

# What Can I Do In My Zone?

## *B1 Zone District*



### **Intent:**

The B1 district is intended for retail and office uses. The district includes retail centers that provide shopping service to surrounding neighborhoods and the community. Commercial uses that would not be compatible with surrounding residential areas are prohibited or subject to special restrictions. This district is intended to accommodate commercial development on a smaller scale than that in the B2 district with a more narrow range of allowed uses.

### **Permitted Uses:**

- Administrative and professional offices
- Animal Training, Small
- Arboretum or botanical garden
- Art gallery or museum, public and private
- Art Studio
- Bakery-retail



- Barber shops and beauty parlors
- Bed and breakfast inns
- Child Care Center, family\*
- Child care home (type 1 and 2)\*
- Child Care Center, Nursery or Preschool
- Churches and places of worship
- Coffee shops
- College or university (non-exempt)\*
- Community buildings
- Community centers
- Community garden
- Community playfields and parks
- Dry cleaners, retail and laundry service
- Dwelling, commercial
- Financial institution, with or without drive-thru
- Fueling station
- General merchandise store <35,000 sq. ft.
- General personal services
- Government services, offices & facilities\*
- Grocery stores
- Hospice care facility
- Hotels and motels
- Indoor commercial recreation/entertainment
- Library\*
- Liquor stores (no drive-thru)
- Massage parlor/ spa
- Medical and dental clinics and offices
- Membership clubs
- Parks and forest preserves (private, not-for-profit)
- Pet shops\*
- Post office branches
- Professional Office Complex
- Public utility mains and lines
- Recycling facilities, drop-off
- Restaurant, with or without drive-in or drive-thru
- Retirement homes
- Rehabilitation Center
- School, K-12 (public, private and parochial)\*
- Small wind energy systems\*
- Solar access systems\*
- Student Resource centers\*
- Urgent care facility
- Vehicle Charging Stations
- Veterinary clinic, small\*
- Wireless communication tower and/or antenna, collocation on existing tower or similar structure\*
- Wireless communication tower and/or antenna, placement on existing structure\*

### **Conditional Uses:**

- Animal daycare
- Automobile sales, rental and leasing
- Bars or taverns
- Boarding, Lodging or Rooming houses
- Bus terminal
- Business Incubators
- Car wash
- Dwelling, live/work
- Dwelling, multifamily
- Dwelling, townhouse
- Equipment rental (indoor)
- Fraternity or Sorority Houses
- General Merchandise store >35,000 sq. ft
- Golf course
- Group Homes
- Hospitals
- Kennel\*
- Liquor stores (with drive-thru)
- Mini-storage
- Nursery and Landscaping Supply (indoor)
- Nursing home, or assisted living facility

\*Additional Use-Specific Regulations. Please see Use Table in LMC Chapter 15.10.

*CONDITIONAL USES CONTINUED...*

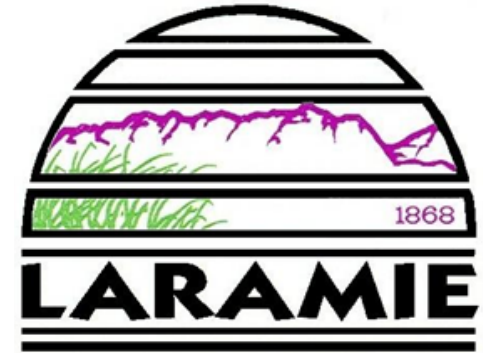
- Off-track betting facility
- Outdoor commercial recreation
- Parking lot (accessory or commercial)
- Public utility substations where no public office, repair, or storage facilities are maintained
- School resource center\*
- School, vocational-technical and trade\*
- Slaughterhouses and packinghouses (less than 4,000 sq. ft. GFA)
- Theaters/Performance hall
- Wireless communication tower and/or antenna, freestanding\*

\*Additional Use-Specific Regulations. Please see Use Table in LMC Chapter 15.10.

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 [www.cityoflaramie.org](http://www.cityoflaramie.org)



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