

ORIGINAL ORDINANCE NO.: 2023
ENROLLED ORDINANCE NO.: _____

INTRODUCED BY: HARRINGTON

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 15.08 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 February 16, 2021 to take and consider public comments;

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

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 70 feet;” and

Section 6. That LMC 15.08.030.E.2.b.(i).(6) is amended to read as follows: **All new construction 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 7. That LMC 15.08.030.E.2.c.(vi) is removed from the UDC and sections (vii) – (xiv) be renumbered; and

Section 8. That LMC 15.08.030.E.2.c.(ii).(2) is amended to read as follows:

- (1) Commercial development within the DC District Boundaries shall be exempt from the off-street parking standards of section 15.14.040.
- (2) Fort 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.~~
- (3) **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. 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;**
- (4) 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 _____, 2021.

Paul Weaver, Mayor and President of the
City Council

Attest: _____
Nancy Bartholomew
City Clerk

First Reading: February 10, 2021
Public Hearing: March 2, 2021
Second Reading: February 24, 2021
Third Reading and Final Action: March 2, 2021

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