



City of Laramie

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LARAMIE PLANNING COMMISSION

March 9, 2020
STAFF REPORT

FILE: TA-19-03 Fall UDC Update

REQUEST: An amendment to LMC Sections within Title 15 of the city code

APPLICANT: City of Laramie

PURPOSE: To update Laramie Municipal Code as a necessary, regular practice

PREPARED BY: Matthew Cox, Associate Planner

RECOMMENDED MOTION:

Move to recommend that the City Council **approve** amendments to LMC Title 15 for the purposes of updating definitions, uses, dimensions and design standards in city code as recommended by staff and the Planning Commission.

APPLICABLE CODE SECTION(S):

Text Amendments must be reviewed by the Planning Commission and City Council. Planning Commission action is forwarded to the City Council as a recommendation.

- Laramie Municipal Code Title 15, Unified Development Code
- Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning
- Wyoming State Statutes Title 15 Cities and Towns, Article 6 Zoning
- Laramie Comprehensive Plan

BACKGROUND AND SUMMARY:

The present amendment is initiated by the City of Laramie as part of the continual effort to keep the Unified Development Code (UDC) accurate, correct concerns, and remove potential avenues of confusion. All prior revisions to LMC Chapter 15 (Unified Development Code) can be found online at www.cityoflaramie.org/UDC.

The amendments and updates within this UDC Text Amendment have been gathered through efforts of City Staff throughout the year of 2019. These amendments and additions were prompted through project experience, new business models, enquiries from the public and staff's constant effort to improve Laramie's UDC as development continues to evolve.

The proposed amendments have been presented to the Laramie Chamber Business Alliance's Community Development Liaison Committee (CDLC) for review. The CDLC has indicated support of the changes being proposed.

NOTE: The following Staff Report has been modified since the Planning Commission meeting held on February 24 and March 9. Below staff has included the changes as recommended by Planning Commission which are the same as those being recommended by staff. For ease of understanding staff modified the staff report and have included explanation as to the recommended changes made by Planning Commission by denoting them with an " * ". In some sections additional explanation has been provided on failed motions by denoting them with an " ** ". All language found below is the language being recommended for approval and that is found in the attached ordinance. Those sections with no asterisk have had no modifications.

PROPOSED CODE CHANGES:

* Planning commission amended the definition to read "outdoor" rather than 'open' or 'outside'. Staff agreed with the changes.

1. **Update use table and definition for Animal Slaughterhouses and Packinghouses (greater than 4,000 GFA and less than 4,000 GFA)**
 - o The purpose for this change was in order to ensure that slaughterhouses weren't placed in zones too close to other sensitive uses such as residential and retail uses, as well as ensuring that the use is fully enclosed within a building, other than the loading of livestock into the facility. This issue was noted as a concern by multiple Council members during a rezoning and the consideration given to what uses would be allowed within the zone being considered.

Current Definition 15.28.030.A.19:

~~19. **Animal Slaughter House**
"Animal slaughter house" means an establishment or area for the purpose of slaughtering animals for commercial purposes. (Ord. 1344 § 2 (part), 2001)~~

Proposed Definition 15.28.030.A.19:

19. Animal Slaughter House
"Animal slaughter house" means a closed facility for the killing and butchering of animals for their meat and various by-products. This use is entirely enclosed and does not have outdoor holding pens or outdoor activity with the exception of loading docks and associated process.

Proposed Use Table 15.10-1: TABLE OF ALLOWED USES:

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Manufacturing and Production (cont.)	Slaughterhouse (less than 4,000 sqft)	P								⓪	P C		P C			C	P		
	Slaughterhouse (Greater than 4,000 sqft)	P									⓪		C			C	C	⓪	

2. Create use table and definition for Butcher

- The creation of a definition and use within Table 15.10-1 for butcher ensures that butcher is identified as something else other than a slaughterhouse. In doing this, butchers will be able to exist in more sensitive zoning districts, such as the DC District and other Business Zoning Districts.

