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TITLE 2 ZONING

CHAPTER 1 ZONING DISTRICTS ESTABLISHED

This chapter shall establish and outline the general rules regarding zoning in Laramie County.

2-1-100 INTRODUCTION AND GENERAL PROVISIONS

a. Zoning Districts Established.

Specific zoning districts are in effect across all unincorporated Laramie County. The zoning districts provide appropriate development standards which meet the purpose and intent of the regulations.

b. Lot Densities.

Residential lot density when public water and sewer is present: adjacent public rights-of-way shall not count as part of the lot area.

Residential lot density when public water and sewer is not present: one-half of the adjacent public or private rights-of-way may be counted as part of the tract area.

c. Uses Exclusive.

Uses listed within each zoning district are specific and exclusive to that district. Any use not listed is specifically prohibited, unless otherwise provided for in this regulation.

Each zoning district contains specific development standards.

d. Interpretation of Land Use by Zoning District.

A use is only allowed within the district in which it is listed. Land uses not specifically listed in these regulations are prohibited unless the Board approves the use as an amendment to the regulations.

2-1-101 ZONING DISTRICTS

Unincorporated Laramie County is comprised of zoning districts which are classified as follows:

Rural Residential – RR



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Rural Residential Homestead – RRH

Rural Residential Legacy – RRL

Urban Residential Low Density – URLD

Urban Residential Medium Density – URMD

Urban Residential High Density – URHD

Land Use – LU

Community Business – CB

Neighborhood Business – NB

Light Industrial – LI

Heavy Industrial – HI

Public – P

Mixed Use – MU

Planned Unit Development – PUD

Airport Height Restriction Overlay District – AHR

AMEC Overlay District – AMEC ZONES 1, 2, 3, 4

2-1-102 APPLICABILITY

The specific zoning district regulations are effective across the entirety of Laramie County, excluding incorporated cities and towns, and federal owned property.

2-1-103 OFFICIAL ZONING MAP AND ZONE MAP AMENDMENTS

a. Official Map Established.

The Official Zoning Map shall show each zoning district and be updated upon a zone change.



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b. Zoning Map Amendments.

Prior to any zoning map amendment being recommended to the Board of County Commissioners, the Laramie County Comprehensive Plan shall be consulted by the applicant and the Planning Commission for guidance.

c. Applicant Responsibilities in Map Amendments.

To apply to amend the zoning map, the applicant shall meet with Planning Staff to explain the zone change in a pre-application meeting. A complete application with fees is required. The applicant shall submit a narrative which addresses the finding requirements. The applicant, or a representative, shall be present or virtually attend all public hearings.

d. Planning Commission Review and Recommendation in Map Amendments.

The Planning Commission shall be required to review and provide a recommendation to the Board. The Planning Commission in its review of the required findings may also provide relevant and factual information which pertains to any finding.

e. Findings Required for Map Amendments.

Prior to making a recommendation to the County Commissioners about any zoning map amendment, the Planning Commission is required to find:

- i. The zone change request supports and upholds the safety and health of the community; and that it endorses the general welfare of the inhabitants of Laramie County; and that one of the following two (2) is also determined and declared to be a finding:
 - A. The existing zoning classification of the land does not fit the overall development pattern of the area; or
 - B. There have been changes of a physical, economic, or social nature within the area which have prompted the request, and which enable the zone change to better meet community needs.

f. Map Amendments a Discretionary Decision by Board of County Commissioners.

A zone change request is a discretionary decision by the Board of County Commissioners. It is a deliberative legislative matter upon which a decision is rendered. There is no assurance that a zone change will be granted.



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2-1-104 ZONING DISTRICT BOUNDARY DETERMINATIONS

When uncertainty exists with any boundary of a zoning district the following standards shall apply:

- i. Where district boundaries are indicated as approximately following the center lines of streets, highways, or railroad rights-of-way, those centerlines shall be construed to be the boundaries.
- ii. Where district boundaries are indicated as approximately following the corporate lines of any city or town, the corporate limit line shall be construed to be the boundary.
- iii. Where district boundaries are indicated as following property or section lines, the property or section lines shall be construed to be the boundary.
- iv. Where district boundaries are indicated as approximately following the centerline of a creek, riverbed, or other natural feature the center line shall be the boundary.
- v. Where district boundaries are not clearly indicated on unplatted properties, the zoning district line shall be interpreted as the nearest $\frac{1}{4}\frac{1}{4}\frac{1}{4}$ (10-acre) section line under the Public Land Survey System, unless there is evidence to the contrary.

