

ORIGINAL ORDINANCE NO.: 2066  
ENROLLED ORDINANCE NO.: 1830

INTRODUCED BY: PEARCE

AN ORDINANCE AMENDING MULTIPLE SECTIONS WITHIN TITLES 5 AND 15 OF THE LARAMIE MUNICIPAL CODE FOR THE PURPOSE OF UPDATING DEFINITIONS, USES, DIMENSIONS IN CITY CODE AS A STANDARD PRACTICE

WHEREAS, on August 21, 2007, the City Council adopted the Laramie Comprehensive Plan which lists as one of its recommendations to create a unified development code that would combine the zoning and subdivision ordinances in into a single, unified document consisting of multiple parts or sections, including administrative procedures, zoning, subdivision regulations and improvement standards;

WHEREAS, on June 22, 2009 the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of the Unified Development Code subject to modifications;

WHEREAS, on March 2, 2010, the City Council adopted the Unified Development Code with an effective date of July 1, 2010;

WHEREAS, 15.02.050 of the Laramie Municipal Code (LMC) calls for the Unified Development Code to be amended from time to time so as to become or remain consistent with the Comprehensive Plan, and should be regularly reviewed, evaluated and amended, if necessary, based on private and city economic conditions, vision for the community, changing planning and zoning principles, frequent difficulty in implementing or enforcing any specific standard(s), or changes in the state, federal or case law;

WHEREAS, on August 28, 2023, the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of amendments to the Laramie Municipal Code as shown in this ordinance; and

WHEREAS, the Laramie City Council shall hold a public hearing on October 3, 2023 to take and consider public comments;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LARAMIE:

**Section 1.** That LMC 5.82.020 is amended to read as follows: No person shall engage in mobile vending within city **limits** without first having obtained a license from the city manager's office, as provided in this section, unless the vending is part of an approved special event permit.

**Section 2.** That LMC 15.06.060.O.2. is amended to read as follows:

- a. Site Plan Review shall be required for all new uses and structures, **except in the case of single-family detached / attached, IBC / IRC modular homes, manufactured homes, and two-family / duplex, multifamily developments with less than four units, or accessory structures associated with the preceding**

**residential uses (Ord. 1596 § 11, 2011, Ord. 1657 § 4, 2014).**

b. Site Plan Review shall not be required for any changes that are wholly interior and there is no Change of Use as defined in LMC 15.14.010.B.5 such as electrical, plumbing or mechanical permit.

c. Site Plan Review shall not apply to projects that are defined as permissible under the Minor Administrative Modifications process, per subsection 15.06.060.J.

d. ~~Site Plan Review shall not be required for single family detached / attached, IBC / IRC modular home, manufactured homes, and two family / duplex, multifamily developments with less than four units, or accessory structures associated with the preceding residential uses (Ord. 1596 § 11, 2011, Ord. 1657 § 4, 2014).~~

**Section 3.** That LMC 15.08.030.E.2.c.(ii).(3) is amended to read as follows: All multi-family residential development shall be exempted from the parking requirements found in Table 15.14.040-3 – Off Street Parking Requirements, if the total parking required does not exceed 10 parking spaces, excluding required ADA parking spaces, ~~excluding required ADA parking spaces~~. All multi-family residential development shall be required to adhere to Table 15.14.040-2 – Multi-Family Accessible Parking if on- site parking is provided.

**Section 4.** That LMC 15.08.040.A.11.a.(i) is amended to read as follows: One year after installation of a municipal sewer collection line in a **right-of-way** or easement that is contiguous to the property on which the system is location; or

**Section 5.** That LMC 15.08.040.A.11.a.(ii) is amended to read as follows: One year after the inclusion of the property containing the on-site system in a district connected to the city of Laramie's wastewater treatment system or another wastewater treatment facility and if the sewage collection line is in a **right-of-way** or easement that is contiguous to the property.

**Section 6.** That LMC 15.08.040.D.4.c.(i) is amended to read as follows: The landscaping and screening standards in section 15.14.050 shall apply in the Gateway Overlay district, except that (a) the number of required shrubs in street frontage landscaping shall be increased by 50%; (b) ~~the minimum caliper of required trees in street frontage landscaping shall be increased from 1.5 inches to 2.5 inches;~~ and ~~(e)~~ **(b)** certain developments will need to provide increased buffers as described in subsection 15.08.040.E(3)(ii)(2), below.

**Section 7.** That “Indoor Flea Market” is added to Table 15.10.000.E. to read as follows:

Use Category	Use Type	Residential and Agriculture							Non-Residential										Use-Specific Regulations	
		AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O		TO
Retail Sales	Indoor Flea Market								P	P	P	P	P							

**Section 8.** That LMC 15.10.040.B is amended to read as follows: a. Temporary seasonal and holiday sales (e.g., bazaars, **indoor flea markets**, tree lots, wreath sales)

**Section 9.** That LMC 15.12.010.D.1 is amended to read as follows: The minimum dimension for one unit within **a-a** townhouse structure shall be twelve feet as measured perpendicular to the common walls.