Proposed Definition 15.28.030.A.58:

58. Butcher

“Butcher” means an enclosed commercial facility for the purpose of dressing and preparing animal carcasses for sale as smaller unit purchases.

Proposed Use Table 15.10-1: TABLE OF ALLOWED USES:

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Manufacturing and Production (cont.)	Butcher	P						C	C	P	P	P	C			C	C		

3. Create use table and definition for Catering or Commissary Facility:

- A definition and use table for Catering or Commissary facility is being added due to request we have had in the past related to this specific use. This will simplify the decision making behind where this use would be allowed to operate and distinguish it from other uses like restaurants.

Proposed Definition 15.28.030.A.67

67. Catering or Commissary Facility

“Catering or Commissary Facility” means an approved cooking and food preparation establishment or other place in which food, containers or supplies are kept, handled, prepared, packaged or stored for off-site consumption.

Proposed Use Table 15.10-1: TABLE OF ALLOWED USES:

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Food and beverage Services	Catering and Commissary Facility							C	P	P	P	P	P						

*Planning Commission made an amendment to the definition to read “or” instead of ‘and’ when listing what a community service use may include. City Staff agreed with the change.

4. Create use table and definition for Community Services

- The creation of a definition and use table for Community Services was added in order to permit specific zones for uses such as Soup Kitchens, food banks and community resource establishments.

Proposed Definition 15.28.030.A.90

90. Community Services

“Community Services” means an establishment that provides assistance and aid to those persons requiring counseling for psychological problems, employment, learning disabilities, physical disabilities or socio-economic challenges.

Proposed Use Table 15.10-1: TABLE OF ALLOWED USES:

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Community Services	Community Services					C	C	C		P	P	C							C

5. Create use table and definition for Conference Center

- As Laramie grows, more and more events are seeking Laramie as a host which requires specific accommodations, such as conference centers. This amendment was proposed in order to be prepared for possible future development of conference centers and space for events of this type.

Proposed Definition 15.28.030.A.95

95. Conference Center

“Conference Center” means a facility used for conferences and seminars and may include accommodations for food preparation and eating, recreation, entertainment, resource facilities, and meeting rooms.

Proposed Use Table 15.10-1: TABLE OF ALLOWED USES:

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Visitor Accommodation	Conference Center							C		C	P	C	C			P	P		C

* Planning commission believed the language around technology was not strong enough and amended the last sentence to say “, with technology not normally used within the traditional manufacturing process and beyond that of the industry trade.” Planning staff agreed with this change.

6. Create use table and definition for High Tech Manufacturing

- o This amendment was proposed in order to distinguish a type of manufacturing that does not use processing that could be deemed harmful to the public, so that it may be used in a wider range of zoning districts.

Proposed Definition 15.28.030.A.179

179. High Tech manufacturing

“High tech manufacturing” means manufacturing and processing in which operations are carried on within an enclosed structure that will not create smoke, fumes, noise, odor, vibration or dust, of which will be detrimental to the health, safety or general welfare of the community and uses technology within the manufacturing process, with technology not normally used within the traditional manufacturing process and beyond that of the industry trade.

Proposed Use table 15.10-1: Table of Allowed Uses

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Manufacturing and Production (cont.)	High Tech Manufacturing	C						C	C	P	P	P	P	P	P	P	P		P

7. Modify use table for Research Facility

- o Similar to High tech Manufacturing, Research Facilities should be allowed to be conditionally permitted, in more sensitive districts than the current use table allows.

Proposed Use table 15.10-1: Table of Allowed Uses

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
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Office and Technology	Research Facility	C									C	C	C	C	P	C	C	P		P
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8. Modify definition for Kennel

- This amendment removes the need for a kennel to exist solely on the basis of compensation. A kennel as a use exists regardless of how compensation is provided, instead is boarding of animals. This change also aligns the number of animals permitted in Chapter 6.06.020 of Laramie Municipal Code.

