

ORIGINAL ORDINANCE NO.: 2016
ENROLLED ORDINANCE NO.: _____

INTRODUCED BY:

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 15.08 AND 15.14 OF LARAMIE MUNICIPAL CODE REGARDING DOWNTOWN COMMERCIAL ZONING DISTRICT REGULATIONS.

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, the 2011 Downtown Development Plan states that it is critical that there is language in the City's regulations that supports the character and redevelopment of downtown, and the Unified Development Code is a significant step in that direction;

WHEREAS, the 2007 Laramie Comprehensive Plan, Chapter 3, Community Character, includes numerous citations of action statements that are directly related to downtown, specifically that it recommends zoning code amendments and encourages standards for mixed-use development;

WHEREAS, on June 22, 2020, 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 July XX, 2020 to take and consider public comments;

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

Section 1. That LMC 15.14.090.D.1.c is amended to read as follows: **“DC Design standards must comply with Table 15.14.090-1 and Section 15.08.030.E;”** and

Section 2. That LMC 15.08.030.E.2.c.(vii).(4) is amended to read as follows: **“All primary exterior building materials within the DC district shall adhere to the standards set forth under table 15.14.090-1 and 15.08.030-4, as well as section 15.14.090 within the Laramie Municipal Code”**;

Section 3. That LMC Table 15.08.030-1 is amended to read as follows:

Table 15.08.030-1: Material percentage allowed within the DC District

<u>Zone District</u>	<u>Frontage</u>	<u>Percent allowed, principal buildings per side</u>		
		<u>Stucco</u>	<u>Natural finished wood</u>	<u>Synthetic stone & stone masonry</u>
DC	<u>Storefront</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>Façade facing any right-of-way</u>	<u>20</u>	<u>0</u>	<u>20</u>
	<u>Façade not facing right-of-way</u>	<u>100</u>	<u>0</u>	<u>100</u>

; and

Section 4. That LMC 15.08.030.E.2.b.(ii) is amended to read as follows: ~~“The height of each primary structure in the DC district shall meet the building height requirements of the Design Guidelines in the area where they apply. In areas where the Design Guidelines do not apply, the maximum and minimum height of primary structures shall meet the following standards, as applicable. The maximum building height shown on Table 15.12-3 does not apply in the DC district.~~

~~(1) No primary or accessory structure shall be taller than (a) the tallest building on the block face where the proposed building is located, or (b) 12 feet taller than the tallest building on the block across the street from the front façade of the proposed structure, whichever is less. (See Figure 15.08-18.)~~

Maximum and Minimum Building Heights. Within the DC district, the maximum and minimum height of new primary structures shall meet the following standards.

(1) The minimum height of a structure within the DC Zoning District shall be 30 feet.

(2) The maximum height of as structure within the DC Zoning District shall be 80 feet;” and

Section 5. That LMC 15.08.030.E.2.c.(xii).(15) is amended to read as follows: **“Commercial outdoor temporary signs and banners are prohibited except those permitted per LMC Section 15.14.120.C.4 Temporary Signs;”** and

Section 6. That LMC 15.08.030.E.2.c.(vii).(1) is amended to read as follows: (1) Transparency

~~A minimum of ten percent of each façade area that faces a street must be composed of transparent materials. At least ½ of this amount must be provided so that the lowest edge of the transparent materials is no higher than four feet above the street level.~~

Within the DC District, a minimum of 70 percent of the ground level floor square area that faces a street must be transparent. The lowest edge of transparency cannot be higher than 2 feet off the ground. For floors that are above the ground floor and abutting a street, a minimum of 50 percent of that floors linear feet must be transparent with a minimum of 4 foot tall windows.

If an existing structure within the DC District does not comply with the standards set out under Section 15.08.030.E.2.c.(vii).(1), the transparency of that existing structure may be permitted by the Planning Commission, provided that the following regulations and procedures are followed:

- (a) Application for Historical or Culturally Significant Building is completed and submitted, per the City’s Codes Administrative Manual;
- (b) The Planning Commission holds a public hearing on the request, following the general notice procedures as specified in Section 15.06 of this Title;
- (c) The Planning Commission approves the request, adopting findings supporting historical or cultural significance of the requested transparency, and directs the City manager’s Office to issue approval of the transparency, and directs the City Manager’s Office to issue approval of the transparency request through the Site Plan Application.

