 40 |
| | | | Accessory Building | 60 | 5 | 5 | 24 [2] |
| LR | 7,000 | 60 | Principal Building | 25 [1] | 5 | 7 | 40 |
| | | | Accessory Building | 45 | 5 | 3 | 24 [2] |
| R1 | 5,000 | 50 | Principal Building | 20 [3] | 5 | 5 | 40 |
| | | | Accessory Building | 45 | 3 | 3 | 24 [2] |
| R2 | 6,000 per principal building, except townhouse 2,500 min. lot size 3,500 1,250 per unit 6,000 min. land area per townhouse structure [4] | 60 20 per principal building, except townhouses 24 20 per townhouse[5] | Principal Building | 25 [3] 5 | 5 | 5 | 40 |
| | | | Accessory Building | 45 | 3 | 3 | 24 [2] |
| R2M | 4,800 per principal building, except townhouse 2,500 min. lot size 3,500 1,250 per unit 6,000 min. land area per townhouse structure [4] | 40 20 per principal building, except townhouses 24 20 per townhouse[5] | Principal Building | 25 [3] 5 | 5 | 5 | 40 |
| | | | Accessory Building | 45 | 3 | 3 | 24 [2] |
| R3 | 6,000 per principal building, except townhouses 2,000 min. lot size 1,000 per unit 6,000 min. land area per townhouse structure [4] | 60 20 per principal building, except townhouses 16 12 per townhouse [5] | Principal Building | 15 [3] 5 | 5 | 5 | 50 |
| | | | Accessory Building | 45 | 3 | 3 | 15 |

[1] Front setback for principal structure may be reduced by up to 10', for equivalent increased setback of front-loading garage from right-of-way: see subsection 15.14.080.C.(4).
 [2] Also shall not exceed the height of the associated principal structure pursuant to subsection 15.10.0230.C.3.
 [3] Front setback for principal structure may be reduced by up to 5', for equivalent increased setback of front-loading garage from right-of-way: see subsection 15.14.080.C.(4).
 [4] The land area may include one or multiple lots.
 [5] The minimum dimension for **1-unit within a townhouse structure** shall be ~~60~~ **12'** for the R2 as measured perpendicular to the common walls.

; and

Section 2. That LMC 15.12.010.A.3 is amended to read as follows: “~~Except in a townhouse development, no lot shall have a front lot line or street frontage of less than 40 feet~~”; and

Section 3. That LMC 15.12.010.B.1.f.(i) is amended to read as follows: “The side setback along the street side of a corner lot shall be one-half the front setback requirement for the zone in which the lot is located, **except for all R2, R2M and R3 zones, which shall comply with table 15.12-2**”; and

Section 4. That LMC 15.12.010.D is amended to read as follows:

1. “The minimum dimension for **1-unit within a** townhouse structure ~~and for a contiguous series of accessory buildings~~ shall be ~~60’~~ **12’** feet as measured perpendicular to the common walls.
2. ~~The maximum dimension for a townhouse structure and for a contiguous series of accessory buildings shall be 180 feet as measured perpendicular to the common walls.”; and~~

Section 5. That LMC 15.10.030.C.3 is amended to read as follows: “The following standards shall apply to accessory buildings in the RR, LR, R1, R2, R2M and R3 Districts: The maximum total building footprint of all accessory buildings shall be either: (a) one thousand (1,000) square feet, or (b) the building footprint of the **largest** principal structure, whichever is less. Larger accessory building footprint(s) may be approved by conditional use permit, subject to the approval process and applicable criteria as specified in Sec. 15.06.060.E. A maximum of two (2) accessory buildings shall be permitted on a site. Additional accessory buildings be approved by a conditional use permit, subject to the approval process and applicable criteria as specified in Sec. 15.06.060.E. No accessory building shall exceed the height of the site’s **tallest** principal structure or the maximum accessory-building height limitations in subsection 15.12.000.B (table 15.12-2), whichever is less (Ord. 1596 § 39, 2011)”; and

Section 6. That LMC 15.14.080.C.4.b.(ii) is amended to read as follows: “In the R1, ~~R2, R2M, and R3~~ Zoning Districts: A new single-family dwelling or duplex unit with attached garage shall be allowed to encroach into the required minimum front setback by up to five (5) feet; provided however, that the front of the garage shall be set back by a compensating additional distance from the minimum, such that the additional garage setback is equal to or greater than the front-setback encroachment (see Figure 15.14.080-5). A new single-family dwelling or duplex unit with only a detached alley-facing garage shall be allowed to encroach into the required minimum front setback by up to five (5) feet (see figure 15.14.080-5).”; and

Section 7. That LMC 15.14.080.D.1.a is amended to read as follows: “The minimum separation between multi-family buildings, including accessory buildings, on the same lot or development parcel is ~~15~~ **5** feet.”; and

Section 8. That LMC 15.14.050.E.1 is amended to read as follows: The front yard areas between the **rear most principal** building and back of curb within all new developments containing three or fewer dwelling units on lots or parcels less than 16,000 square feet in size shall be landscaped pursuant to this subsection. The landscaping shall be located within the entirety of the front yard between the front plane of the building or front fence(s), whichever is greater, and the roadway. For the purposes of calculating landscape area, driveways and sidewalks shall not be included (Ord. 1596 § 46, 2011).”

Passed and approved this _____ day of _____, 2021.

Paul Weaver, Mayor and President of the
City Council

Attest: _____
Nancy Bartholomew
City Clerk

First Reading: November 2, 2021
Public Hearing: November 16, 2021
Second Reading: November 16, 2021
Third Reading and Final Action: December 7, 2021

Duly published in the Laramie Boomerang this _____ day of _____, 2021.