

# What Can I Do In My Zone?

## *TO Zone District*



### **Intent:**

The TO (Technology and Office) District is designed to provide for the development of a mix of office, research and production and technology uses with the emphasis on office, research uses and technology.



### **Permitted Uses:**

- Business Incubation
- Community garden
- Data Center
- Medical Research Company
- Research Facility
- Parks and forest preserves (private, notforprofit)
- Pharmaceutical Company
- Professional Office Complex
- Public utility mains & lines
- Small wind energy systems\*
- Solar access systems\*
- Vehicle Charging Stations
- Wireless communication tower and/or antenna, collocation on existing tower or similar structure\*
- Wireless communication tower and/or antenna, placement on existing structure\*

\*Additional Use-Specific Regulations. Please see LMC Chapter 15.08.030.L and 15.14 and Use Table in 15.10

### **Conditional Uses:**

- Administrative and professional offices
- Animal research facility
- Coffee shops
- College or university (non-exempt) \*
- Community playfields and parks
- Golf course
- Government services, offices & facilities\*

- Light Industrial
- Light Manufacturing or Processing
- Major energy facilities
- Office with showroom and/or warehouse facilities
- Public utility substations where no public office, repair, or storage facilities are maintained
- Restaurant, without drive-in or drive-thru
- School – vocational/technical/trade\*
- Wireless communication tower and/or antenna, freestanding\*

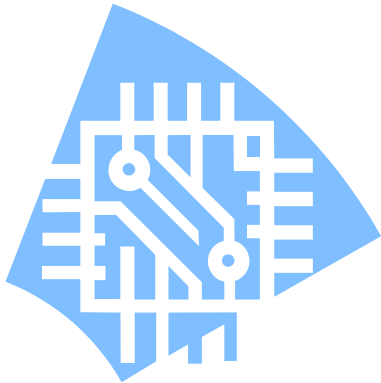
\*Additional Use-Specific Regulations. Please see LMC Chapter 15.08.030.L and 15.14 and Use Table in 15.10



## Additional Requirements:

- All building can be no more than 45' tall and cannot exceed 1 foot in height for every 4 feet of distance from a proposed or existing trail as shown in the Comprehensive Plan or as constructed.
- Four street frontage landscaping options are available for TO zone development that are different then other zoning districts.
- Specific Site Perimeter Landscaping and Parking Lot Landscaping and Screening exist for the TO zone.
- Use of reflective glass shall not cover more than twenty percent of a building surface except with express permission
- Light levels at the property line are not allowed to exceed 0.0 footcandles.
- In addition to the requirements found in 15.14.120, specific signage requirements apply in the TO zone district.

The above listed additional requirements is only a summary. Please see LMC Chapter 15.08.030.L, 15.10 and 15.14



The information in this pamphlet should only be used for general reference. For the complete and updated Use Table see Chapter 15.10 of Laramie Municipal Code.

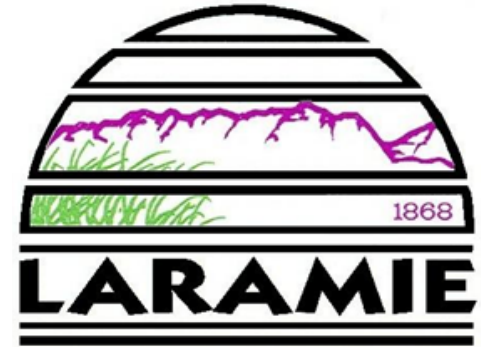


For more information please contact the City of Laramie Planning Division at (307) 721-5207, or visit our website at



The data contained herein was compiled from various sources for the sole use of the City of Laramie. We have made every effort to ensure that the data are accurate and complete. We are not responsible for human error, typographical mistakes or variations. Please contact the Planning Division to verify any information herein. Any use of the data by anyone other than the City of Laramie, and its members, is at the sole risk of the user; and by acceptance of this data, the user does hereby hold the City of Laramie, and its members, harmless and without liability from any claims, costs or damages of any nature against the City of Laramie, including cost of defense arising from improper use of data, or use by other party. Acceptance or use of this data is done without any expressed or implied warranties.

Revision Date: February 20, 2019



**Planning Division**  
**P.O. Box C, Laramie, WY 82073**  
**(307) 721-5207**

# What Can I Do In My Zone?

## *TO Zone District*