**Section 10.** That LMC 15.14.010.B.2.a is amended to read as follows: ~~Except in the case of residential design standards for detached and attached one and two family dwellings,~~ **Except in the case of single-family detached / attached, IBC / IRC modular homes, manufactured homes, and two- family / duplex, multifamily developments with less than four units, or accessory structures associated with the preceding residential uses (Ord. 1596 § 11, 2011, Ord. 1657 § 4, 2014)**, additions and modifications to an existing development shall fully comply with the development standards of this code including but not limited to building design, building materials, parking, landscaping, screening, buffering, and public improvements. The development standards shall apply to the entirety of the existing development if proposed development:

**Section 11.** That LMC 15.14.030.B.4.b.(i) is amended to read as follows: Any public road **right-of-way**, unless written permission is granted by the governmental entity with jurisdiction over the road;

**Section 12.** That LMC 15.14.060.E.5 is amended to read as follows: On all corner lots or parcels of land on which a front setback is required, no obstruction that will obscure the view of road users shall be placed within the triangular area formed by the adjoining street **right-of-way** lines (property lines) and a line connecting them at points twenty-five (25) feet from the intersection of said street **right-of-way** lines (property lines). Landscaping (excluding trees) and fencing shall be permitted within said triangular area provided the landscaping and fencing does not exceed three (3) feet above the ground level of the adjacent street. Trees may be placed within said triangular area provided that limbs are trimmed to at least eight (8) feet above the ground level of the adjacent street, so as not to significantly obstruct the view of road users approaching the intersection.

**Section 13.** That LMC 15.14.080.C.2 is amended to read as follows: Number of Units No more than six single-family dwelling units shall be attached in any single row of townhomes. The attached single-family dwellings in any one row structure shall be required to have distinctly different facades (see Figure 15.1.4.080-3). No attached single-family structure facade shall be repeated more than once every four structures on the same side of the street.

**Section 14.** That LMC 15.14.080.D.2 is amended to read as follows: Building Design Generally  
a. The maximum length of any multifamily building shall be 180 feet or six townhouse units, whichever is less.

**i. Multi-family buildings with a façade length of greater than thirty (30) linear feet shall incorporate** a variety of different wall planes and roof planes

and shall feature a minimum of two of the following design elements in the design of the front façade (see Figure 15.14.080-10):

- (1) Bay windows;
- (2) Covered porches or balconies;
- (3) Structural offsets of a minimum of four feet from the principal plane of the facade;
- (4) Accent materials such as brick, stone, or stucco with banding highlights; or (5) Window grills and shutters.
- (6) An equivalent element approved by the City Manager's office.

ii. Multi-family buildings with a façade length of greater than thirty (30) linear feet shall incorporate a minimum of two of the following design elements in the design of the roof:

- (1) Changes in pitch: A minimum change of 15 degrees or more in pitch between two sections of the roof.
- (2) Roof height differential: A vertical difference of 15% or more between roof planes.
- (3) Cardinal direction shift: A minimum 45 degree shift in the orientation or cardinal direction of the roof plane, it can be considered a separate slope plane. (4) An equivalent element approved by the City Manager's office.

Section 15. That LMC 15.14.080.D.4.b.(i) is amended to read as follows: (i) Increased garage dimensions—in addition to the 10'x20' standard garage space allotted for parked vehicles—that allow for storage in front of parked vehicles;

Section 16. That LMC 15.14.080.D.4.b.(i) is amended to read as follows: Family Child Care Centers or Type 2 Child Care Homes that do not conform to the exact requirements of this section may be approved by conditional use permit, subject to the approval process and applicable criteria as specified in LMC Section 15.06.060.E.

Section 17. That LMC 15.14.090.D.5.b is amended to read as follows: Sloping roofs shall have a vertical rise of not less than one foot for every three feet of horizontal run and no more than one foot for every one foot of horizontal run. Sloping roofs shall have three or more roof slope planes where a building exceeds 3,000 square feet. Two or more roof slope planes shall be required for sloped-roof buildings of 3,000 square feet or less. Separate slope planes shall be defined by one or more of the following criteria:

- i. Changes in Pitch: A minimum change of 15 degrees or more in pitch between two sections of the roof.
- ii. Roof Height Differential: A vertical difference of 15% or more between roof planes.
- iii. Cardinal Direction Shift: A minimum 45 degree shift in the orientation or cardinal direction of the roof plane,

iv. **An equivalent element approved by the City Manager's office.**

**Section 18.** That LMC 15.14.100.B.2 is amended to read as follows: No fence or wall shall exceed six feet in height when located between the front building line or front setback whichever distance is greater, and a **parallel** line **located** forty-five feet from the front lot line; and no wall or fence shall exceed eight feet in height when located more than **the** forty-five-feet **ft parallel setback line** from the front lot line. Fences exceeding seven feet in height shall require a building permit (Ord. 1671 § 3, 2014; Ord. 1596 § 56, 2011).

