

ORIGINAL ORDINANCE NO.: 2044
ENROLLED ORDINANCE NO.: _____

INTRODUCED BY:

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.

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 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, 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, work sessions were held with City Council on January 25, 2022 and with Planning Commission on February 14, 2022 in order to present information to support these changes to the single family zoning districts;

WHEREAS, on February 28, 2022 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 April 5, 2022 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 8,000 | 75 30 | Principal Building | 10 35 [1] | 5 10 | 5 10 | 40 |
| | | | Accessory Building | 60 | 5 | 5 | 24 [2] |
| LR | 7,000 5,000 | 60 30 | Principal Building | 10 25 [1] | 5 | 5 7 | 40 |
| | | | Accessory Building | 45 | 5 | 3 | 24 [2] |
| R1 | 5,000 4,000 | 50 30 | Principal Building | 10 20 [3] | 5 | 5 | 40 |
| | | | Accessory Building | 45 | 3 | 3 | 24 [2] |

; and

Section 2. That LMC 15.14.080.C.4.a. is amended to remove the following:

“a. All single family dwellings in the LR and R1 districts shall have a garage. This requirement may be waived by the City Manager’s Office for permanent affordable or work force housing.”; and

Section 3. That definition 124 in LMC 15.28.030.A is amended to read as follows:

124. Dwelling, Accessory "Dwelling, accessory" means living quarters provided for the sole use of persons (and their families) that are employed on the premises where a principal use exists. (Ord. 1344 § 2 (part), 2001). **within a single family zoned property (R1, LR, RR) that can be attached or detached from the principal structure.**

Section 4. That LMC 15.10.030.C.5 is amended to read as follows:

Same Utility Meter Required: The principal use and the accessory use shall utilize the same utility meter, with the exception of an approved accessory dwelling unit **for all one and two-family dwellings.**

Section 5. That LMC 15.16.030.A. is amended to read as follows:

The procedure for creating a subdivision is located in section 15.06.060. ~~OP~~ Subdivisions, Major. The procedure
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for creating a condominium subdivision is located in section 15.10.060.T Subdivisions, Condominium.

Section 6. That LMC 15.10.030.D is created and inserted to read as follows:

5. Accessory Dwelling Units

a. Standards

In districts where accessory dwelling units are allowed as permitted uses, they shall meet the following standards in addition to all other lot and building standards for the district.

- 1. The accessory dwelling unit may be attached or detached from the principal structure on the property.**
- 2. All applicable lot and principal building type standards for the district shall apply.**
- 3. Only one accessory dwelling unit is permitted per detached one-unit dwelling lot in any zoning district where accessory dwellings are allowed as permitted use.**
- 4. Accessory dwelling units must have a separate access from the principal structure.**
- 5. Accessory dwelling units must have separate utility access from principal structure.**
- 6. The building footprint of the accessory dwelling unit may be to 40 percent of the building footprint of the principal dwelling unit or 600 square feet, whichever amount is lesser.**
- 7. The maximum square footage of an accessory dwelling shall be no more than 1200 square feet. ADUs must have a minimum square footage of 220 square feet.**
- 8. The unit size limitations found in LMC 15.10.030.D.5.a.7 shall apply to ADUs within the principal structures.**
- 9. The accessory dwelling unit may not exceed the height of the principal structure.**

Section 7. The Chapter 15.10: Use Regulations will be amended to read as follows:

| | |
|-----------------------------------------------------------------------------------|-----------|
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| 15.10.000.D Allowed Uses in Overlay Zone Districts | 2 |
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Change to:

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|----------------------------------------------------------------------------------|-----------|
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| 15.10.040.G Revocation of Temporary Use Permits | 40 |

Passed and approved this _____ day of _____, 2022.

Paul Weaver, Mayor and President of the
City Council

Attest: _____
Nancy Bartholomew
City Clerk

First Reading: March 15, 2022
Public Hearing: April 5, 2022
Second Reading: April 5, 2022
Third Reading and Final Action: April 19, 2022

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