

ORIGINAL ORDINANCE NO.: 2111
ENROLLED ORDINANCE NO.: 1873

INTRODUCED BY: LOCKHART

AN ORDINANCE AMENDING LARAMIE MUNICIPAL CODE TITLE 15.22.020.A,
RELATED TO NONCONFORMING USES

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, building codes 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, the 2020 Thrive Laramie Community and Economic Development Plan recommends to enhance the role that the city is playing with respect to code development and enforcement and the planning and policy environment related to housing development/redevelopment;

WHEREAS, on August 11, 2025, the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of amendments to the Laramie Municipal Code Title 15.22.020.A as shown in this ordinance; and

WHEREAS, the Laramie City Council shall hold a public hearing on the 16th day of September, 2025 to take and consider public comments.

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

Section 1: To add Title 15.22.020.A of the Laramie Municipal Code to read as follows:

Chapter 15.22 – Nonconformities

15.22.020 – Nonconforming Uses.

1. No existing structure devoted to a use not permitted by this Code in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

2. Any nonconforming use may be extended throughout parts of a structure which were manifestly arranged or designed for such use at the time of adoption or amendment of this Code, but no such use shall be extended to occupy any land outside such structure.

3. A structure, or a structure and land in combination, that is currently dedicated to a nonconforming use may incrementally transition into conformance by allowing any use that is permitted or conditionally permitted within the zoning district or overlay zone to occupy a portion of the structure or site. This is permitted provided that all the following conditions are met:

- a. The newly occupied portion complies fully with all applicable use and development standards of the district or overlay zone;
- b. The area occupied by the conforming use is distinct and functionally separate from the nonconforming portion;
- c. The nonconforming use does not expand into areas previously transitioned to conforming use;
- d. The resulting configuration does not intensify or expand the nonconforming use or structure in violation of other applicable sections of this code.

~~34.~~ Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.

~~45.~~ When a nonconforming use of a structure or structure and premises in combination is discontinued or abandoned for eighteen (18) months, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

~~56.~~ Where nonconforming use status applies to a structure and premises in combination, removal, or destruction of the structure shall eliminate the nonconforming status of the land.

~~67.~~ A nonconforming use shall not be changed to a use of the same or less restrictive classification; a nonconforming use may, however, be changed to another use of a more restrictive classification.

[ENUMERATE THE FOLLOWING SECTIONS ACCORDINGLY]

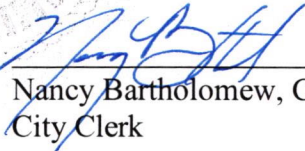
Section 2: To make this ordinance effective after passage, approval, and publication of this ordinance.

PASSED, APPROVED AND ADOPTED this 7th day of October, 2025.



Sharon Cumbie, Mayor and President of the
City Council

Attest:



Nancy Bartholomew, CMC
City Clerk

First Reading: September 2, 2025
Public Hearing: September 16, 2025
Second Reading: September 16, 2025
Third Reading and Final Action: October 7, 2025

Duly published in the Laramie Boomerang this 11th day of October, 2025.