Current Definition 15.28.030.A.191

~~191.~~ **Kennel**

“Kennel” means facilities where ~~four~~ **five** or more animals of the canine or feline family are kept, maintained, sheltered or boarded ~~for compensation.~~ (Ord. 1344 § 2 (part), 2001).

Proposed Definition 15.28.030.A.196

196. Kennel

“Kennel” means facilities where five or more animals of the canine or feline family are kept, maintained, sheltered or boarded. (Ord. 1344 § 2 (part), 2001).

9. Create use table and definition for Makerspace (or Hackerspace)

- The creation of a makerspace (or hackerspace) is to allow for this new type of innovation space a place within the community. Space like this exists on the UW campus and in many communities around the country. This type of space is often used by entrepreneurs early on in development of new ideas and business. This use promotes a culture of entrepreneurship and innovation.

Proposed Definition 15.28.030.A.225

225. Makerspace (or Hackerspace)

“Makerspace (or Hackerspace)” means the sharing of a public or private space, tools, and ideas, with the intended purpose of facilitating the collaborative exploration of Science, Technology, Engineering, and Math fields, in order to bolster a symbiotic, educational environment without the purpose for personal monetary gain for establishment users.

Users refers to non-owner patrons or members of a makerspace.

The use levels for each of these uses should be 7 for light makerspace and 10 or above for heavy makerspace. The use level is lowered for areas without sales and services of products because it is considered a location focused on education.

(a) “Light makerspace (or hackerspace)”

“Light makerspace (or hackerspace)” means the sharing of public or private space, tools, and ideas designed to facilitate the collaborative exploration of Science, Technology, Engineering, and Math (STEM) fields in order to bolster a symbiotic, educational environment without the purpose of personal monetary gain and within which does not permit the use of any hazardous material or machinery.

(b) “Heavy makerspace (or hackerspace)”

“Heavy makerspace (or hackerspace)” means the sharing of public or private space, tools, and ideas, designed to facilitate the collaborative exploration of Science, Technology, Engineering, and Math (STEM) fields in order to bolster a symbiotic, educational environment without the purpose of personal monetary gain and includes but is not limited to Computer Numerical Control (CNC) Machines, welding, kilns, woodworking machinery, brewing systems, and any other possibly hazardous machinery and materials.

Proposed Use table 15.10-1: Table of Allowed Uses

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Manufacturing and Production (cont.)	Light Makerspace				C	C	C	C	C	P	P	P	P	P					
	Heavy Makerspace	C							C	C	C	C	P	P	P	P	P		

* Planning commission amended the use table for Mobile vending Court to also include LM and IP as Conditional Uses. Planning Staff agreed with this change.

**Planning commission also made a motion to not make the utility hookups a requirement under the definition of a Mobile Vending Court. The Motion failed and Planning Staff did not agree with this proposed amendment.

10. Create use table and definition for Mobile Vending Court (Park)

- The planning department continues to see a rise in applications for mobile vending units (food trucks) and sees a possible need for a type of business model revolved around food trucks or other mobile vending units congregating in a more centralized and permanent location.

Proposed Definition 15.28.030.A.240:

240. Mobile Vending Court (Park):

“Mobile Vending Court (Park)” means a lot accessible by a mobile vending unit that includes designated paved vending spaces for 3 or more mobile vending units that includes connection to gas, water and electricity for each mobile vending unit, as well as a dining and seating area(s) for consumers and site improvements such as landscaping, fencing, and sidewalk for pedestrian access.