***** END OF CHAPTER 1 – ZONING DISTRICTS ESTABLISHED *****



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CHAPTER 2 NONCONFORMANCE MANAGEMENT AND VARIANCES

This Chapter shall contain sections of rules regarding nonconformance of uses, density, and structures prior to the enactment of this regulation, and shall contain the criteria for variances specific to the zoning ordinance.

2-2-100 NONCONFORMING USES AND STRUCTURES

There are uses of land, and structures on property, which were lawful before this regulation was adopted or amended but which are affected by the terms of this regulation or future amendments. It is the intent of this regulation to permit these nonconforming uses to continue to the extent provided herein. The existence of nonconforming uses and structures shall not be used as grounds for allowing other uses or structures prohibited elsewhere.

a. Nonconforming Buildings and Structures.

- i. A nonconforming building or structure may be maintained, repaired, or added onto as provided for in this subsection.
- ii. Nonconforming buildings and structures may be maintained and repaired to the extent allowed by adopted building codes. The Chief Building Official shall determine the extent to which the adopted codes require updating of the building or structure.
- iii. An addition to a nonconforming structure may be approved by the Planning and Development Director if the Director can find the criteria in subsection (b) of this section are met. In cases of potentially significant public concern, the Director may defer the decision to the Planning Commission for that procedure.
- iv. A nonconforming building or structure shall not be moved in whole or in part to any other location on the property on which it is situated unless every portion of such building or structure is made to conform to all the regulations of the district in which it is located, including but not limited to all applicable building codes and setbacks.

b. Criteria for Further Encroachments of Nonconforming Buildings or Structures.

The Planning and Development Director shall find the following in order to approve any further encroachment of an existing violated requirement:



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- i. The strict application of the provisions of this regulation would deprive the applicant of reasonable use of the land.
- ii. That the existing encroachment is not the result of actions taken by any landowner subsequent to the adoption of this regulation.
- iii. That further encroachment would not alter the character of the neighborhood.
- iv. That further encroachment would not deprive an adjacent property owner of reasonable use of his or her property.

Any appeal of the Planning Director's decision shall be in accordance with these regulations.

c. Acts of Nature and Nonconforming Structures.

A nonconforming building or structure damaged by fire or other act of nature may be restored to its original condition provided such restoration is started within one (1) year of the event. An extension for a defined period of time may be granted by the Planning and Development Director for a building or structure, provided a written request for such extension is received from the property owner prior to the end of the initial one-year period.

d. Nonconforming Uses.

Any nonconforming use which lawfully existed at the time this regulation or subsequent amendments became effective may be continued unless and until the Planning and Development Director determines there has been a change in use. To determine whether there has been a change in use, the Director must find that either there has been an amortization of the nonconforming use under subsection (e) of this section, or that there is a planning or building project on the property that has taken or will take place subsequent to the adoption of this regulation. For purposes of this subsection, a "planning project" shall mean any development action requiring an application from the Planning or Public Works departments, and "building project" shall mean any project proposed or existing that requires a building permit under adopted codes.

e. Amortization of Nonconforming Uses.

If any nonconforming use ceases for a continuous period of twelve (12) months, it shall be deemed abandoned and all use after that period on the property shall be in conformance with these regulations.



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f. Determination of Nonconforming Rights and Status

If nonconforming rights are challenged, or if there is a request to expand a nonconforming use or structure, it shall be the property owner's responsibility to provide proof through business records or other records and data that the nonconforming use has not changed and has continued in operation without a twelve (12) month lapse. It shall also be the property owner's responsibility to provide proof that the nonconforming use legally existed at the time this regulation was adopted.

2-2-101 NONCONFORMING LOT SIZES

A nonconforming lot, by a recorded plat or deed, prior to the adoption of these regulations, is one which does not meet the adopted or amended minimum lot size requirements for the zoning district in which it is located. Such lots have an existing use or are vacant and are located throughout Laramie County.

a. Existing Nonconforming Lots with Existing Conforming Use and Structure(s).