Criteria to determine a finding of historical or cultural significance include, but are not limited to: Wyoming or Western character; nostalgic significance; character, design or materials that represent a particular historical period, landmark recognition, and character or design that are recognizably important to one or more cultures. Historic or cultural nature of the building may be significant to society generally or in the context of the Laramie community particularly;

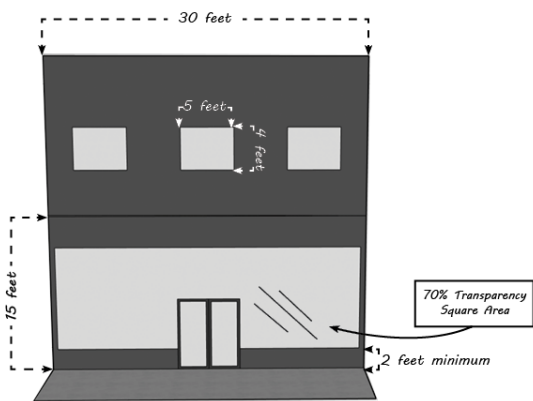


Figure 15.08-A: Dimensions describing the requirements for transparency within the DC District

Section 7. That LMC 15.08.030.E.2.c.(xv) is amended to read as follows: (xv) Patio Design and Materials

- (1) For all new construction, a patio is a portion of the ground floor area ratio (FAR) that is a maximum of 20 percent of the 80 percent required under LMC Section 15.08.030.E.2.b.(i).(6) that is outside the footprint of a building and still is accessible to the users of that building.
- (2) If a patio is located abutting a right-of-way, the portion that abuts the right-of-way shall be fenced or restricted from access to the public other than by an ADA accessible opening.
- (3) The fence or wall must be designed so that it is transparent above 4 feet or limits its height to 4 feet.
- (4) All fences and walls must be constructed out of one of the following approved materials:
 - a. Wrought Iron
 - b. Brick
 - c. Tile
 - d. Similar material to that of the building it’s connected to
 - e. Decorative Fencing or other material (as approved by the City Manager’s Office);

Section 8. That LMC 15.08.030.E.2.c.(xii).(3), (4), (5) is amended to read as follows:

(3) Projecting signs shall not project over public property more than ~~1/3~~ 1/2 the distance from the building to the curb, and not project into a public parking lot. A sign shall not project over the street line. Projecting signs shall fit within the architectural features of the building and be a minimum of eight feet above the ground.

(4) Projecting signs shall not exceed ~~15~~ 30 square feet per building face.

(5) Corner projecting signs are encouraged and shall not exceed ~~15~~ 45 square feet per face.

Section 9. That LMC 15.08.030.E.2.b.(i).(6) is amended to read as follows: **All buildings shall have a minimum footprint of 80 percent of the lot square footage. A patio may constitute 20 percent of the required footprint. All stories above the ground floor shall have a minimum 60 percent of the lot footprint;** and

Section 10. That LMC 15.08.030.E.2.c.(vi) is removed from the UDC and sections (vii) – (xiv) be renumbered; and

Section 11. That LMC 15.08.030.E.2.c.(ii).(2) is amended to read as follows:

(1) Commercial **and Residential** development within the DC District Boundaries shall be exempt from the off-street parking standards of section 15.14.040.

~~(2) For residential development within the DC district, the minimum off-street parking requirements of Table 15.14.040-3 shall be reduced to 75% of the amount required in other zone districts. If the property is located within 660 feet of a public parking lot, the minimum off-street parking requirements shall be 50% of the amount shown in Table 15.14.040-3.~~

(2) **All Multi-family Residential development shall adhere to Table 15.14.040-2 Multifamily Accessible Parking if on-site parking is provided;** and

(3) No off-street loading or parking area shall be located closer to the street frontage than the front façade of the principal structure.

Passed and approved this _____ day of _____, 2020.

Joe Shumway, Mayor and President of the
City Council

Attest: _____
Nancy Bartholomew

City Clerk

First Reading: July 2, 2019

Public Hearing: July 16, 2019

Second Reading: July 16, 2019

Third Reading and Final Action: August 6, 2019

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