Proposed Use Table 15.10-1: Table of Allowed Uses:

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO	
Food and Beverage Services	Mobile Vending Court (Park)	C						C	C	C	C	C	C	C	C					

* Planning commission made a motion to include Bakery-Retail, Coffee Shops, and Restaurants without drive-in or drive-thru in the R2M zone as a Conditional Use. Planning staff agrees with this amendment

11. Update use table for Coffee Shops, Bakery – Retail and Restaurant, without drive-in or drive-thru:

- o Conditionally allowing bakeries, coffee shops and restaurants within the R2 zone will allow for the option of being located in traditionally residential land use areas. By allowing this option nearby residents would hopefully have more amenities near them. This is also being proposed due to the location of some of the R2 zoning areas and their proximity to commercial/business districts and many park and recreation areas.

Proposed Use Table 15.10-1: Table of Allowed Uses:

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Food and Beverage Services	Bakery - Retail					C	C	C	P	P	P	P	P						
	Coffee Shops					C	C	C	P	P	P	P	P		P				C
	Restaurant, without drive-in or drive-thru					C	C	C	P	P	P	P	P		P				C

12. Amend use table for Government services, offices & facilities and Jails and Prisons:

- o Staff believes that government offices, services and facilities and jails and prisons is more compatible with the use category of Office and Technology that has a more intensive use level of 6, rather than the rest of the uses under Community Services, such as Museums, churches, homeless shelters, libraries, etc.

Proposed Use Table 15.10-1: Table of Allowed Uses

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Community Services	Jails and Prisons	C												C		C	C		
Office and Technology	Government services, offices and facilities	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	C

13. Create use table and definition for Truck Wash:

- The planning department has received interest regarding truck wash facilities and this is just a preemptive move in order to prepare for future development. These facilities are much more specialized than basic car washes and require different levels of access, and traffic considerations when evaluating their need vs another use.

Proposed Definition 15.28.030.A.363:

363. Truck Wash:

“Truck Wash” means a facility for washing or steam cleaning commercial vehicles (including a self-service operation), operating either as a separate facility or when installed and operated in conjunction with another use, and which installation includes equipment customarily associated with a car wash and which is installed solely for the purpose of washing and cleaning commercial vehicles.

Proposed Use Table 15.10-1: Table of Allowed Uses:

Use category	Use	AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO
Vehicles and Equipment	Truck Wash										C		C			P	P		

14. Allow major temporary uses for 6 month periods rather than 3 month

- Planning staff has had many requests around allowing certain major temporary uses for longer periods and this amendment is addressing that request from the public. Overall staff has receiving only a handful of requests related to Major Temporary Uses, with all of them work out okay except for the timing.

Current Code:

15.10.040.B Temporary uses and Structures Allowed

The following temporary uses are allowed provided they comply with the general standards of subsection 15.10.040.E below. Temporary uses are categorized as major or minor subject to the procedures set forth in section 15.10.040. ~~Temporary uses shall not be established for a period exceeding three (3) months in any given calendar year, however, a three (3) month extension may be granted upon application and approval by the City Manager’s Office.~~ Minor Temporary Uses shall be considered as a permitted accessory use subject to the limitations of subsection 15.10.040.E. Temporary Uses may be approved on property of which a principal use has not been established provided said Temporary Use is approved by the City Manager or his/her designee and complies with the general standards of subsection 15.10.040.E. Questions about the definition of an event as a special event may be determined by the department in the same manner as provided for in subsection 15.10.000.C, Classification of New and Unlisted Uses (Ord. 1744 § 21, 2018; Ord. 1671 § 2, 2014).

Proposed Code:

15.10.040.B Temporary uses and Structures Allowed

The following temporary uses are allowed provided they comply with the general standards of subsection 15.10.040.E below. Temporary uses are categorized as major or minor subject to the procedures set forth in section 15.10.040. **Minor Temporary uses shall not be established for a period exceeding three (3) months in any given calendar year, however, a three (3) month extension may be granted upon application and approval by the City Manager's office. Major Temporary uses shall not be established for a period exceeding six (6) months in any given calendar year, however, a six (6) month extension may be granted upon application and approval by the City Manager's office.** Minor Temporary Uses shall be considered as a permitted accessory use subject to the limitations of subsection 15.10.040.E. Temporary Uses may be approved on property of which a principal use has not been established provided said Temporary Use is approved by the City Manager or his/her designee and complies with the general standards of subsection 15.10.040.E. Questions about the definition of an event as a special event may be determined by the department in the same manner as provided for in subsection 15.10.000.C, Classification of New and Unlisted Uses (Ord. 1744 § 21, 2018; Ord. 1671 § 2, 2014).