Any existing nonconforming lot throughout unincorporated Laramie County with a conforming use and conforming structure(s) located upon it shall meet all zoning requirements, including setback and lot coverage requirements for any additions to it, as well as for any new structures to be placed on the property. Depending upon the development proposal, it may require approval from the Laramie County Environmental Health Division and other agencies.

b. Nonconforming Vacant Lots – With Individual Well and Septic.

There are vacant tracts and lots within the rural areas which do not meet the minimum lot size requirement of these regulations. Such vacant lots may or may not be able to meet standards for a septic system and/or domestic well. Review and approval for a septic tank system is by the Laramie County Environmental Health Division. Review and approval for an individual domestic well is by the Wyoming State Engineer's Office.

Such vacant lots or tracts within the RR, RRH and LU Zoning Districts which have no central water or sewer services, and are to be served by an individual septic and well system are to be treated as follows:



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Treatment and Management of Nonconforming Lot Size

Rural Zoning Districts

Rural Zoning District with minimum lot size by acres	Sanitary septic treatment with well	Lots platted/recorded prior to June 5, 1979 can be used for building if adequate provisions are made for sanitary septic and water	Lots platted/recorded with County Clerk between June 6, 1979 and May 5, 2002:	Lots platted/recorded with County Clerk after February 5, 2002:	Variance required if standard is not met
Rural Residential 5.25	Yes	Yes	2.5 acres	5.0 acres	Yes
Rural Residential Homestead 10.50	Yes	Yes	2.5 acres	5.0 acres	Yes
Land Use 5.25	Yes	Yes	2.5 acres	5.0 acres	Yes



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c. Nonconforming Vacant Lots – Required to be served by central water and sewer

There are vacant lots or tracts within the urbanized area which are required to be served by central water and sewer. Those lots shall be treated as follows:

Treatment and Management of Nonconforming Lot Size

Urban Zoning Districts

Urban Zoning Districts Required to Have Central Water and Sewer	Lot size requirement for the zoning district	Lot size adequate for permitted use: building, setbacks, parking, landscaping – no minimum lot size	Variances required if standard is not met, or administrative adjustment if guidelines are met.
URLD	Yes		Yes
URMD	Yes		Yes
URHD	Yes		Yes
CB		Yes	
NB		Yes	
LI		Yes	
HI		Yes	
P		Yes	
MU	Yes - Residential	Commercial only	Yes - Residential
PUD	Proposed by developer for residential	Proposed by developer for other than residential	



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2-2-102 ZONING VARIANCES

See 1-4-100 for general criteria applicable to all variances. The Planning Commission may grant a zoning variance only if it meets the criteria therein and if it also finds the particular application meets all the following criteria:

- i. There are unusual physical circumstances or conditions, including, without limitation, irregularity, narrowness or shallowness of the lot, exceptional topographical or other physical conditions peculiar to the affected property;
- ii. That the strict enforcement of the regulation would be detrimental to the existing property, adjacent property, or existing environment;
- iii. There are unusual physical circumstances or conditions which do not exist throughout the neighborhood or zoning district in which the property is located;
- iv. That because of the unusual physical circumstances or conditions, the property cannot reasonably be developed in a manner substantially equivalent to the other landowners in the neighborhood;
- v. The unusual physical circumstances or conditions are not the result of actions of the applicant taken after the adoption of this regulation; and
- vi. That if the variance were granted, it would not harm the public safety and welfare by:
 - A. Would not alter the essential character of the neighborhood or district in which the lot is located;
 - B. Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property; and
 - C. Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of the zoning regulation.

***** END OF CHAPTER 2 – NONCONFORMANCE MANAGEMENT
AND VARIANCES *****



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CHAPTER 3 UNIQUE USES

Unique uses are:

Nuisances;

201 Sewerable Area Exceptions;

Conditional Uses; and

Rural Non Traditional Housing.

All are located within a zoning district in unincorporated Laramie County. A nuisance is an illegal use that may be located anywhere within unincorporated Laramie County. A sewerable area exception is located within the 201 Facilities Plan Map area. A conditional use may be located within certain, but not all, zoning districts across unincorporated Laramie County. Nontraditional housing may be located within the LU – Land Use Zoning District, RRC – Rural Residential Zoning District, RRH – Rural Residential Homestead Zoning District and RRL – Rural Residential Legacy Zoning District.

2-3-100 NUISANCES

a. Purpose and Applicability.

