



DOWNTOWN DESIGN STANDARDS AMENDMENTS

The City of Laramie and Main Street have begun an update to downtown design standards which has been a high priority for a number of years in order to bolster the economic vitality, aesthetic appeal and sustainability of Downtown Laramie. The purpose of this FAQ is to inform the downtown business owners, building owners and citizens of the proposed changes and answer the most frequently asked questions we have received. This FAQ is not meant to provide all of the details of the text amendment, but rather give a basic understanding.

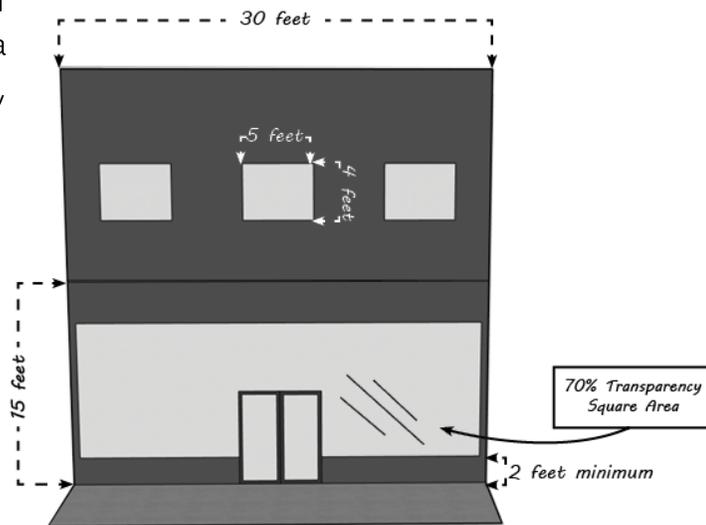
To access the amendments in their entirety, visit:
<https://www.cityoflaramie.org/AgendaCenter/ViewFile/Item/8410?fileID=10958>

Will my building lose its value if these are passed?

These code changes should not affect the appraised value of your building. Codes typically do not affect the value of a building; generally appraisals are dictated by building location, condition, size, zoning and allowed uses.

Will my second floor also have to comply with 70% window transparency?

No, the second floor uses a different standard, requiring 50% transparency linearly. The windows must also have a minimum height of 4 feet. Please see graphic right.



How do these regulations preserve the historic look of our downtown?

A majority of the design standards are taken from either the Downtown Design Guidelines (<https://cityoflaramie.org/DocumentCenter/View/278/Design-Guidelines-for-Historic-Downtown-Laramie?bidId=>) document or from existing designs standards found in Downtown today, such as transparency, height, building materials and signs. These regulations will allow the community to preserve the original and significant building material found in the district.

More on back →

How do the changes to the required parking amounts help our downtown?

Currently, no parking is required for any commercial use in the downtown. Removal of the residential parking requirements eliminates a known development barrier from interested developers, allows us to use limited land efficiently, and brings a constant population of consumers to downtown.

If these are passed, will my building have to come into full compliance?

Generally, existing buildings are not required to comply. Only when your building changes by 2 use levels, such as an Automotive garage changing into a restaurant, or increases in use area by 20%, or addition of another story, will the owner be required to submit a Type 3 Site Plan, which will trigger the building to come into full compliance. To understand this process more, please reach out to the City of Laramie Planning Department.

If I have an existing building that is a single story and these codes are triggered, will I have to build an extra story?

No, language states that existing buildings are exempt from the height requirement of 30 feet.

What is the benefit of buildings comprising 80% of the lot?

Land in the downtown is limited. This change ensures that land is efficiently used for the long term growth of Laramie's downtown, and that there will be ample space for businesses and residents.

Will these regulations restrict stucco on buildings?

Yes, stucco is not historic to our downtown, it has generally been used in our downtown to repair and cover up brick and other original materials due to deferred maintenance. Stucco is only prohibited on street facing sides of the building, stucco is allowed on other sides of the building.

ASK YOUR QUESTIONS OVER ZOOM!



WEDNESDAY, JANUARY 13

8:00 - 10:00 am

Meeting ID: 863 9563 2737

Passcode: 478665

5:30 - 7:30 PM

Meeting ID: 843 7379 5473

Passcode: 478665

<https://zoom.us/join>

WEDNESDAY, JANUARY 20

8:00 - 10:00 am

Meeting ID: 890 2344 2277

Passcode: 478665

5:30 - 7:30 PM

Meeting ID: 853 3679 3751

Passcode: 478665

<https://zoom.us/join>

**For all other questions, please reach out to the City of Laramie
Planning Department at (307) 721-5207 or planning@cityoflaramie.org**