15. Include Dirt Storage as a Temporary Use

- This amendment is to constrain how long residents are allowed to keep piles of dirt on their properties outside of an established use for materials storage, while recognizing that dirt may need to be stored on properties for a temporary amount of time for many reasons. This change will provide a timeframe as to when dirt must be moved off a property to a location where the use is approved, or where the pile is properly graded into the site as part of a City issued grading permit. This change will also help staff address blowing dirt that is common from these piles into adjoining neighborhoods and developments. Finally, this does not pertain to the storage of dirt on a property with an active building, Site Plan, Final Plat or Grading Permit associated with it; those properties can have dirt storage if it relates to the building permit (such as digging a foundation).

Proposed Code:

15.10.040.B Temporary uses and Structures Allowed

1. Minor Temporary Uses

The following uses shall be classified as minor temporary uses:

- a. Temporary seasonal and holiday sales (e.g., bazaars, tree lots, wreath sales)
- b. Temporary real estate sales office (including Model Homes)
- c. Contractor's office/temporary construction uses
- d. Off-site auto sales
- e. Temporary Travel trailer assembly not to exceed 5 days.
- f. Farmer's market held on private property
- g. Temporary sales (parking lot, vacant lot, roadside)
- h. Seasonal outdoor garden nursery

- i. Retail encroachment into required parking
- j. Fruit/vegetable stands
- k. Storage/shipping containers
- l. Auctions
- m. Roadside stand
- n. **Dirt Storage (not related to an active building permit)**

** Planning Commission proposed two amendments under item 16. One was to remove the item entirely so that it may be reviewed in a later Text Amendment package with more research done by staff and the other was to change the 150 feet requirement to 75 feet. Each motion failed and Planning Staff did not agree with either amendment.

16. Amend Laramie Municipal Code Sections 15.14.040.C.9.b and 15.14.060.E.4.c.(ii).(3)

- o This amendment is to correct confusion around the distance from intersection of allowed access points (driveways) in its relation to a corner or intersection. After consultation with City Engineering staff 150 feet is the appropriate distance under many intersection layout scenarios, but within the changes we have provided a mechanism to allow for the City to approve other alternatives depending upon the intersections (traffic signals, 3-way intersections, etc.) and the conditions presented with the development or subdivision.

Current Code:

15.14.040.C. Design Standards

9. Access

- b. Off-street facilities shall be designed and constructed with turnaround areas to prevent back up movement onto arterial streets. The location and design of all access to arterial and collector streets are subject to review and approval of the City Manager's Office. Accesses to arterial or collector streets shall be located a minimum of 150 feet from any other access or street intersection, measured from centerline to centerline. Minor modifications to this minimum may be granted by the City Manager's Office in accordance with subsection 15.06.060.J, Minor Modifications. Evaluations of minor modifications shall consider posted speed of the street on which access is proposed, constraints due to lot patterns and effects on safety and capacity of the adjacent public street, bicycle and pedestrian facilities. No development site shall be permitted more than one access to any arterial or collector street as defined by the city major street and highway system plan, except as approved by the City Manager's Office in accordance with subsection 15.06.060.J, Minor Modifications. As part of any expansion or alteration in use, the city may require relocation and/or reconstruction of existing access not meeting the city's standards.

