

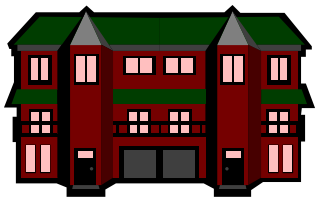
What Can I Do In My Zone?

R3 Zone District



Intent:

The R3 district is intended to promote the construction of and the continued use of the land for single-family dwellings on medium-size lots with a greater density of land use allowed than in the R2 district. In addition to single-family homes, two-family homes (duplexes), townhomes, and multi-family residential buildings are allowed. The district provides for commercial uses that may compliment the neighborhood and other uses that would not substantially interfere with the development or continuation of residential uses in this district.



Permitted Uses:

- Arboretum or botanical garden
- Bed and breakfast inns
- Child care home (type 1)
- Churches and places of worship
- Community buildings
- Community centers
- Community garden
- Community playfields and parks
- Dwelling, Single Family Detached and Attached
- Dwelling, IBC/IRC Modular Home
- Dwelling, Two-Family
- Dwelling, Multi-Family
- Dwelling, Townhouse
- Home occupations (see LMC Chapter 15.10)
- Library*
- Parks and forest preserves (private, not-for-profit)
- Public utility mains & lines
- Recycling facilities, drop-off
- Retirement home, nursing home, or assisted living facility
- Small wind energy systems*
- Solar access systems*
- 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 Use Table in LMC Chapter 15.10.

Maximum of 4 unrelated people may live within one property.



Conditional Uses:

- Administrative and professional offices
- Art gallery or museum, public
- Art Studio
- Bakery–Retail
- Barber shops and beauty parlors
- Boarding, lodging, or rooming house
- Bus terminal
- Business Incubation
- Cemeteries
- Child Care Center, Nursery, or Preschool
- Child Care Center, Family
- Child care home (type 2)
- Coffee shops
- College or university (non-exempt)*
- Dry cleaners, retail & laundry services
- Dwelling, live/work
- Fraternity or Sorority Houses
- General personal services
- Golf course

CONDITIONAL USES CONTINUED...

- Government services, offices & facilities*
- Grocery stores <5,000 gross sq. ft.
- Group Homes
- Hospitals
- Hospice care facility
- Medical and dental clinics and offices
- Modular home community*
- Parking lot (accessory or commercial)
- Post office branches
- Public utility substations where no public office, repair, or storage facilities are maintained
- Rehabilitation Center
- Restaurant, without drive-in or drive-thru
- School, K-12 (public, private and parochial)*
- School resource center*
- School-vocational-technical and trade*
- Student centers*
- 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.

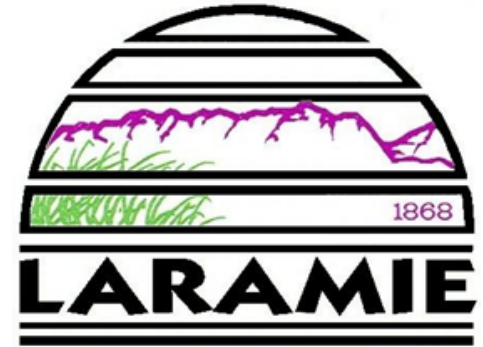


For more information please contact the City of Laramie Planning Division at (307) 721-5207, or visit our website at www.cityoflaramie.org



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