The purpose of this regulation is to promote and encourage the maintenance of properties within Laramie County and to protect and provide for the highest level of health, safety and welfare of County citizens. Through these regulations, the Board of Laramie County Commissioners hereby authorizes and designates the Planning Director or their designee to investigate and determine the existence of a nuisance and to issue orders declaring a property a nuisance in conformance with Wyoming State Statute §18-2-101(a)(viii) and directs the Planning Director to seek assistance from other County agencies and departments to assist in investigations as needed.

This section shall not regulate any permitted industrial facility or oil and gas or mining operations necessary in the ordinary course of business to the extraction, production or exploration of the mineral resources, nor shall this regulation be construed to impair or modify any rights afforded to farm or ranch operations pursuant to the Wyoming Right to Farm and Ranch Act. A farm or ranch operation shall not be found to be a public or private nuisance by reason of that operation if that farm or ranch operation:

- i. Conforms to generally accepted agricultural management practices; and



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- ii. Existed before a change in the land use adjacent to the farm or ranch land and the farm or ranch operation would not have been a nuisance before the change in land use or occupancy occurred (§11-44-103).

b. Nuisance Procedures.

- i. All investigations will be carried out or managed by the Laramie County Planning and Development Office for determination of validity and compliance with this and other pertinent regulations. State and local agencies with specific expertise shall be consulted with by Laramie County as appropriate during an investigation.
- ii. A site, property, tract, lot, building, building grounds, area or other property is declared a nuisance when in conformance with Wyoming State Statute §18-2-115 et seq., if the Planning Director or their designee determines a nuisance as listed in this article exists on said site, property, tract, lot, building grounds, area or other property.
- iii. If in the course of an investigation a nuisance is found, the property owner shall be notified, except as described below, by certified mail within ten (10) days of determination that the County is declaring a nuisance and that an order may be issued to the owner in conformance with §18-2-115 within fourteen (14) days of the certified mailing date.
- iv. If a nuisance is determined to be an immediate threat to the health, safety and welfare of the citizens of Laramie County, the County shall immediately issue an order in conformance with §18-2-115 without prior notice as described above. A reasonable time frame to abate said nuisance as determined by Laramie County in consultation with the property owner shall be provided in any order.

c. Types of Nuisances.

The following uses of property constitute violations of these regulations:

- i. The unscreened and/or unlicensed accumulation of garbage, scrap or salvage materials, debris, waste recyclables, or other junk material;
- ii. Failure to keep material, debris, waste, scrap or salvage materials, refuse or garbage properly contained and/or screened;
- iii. The active or passive discharge into the environment of toxic or noxious materials in such concentrations as to endanger the public health from a primary property or source;



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- iv. Failure to maintain a structure designed and built for human habitation so as to avoid health, safety, and welfare hazards as determined by the Chief Building Official;
- v. Maintaining, creating, or allowing to exist any condition or situation which renders a structure designed and constructed for human habitation or any part thereof unsanitary, unhealthy or unfit for human habitation, occupancy or use, or which renders any property unsanitary or unhealthy, and/or fails to comply with any applicable health or sanitation law or regulation;
- vi. The accumulation of decayed or decaying matter, trash, rubbish, garbage, scrap or salvage or junk materials or any substance, organic or inorganic, which is demonstrated and determined to be a fire hazard by the Laramie County Fire Warden or a health hazard by the Cheyenne/Laramie County Department of Health, other governmental agency or other licensed health professional;
- vii. The active or passive contamination of any well, cistern, stream, lake, groundwater, or other body of water by sewage, waste or other materials or substances from a primary property or source;
- viii. The active or passive discharge of effluent from any cesspool, septic tank, drain field or sewage disposal system upon the surface of the ground from a primary property or source;
- ix. The accumulation of manure from domestic animals and fowl that are handled, stored or disposed of in a manner which creates a health hazard;
- x. Any violation of the Laramie County Building Codes, including but not limited to a failure to comply with a stop work order or "red tag" issued by the Chief Building Official or his designee;
- xi. The storage of four (4) or more unlicensed or inoperable vehicles within any zoning district which is not reasonably related to a permitted commercial operation located on the property.

d. Enforcement.