Proposed Code:

15.14.040.C. Design Standards

9. Access

- b. Off-street facilities shall be designed and constructed with turnaround areas to prevent back up movement onto arterial streets. The location and design of all access to arterial and collector streets are subject to review and approval of the City Manager's Office. Accesses to arterial or collector streets shall be located a minimum of 150 feet from any other access or street intersection, measured from centerline to centerline **unless otherwise approved by the City Engineer**. Minor modifications to this minimum may be granted by the City Manager's Office in accordance with subsection 15.06.060.J, Minor Modifications. Evaluations of minor modifications shall consider posted speed of the street on which access is proposed, constraints due to lot patterns and effects on safety and capacity of the adjacent public street, bicycle and pedestrian facilities. No development site shall be permitted more than one access to any arterial or collector street as defined by the city major street and highway system plan, except as approved by the City Manager's Office in accordance with subsection 15.06.060.J, Minor Modifications. As part of any expansion or alteration in use, the city may require relocation and/or reconstruction of existing access not meeting the city's standards.

Current Code:

15.14.060.E. Streets and Vehicular Circulation

4. Driveways and Access

c. Non-Residential

(ii) All non-residential buildings, structures, and parking and loading areas shall be physically separated from all non-arterial or collector streets by vertical curbs and other suitable barriers and landscaping to prevent unchanneled motor vehicle access. Each property shall have not more than two access ways to any one street, unless unusual circumstances demonstrate the need for additional access points. In addition, each access way shall comply with the following:

- (3) On corner lots for nonresidential development, no part of any access way shall be nearer than ~~75~~ feet to the intersection of any two street right-of-way.

Proposed Code:

15.14.060.E. Streets and Vehicular Circulation

4. Driveways and Access

c. Non-Residential

(ii) All non-residential buildings, structures, and parking and loading areas shall be physically separated from all non-arterial or collector streets by vertical curbs and other suitable barriers and landscaping to prevent unchanneled motor vehicle access. Each property shall have not more than two access ways to any one street, unless unusual circumstances demonstrate the need for additional access points. In addition, each access way shall comply with the following::

- (3) On corner lots for nonresidential development, no part of any access way shall be nearer than **150** feet to the intersection of any two street right-of-way **unless otherwise approved by the City Engineer**.

** Planning Commission proposed an amendment to remove all bike parking standards throughout the whole UDC. This motion failed and Planning Staff did not agree with this proposed motion.

17. Amend Bike Rack code within the DC District

- This proposed update is to continue the bike rack pattern that downtown is known for, but also ensuring that a developer or new business owner does not have to install a bike rack on property if one is already within close proximity of their building. In the DC zoning district density and use of the full property is encouraged. By requiring on-site bike racks building may have to be modified in a way that is not beneficial to the long-term development of the site.

Proposed Code:

15.14.040.B. General Provisions

6. Minimum Bicycle Parking Requirements

- a. Bicycle parking requirements shall apply to all uses except single-family detached, single-family attached or two-family dwelling uses.
- b. At minimum, the greater of three bicycle parking spaces or a number of bicycle spaces equal to five percent of all off-street parking spaces provided shall be required.
- c. Bicycle parking shall be provided with racks approved by the City Manager’s Office.
- d. Bicycle parking areas shall not impede travel on designated sidewalks or accessways on site.
- e. Bicycle parking shall be located within 100’ from a primary entrance of a commercial or multi-family use, **in all zoning districts, excluding the DC Zoning District.**
- f. **For all developments requiring a Site Plan within the DC Zone District, on-site bike parking is required unless a bicycle parking rack is located or is installed within 50’ of the entrance. Bicycle parking racks may be located within the right-of-way with proper permits and must be of an approved stylized or artistic design, as approved by the City Manager’s Office.**

18. Amend Façade Table for structures facing the Interstate or Highway

- Improving Laramie’s gateways and appearance is a high priority of the community. This amendment will require building facades facing our highways to be treated in a similar fashion to a collector or arterial street due their increased visibility high amount of traffic travelling by interstate of highway coming through Laramie.