**Section 19.** That LMC 15.14.102.C.2 is amended to read as follows: bb. ~~(ee)~~ Window signs that cumulatively constitute less than fifty percent (50%) of the window area;

**Section 20.** That LMC 15.14.120.C.2.b is amended to read as follows: bb. ~~(ee)~~ Window signs that cumulatively constitute less than fifty percent (50%) of the window area **on each façade;**

**Section 21.** That LMC 15.14.140.A.11 is amended to read as follows: **Dead-end** access aisles, internal roadways or driveways shall not exceed 150' in length unless otherwise approved by the City Manager's Office.

**Section 22.** That LMC 15.14.140.A.22 is amended to read as follows: Each manufactured home space shall be provided with a paved concrete patio, redwood deck, or other similar area of at least ~~one hundred eighty~~ **forty** square feet.

**Section 23.** That the following language is added to LMC 15.16.040. as follows: **Streets All streets shall be dedicated and shall conform to the requirements of the City of Laramie's engineering and public works design standards and sections 15.14.060 and 15.18.010.A.**

**Section 24.** That LMC 15.16.040.F is amended to read as follows: Lot lines shall **are encouraged to** be designed in conjunction with existing topography. (Prior code § 35- 3(m)).

**Section 25.** That LMC 15.18.010.A.2 is amended to read as follows: Minimum Right-of-Way Widths and Roadway Widths for streets that will be dedicated to the city.

- a. **Minimum right-of-way street widths and roadway widths for streets that will be dedicated to the city shall be as follows:**

**Section 26.** That a label is added to LMC 15.18.010.A.2.a to read as follows:

**Table 15.18.010-1 Minimum Right-of-Way Widths and Roadway Widths**

Classification	Right-of-Way Width (feet)	Recommended Roadway Width (feet)
Arterial	100	68
Collector	80	52
Local, Non-Residential	60	46
Local, Non-Residential (I2, I1, LM & IP Zoning Districts Only – No on-street parking)	60	38
Local, Residential	60	46 or 40 [1]
Local, PUD, parking one street side	50	32
Local, PUD, no on-street parking	40	24
[1] Developments constructing new streets which extend existing streets shall have a recommended minimum roadway width of 46 feet, unless otherwise approved by the final decision making body. Development constructing new streets which do not extend existing streets shall have a recommended minimum roadway width of 40 feet.		

**Section 27.** Add the following definition to LMC 15.28.030 to read as follows: **Indoor Flea Market: An indoor flea market is a designated indoor public space or area in the city where vendors can sell second-hand goods, crafts, and miscellaneous items, typically on weekends or specific days, to the general public.**

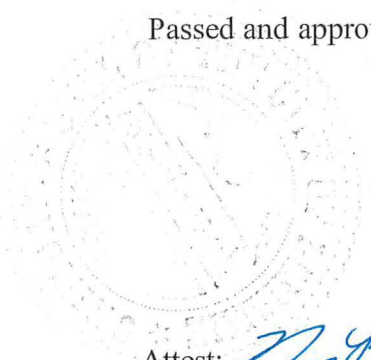
**Section 28.** Add the following definition to LMC 15.28.030 to read as follows: **Bazaar: A "bazaar" is a market or a commercial area where various vendors, artisans, and merchants gather to sell a wide array of goods, products, and services.**

**Section 29.** That LMC 15.28.030.A is amended to read as follows: "Dwelling, accessory" means living quarters within a single family zoned property (R1, LR, RR) that can be attached or detached from the principal structure. **The term "accessory dwelling" is only applicable in single-family zoning (R1, LR, RR) districts since there is no distinction between principal and accessory dwellings within multi-family residential zoning (R2, R2M, and R3) districts.**

**Section 30.** That LMC 15.28.030.A.74 is amended to read as follows: "Clear vision area" means a triangular area on the corner of lots measured at a distance of twenty-five (25 feet measured along adjoining street **right-of-way** lines (property lines), and connecting those points. (See figure 15.28.030- 1) (Ord. 1625 § 16, 2012).

**Section 31.** That this ordinance shall become effective upon passage and publication.

Passed and approved this 17<sup>th</sup> day of October, 2023.



A handwritten signature in blue ink, appearing to read "Brian Harrington", is written above a horizontal line.

Brian Harrington, Mayor and President of the  
City Council

Attest:

A handwritten signature in blue ink, appearing to read "Nancy Bartholomew", is written above a horizontal line.

Nancy Bartholomew, CMC  
City Clerk

First Reading: September 19, 2023  
Public Hearing: October 3, 2023  
Second Reading: October 3, 2023  
Third Reading and Final Action: October 17, 2023

Duly published in the Laramie Boomerang this 20<sup>th</sup> day of October, 2023.