

# What Can I Do In My Zone?

## *Residential Overlay for Business (ROB) Overlay District*



### **Intent:**

Permitted uses in business and commercial districts do not include residential uses. However, in recognition that residential and business uses can be compatible in specific locations and under specific criteria, an overlay district was created to allow this coexistence in B1, B2, C2 and DC districts. The Residential Overlay for Business (ROB) district's intent is both to allow current development of this type to continue in particular situations and to allow limited new development as deemed appropriate.

Developmental standards for the ROB district are intended essentially to be a blending of the underlying B1, B2, C2, or DC standards with those in the city's highest-intensity residential base zoning district—namely, R3 (Multiple Family). This intent reflects the fact that development impacts in these districts are relatively similar in scale, and that in much of the city, R3 is geographically the closest residential district to most B1, B2, C2, and DC districts. Maps of areas included in the ROB can be found at:



[http://cityoflamie.org/cityservices/communitydevelopment/documents/15.08ZoneDistricts-2010-5-6\\_001.pdf](http://cityoflamie.org/cityservices/communitydevelopment/documents/15.08ZoneDistricts-2010-5-6_001.pdf)

### **Applicability**

The ROB district shall be available for application to areas with B1 (Limited Business), B2 (Business), C2 (Commercial), and DC (Downtown Commercial) district zoning. Any ordinance that rezones ROB-overlaid property to a base zoning district other than B1, B2, C2, or DC shall have the effect of terminating the ROB overlay zoning for that property. Any property newly zoned to the B1, B2, C2, or DC district shall be eligible for ROB zoning upon specific request, provided all appropriate criteria are found to be satisfactory in the course of rezoning.

### **District Specific Standards**

#### **Non-Residential Properties**

Except as otherwise specified, properties zoned ROB whose existing or proposed principal use in non-residential shall retain all underlying permitted uses, conditional uses (duly approved), dimensional standards, and development standards as the underlying district.

#### **Residential Properties**

Except as otherwise specified, properties zoned ROB whose existing or proposed principal use is residential shall be subject to the R3 (Multiple-Family) regulations concerning permitted uses, conditional uses (duly approved), dimensional standards, and development standards.

#### **Properties with Both Residential and Non-Residential Uses**

A property zoned ROB may be used for residential and non-residential uses at the same time, provided that the following shall apply:

- Permitted Uses—All permitted uses in the underlying zoning district (B1, B2, C2, or DC) or in the R3 district shall be permitted.
- Conditional Uses—All conditional uses in the underlying zoning district (B1, B2, C2, or DC) or in the R3 district shall be permitted, provided the

conditional use is duly approved as required by code.

- Dimensional Standards—The dimensional standards for the R3 district as specified in chapter 15.12 in the Unified Development Code shall apply.
- Development Standards—The development standards for the underlying zoning district (B1, B2, C2, or DC) shall apply.
- Conflicts in Permitted vs. Conditional Uses—For any ROB-zoned property on which both residential and non-residential uses exist or are proposed, and for which the permitted and conditional uses are allowed under different procedures—e.g., a use is permitted in B1, but is a conditional use in R3—such use shall be reviewed and approved as a conditional use.
- Proportional Allocation of Developmental Standards—For those development standards for which it is feasible and logical to allocate standards to each individual use on the property, such standards shall be applied proportionally. For example, required parking (15.14.040 in the Unified Development Code) may be allocated within the same parking area based on the residential (e.g., per bedroom) and non-residential (e.g., per gross floor area) standards. In cases in which the developmental standard cannot be allocated proportionally, the more restrictive standard shall control.



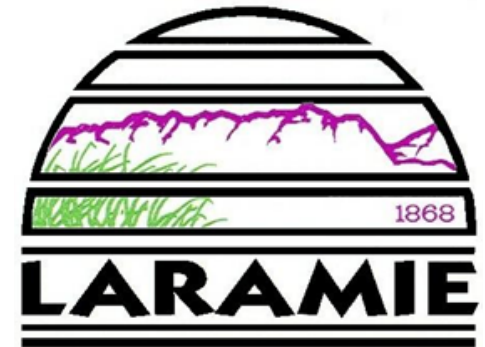


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contact the City of Laramie  
Planning Division at  
(307) 721-5207, or visit our website at  
[www.cityoflaramie.org](http://www.cityoflaramie.org)



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***ROB Zone District***