Proposed Code:

15.14.080.C. Design Standards

5. Materials

Table 15.14.080-1: Metal Siding, Smooth-faced CMU Block and Tilt-up Panel Matrix, Single-Family	
	Percent Allowed, Principal Buildings
	Percent Allowed, Accessory Buildings

Use Type	Zone District	Primary Building Façade	Façade facing Arterial or Collector Street	Façade facing Local Street	Façade not facing right-of-way	Façade facing Interstate or Highway	Front Yard	Side Yard	Rear Yard
Residential-Single-family (3 or less units)	RR, LR, R1, R2, R2M, R3	0	0	0	0	0	0	100	100

15.14.090.D. Building Design

2. Materials and Colors

Table 15.14.090-1: Metal Siding, Smooth-faced CMU Block, and Tilt-up Panel Matrix, Commercial, Industrial and Institutional

Use Type	Zone District	Percent Allowed, Principal Buildings				
		Primary Building Façade	Façade facing Arterial or Collector Street	Façade facing Local Street	Façade not facing right-of-way	Façade facing Interstate or Highway
Agricultural	AG	100	100	100	100	100
Institutional/ Non-Residential Use	RR, LR, R1, R2, R2M, R3	0	0	50	50	0
Commercial	NB	0	0	0	0	0
	B1	0	0	50	50	0
	B2	0	0	50	100	0
	DC	0	0	0	0	0
	C2	0	0	50	100	0
Technology / Industrial	LM	100	100	100	100	100
	IP	0	50	100	100	50
	I1	100	100	100	100	100
	I2	100	100	100	100	100
	O	25	25	25	25	25
Aviation	AV	100	100	100	100	100
	AE	0	50	100	100	50

* Planning commission made a motion to remove this from the current text amendment packet in order to look deeper into the possible effects of decorative lighting and its affects on the surrounding areas that it could be placed. Planning staff agreed with the Planning Commission’s motion, as it’s not a pressing issue, and will bring it forward within another text amendment package in the future.

19. Incorporate Decorative Lighting Standards into Laramie Municipal Code Lighting Section

- ~~This amendment addresses how string lights, or any other accent lighting is regulated. Lighting that is intended to improve a site can be beneficial to a site, but regulations were a bit unclear as to how they are treated related to other regulations such as being shielded and light output.~~

Proposed Addition:

15.14.110.B. — Lighting Limitations for All Uses

~~7. Decorative Lighting~~

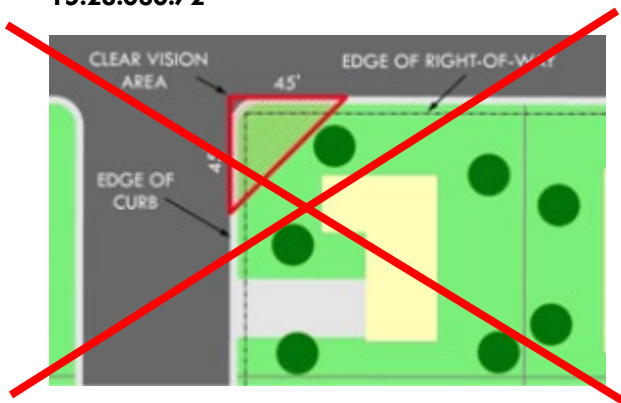
~~Any lighting for the purpose of enhancing the aesthetic appeal of a site, such as rope lighting, string lights or other lighting as deemed by the City Manager's office, is required to adhere to all requirements set forth under Laramie Municipal Code Section 15.14.110.B.~~

20. Correct Clear Vision graphic mistake within Municode

- Within Municode, (online version of our full municipal code), the clear vision triangle dimensions were listed as a 45' setback. Within the Laramie Municipal Code pdf version, accessible through the City's website, the setback dimension is 25' as stated under section 15.14.060.E.5 Clear Vision Areas at Intersections. The correct dimension is the 25' listed under the pdf version of the Laramie Municipal Code and it appears that the updated figure was not given to Municode a few years ago.

