

CITY OF LARAMIE COUNCIL WORK SESSION March 15, 2022



Agenda Item: Original Ordinance 2044 - 1st Reading

Title: An ordinance amending various sections of Title 15.10, 15.12 and 15.14 of Laramie Municipal Code regarding R1, LR and RR Zoning district's dimensional standards and accessory dwelling units.

Recommended Council MOTION:

Move to approve Original Ordinance No. 2044, amending sections of Title 15.10, 15.12 and 15.14 of Laramie Municipal Code, as recommended by the Planning Commission, on first reading, in accordance with findings of fact and conclusions of law.

Administrative or Policy Goal:

Under Section 15.04.050.A the City Manager's Office shall have the authority to review and make recommendations to the appropriate decision making authority for Text Amendments. Under Section 15.06.060.A states the purpose of a text amendment is for the purpose not to relieve particular hardships nor to confer special privileges or rights on any person, but rather to make adjustments to the text of this code that are necessary in light of changed conditions, changes in the comprehensive plan, public policy, or that are necessary to advance the general welfare of the city. As well, under Section 15.02.050 states that this code 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.

Background:

The present amendment is initiated by the City of Laramie as part of the continual effort to keep the Unified Development Code (UDC) accurate, correct concerns, and remove potential avenues of confusion. All prior revisions to LMC Chapter 15 (Unified Development Code) can be found online at www.cityoflaramie.org/UDC.

The proposed text updates are part of the City of Laramie's effort in combatting our housing challenges by removing barriers that the Thrive Laramie Housing Study (developed by City hired consultants Community Builders) and Housing Code Audit have shown to prevent flexible development and housing affordability. This text amendment is focused on the dimensional changes within the R1, RR and LR zoning districts, as well as corresponding corrections found during the text amendment process. The City Council had a work session on January 25, 2022 which highlighted these changes and the purpose of them. An overview of the need for these changes was presented to Planning Commission at their February 14, 2022 meeting.

This text amendment is focused on:

- Dimensional changes within the R1, RR and LR zoning districts, as well as corresponding corrections based off the recommended changes in the dimensional table.
- The addition of Accessory Dwelling Units (ADUs hereafter) into the R1, RR, and LR zoning districts.
- The removal of the garage requirement in R1 and LR zoning districts

PROPOSED CHANGES

As shown in the Attached Ordinance, these changes are focused around the residential dimensional standards within the R1, LR and the RR zoning districts. The proposed changes are to sections 15.10, 15.12 and 15.14 of Laramie Municipal Code.

The overall purpose of these changes is to combat our housing challenges by offering more choices to achieve housing affordability. Staff believes these changes will achieve this through relaxing dimensional standards, eliminating the garage requirement, and allowing Accessory Dwelling Units to allow for more housing typology, efficient land use and efficient building practices.

Planning Commission Recommendation:

Planning Commission recommended approval of TA-22-02 at the February 28, 2022 meeting with a vote of Aye: 5. Nay: 0. Absent: 2.

Responsible Staff:

Derek Teini, AICP, Planning Manager,
721-5245

Philipp Gabathuler, AICP, Principal Planner,
721-5232

Future dates are subject to change

Work Session	January 25, 2022
Advertised	January 9, 2022
Public Hearing Held	
Public Hearing Advertised	
Introduction/1 st Reading	March 15, 2022
2 nd Reading	April 5, 2022
3 rd Reading	April 19, 2022

Attachments:

- Proposed Ordinance 2044
- Planning Commission Staff Report (February 28, 2022)