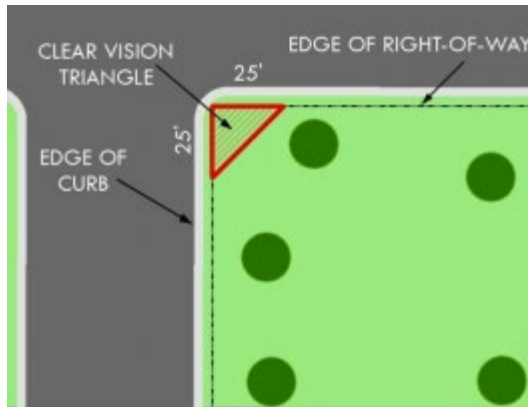
Current Graphic:

15.28.030.72



Corrected Graphic:

15.28.030.74



PUBLIC COMMENTS:

This amendment was legally advertised in the Laramie Boomerang on February 8, 2020. Staff has received two public comments. One is a support letter from CDLC and the other is from a concerned citizen and issues of limiting the metal siding and the access setback from 75-150’.

FINDINGS OF FACT:

The amendment is found to be in accordance with substantive and procedural requirements and necessities in City of Laramie code and best planning practice.

CONCLUSIONS OF LAW:

The amendment is proceeding in accordance with applicable law, including LMC Title 15.

STAFF RECOMMENDATION:

Move to recommend that the City Council **approve** amendments to LMC Title 15 for the purposes of updating definitions, uses, dimensions and design standards in city code as recommended by staff.

ATTACHMENTS:

1. Proposed Amendments to TA-19-03
2. CDLC Support Letter
3. Public Comment



March 6, 2020

Members of the Planning Commission,

On behalf of the Laramie Chamber Business Alliance and the Community Development Liaison Committee (CDLC), please accept this letter in full support of your recommendation and approval the amendments to LMC Title 15 for the purposes of updating definitions, uses, dimensions and design standards in city code as recommended by staff. These amendments have been fully reviewed and discussed by the CDLC and voted unanimously in favor of the document.

This CDLC is an LCBA committee whose members are,

- Roger Strube, Chair (engineer)
- Warren Greaser (developer)
- Josh Boudreau (LCBA staff)
- Dave Weston (realtor)
- Bob Davis (realtor)
- Ray McElwee (builder)
- Rob Garland (Geologist)
- Ginger Brown (engineer)
- Bryce Johnson (builder)

Should you need additional information from me please do not hesitate to contact me at your convenience.

Respectfully,



Josh Boudreau

Dear Derek, I offer the following:

1. I agree with the zoning changes. In particular, lets get Makerspaces as a legal activity.

2. The setback to drive extension from 75 ft to 150 ft means almost every single corner lot in Laramie cannot comply. SO you in one step create more work for Eric and his crew, and more variance hearings, and more irritation to any potential commercial development.

3. With respect to metal siding, Laramie continues to slide back into the dark ages. Why don't we just outlaw everything except exposed timber frame & mud and daub plaster? I went to Iceland a year or so back, and found a modern nation, with extreme weather - where metal siding is the preferred material - for new construction, for remodel work, and in many cases for commercial or governmental structures. AND guess what - it looks pretty damn good.

I realize opinions about appearances will always have a potential for dispute. However, it has been my experience that the Laramie facade requirements cause more headaches for you, for your staff, for practicing professionals, and for builders - than almost any other item.

Of course, the University doesn't want to do metal, because as long as they have free money to burn, they don't care about the cost of the synthetic stone - otherwise I think you can expect them to go to metal the minute they have a real cost reason to do so - and since we all know they are not subject to the City Code by law --- anyway my opinion remains that metal exterior siding even with exposed screws, looks better than many of the similar cost siding options.

Sincery, James Johnson, PE ,