Violations of the foregoing provisions may be enforced through any method authorized under state law for enforcement of this regulation, including the provisions of W.S. § 18-2-115 et seq., and by injunction, mandamus or other form of judicial action and any other applicable method under law including, but not limited to, criminal citations. The selection of one remedy for enforcement shall not prohibit the implementation of any other remedies available under law. All remedies available may be used individually or cumulatively.



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2-3-101 201 SEWERABLE AREA EXCEPTIONS

Laramie County, the City of Cheyenne, the South Cheyenne Water and Sewer District and the Cheyenne Board of Public Utilities are parties to an intergovernmental agreement signed April 25, 1987, in which all parties concurred to participate in the implementation of the findings from the 201 Facilities Plan final report. The agreement was entered into to obtain “financial grants, or otherwise.”

The 201 Facilities Plan defines the sewerable area in which connection to a central sewage system is required. A 201 Exception for the required connection to a central sewage system may be applied for to alleviate a demonstrable hardship and compliance with the 201 Facility Plan. A 201 exception may be granted when it meets the criteria stated in Section 4.1 of the 201 Agreement dated April 25, 1987.

Laramie County, as indicated by Section 3.4 of the 201 Agreement of April 25, 1987, is responsible as a management agency for making land use and development decisions within its jurisdiction which are consistent with the proposed Facilities Plan.

All requests for a 201 Exception are initiated through the Cheyenne Laramie County Environmental Health Division. The request is forwarded to the Planning Commission for review. After the review is complete a public hearing before the Board of County Commissioners shall take place. The County Commissioners may approve, deny or table the request. A pre-application meeting with Planning is required to initiate the review and decision-making process.

Public Notice Requirements apply. The final decision is made by the Board of County Commissioners at a public hearing. Any appeal of the Board of County Commissioners decision shall be made in accordance with Wyoming Statutes 18-3-31.

2-3-102 CONDITIONAL USES

a. Purpose.

A conditional use is given to a land use meant to be beneficial to the permitted uses within a zoning district with conditions; or it requires conditions to mitigate impacts it may have on the surrounding area to uphold public health, safety and general welfare. Every listed land use which is a conditional use has probable impacts and is required to



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meet all conditions contained within these regulations.

b. Conditional Use Instruction Table.

The following table is for instruction. Refer to specific sections for details:

Conditional Use Type →	Class A – Administrative Decision with conditions	Class B – Planning Commission Decision with conditions	Class C – With Planning Commission Recommendation	Class C – County Commissioners Decision with conditions
Public Hearing? →	No	Yes	Yes	Yes
Public Notice Requirements: Legal Notice in Newspaper, Property Posting and Notice Letter to area property owners?	Yes	Yes	Yes	Yes
By Zoning District ↓				
RR				
RRH	Bed and breakfast	Animal clinic, commercial kennel, show barn and stable,		



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		landscape and nursery		
URLD	Bed and breakfast	Manufactured home park		
URMD	Bed and breakfast Office – 1 story up to 3,000 square feet, single user	Manufactured home park, assisted living facility, child care center: 16 to 29 and child care center 30 or more		
URHD	Bed and breakfast Office- 1 story up to 3,000 square feet, single user	Manufactured home park, assisted living facility, child care center: 16 to 29 and child care center 30 or more		
LU	Bed and breakfast	Animal clinic	Adult entertainment, CAFO, fireworks stand, bar, lounge, liquor store, junk yard, scrap yard, landfill, shooting sports range, quarry, transfer facility, wind farm,	Adult entertainment, CAFO, fireworks stand, bar, lounge, liquor store, junk yard, scrap yard, landfill, shooting sports range, quarry, transfer facility, wind farm,



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			solar farm, race track, recycling facility, transportation facility	solar farm, race track, recycling facility, transportation facility
CB			Bar, lounge, liquor store, fireworks stand, transportation facility, mixed commercial/residential development	Bar, lounge, liquor store, fireworks stand, transportation facility, mixed commercial/residential development
NB		Childcare center 16 to 29 children, child care center more than 30 children	Bar, lounge, liquor store, mixed commercial/residential development	Bar, lounge, liquor store, mixed commercial/residential development
LI				
HI			Junk yard, scrap yard, recycling facility, transfer station	Junk yard, scrap yard, recycling facility, transfer station
P			Bar, lounge, liquor store	Bar, lounge, liquor store
MU		Childcare center 16 to 29 children and 30		



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		children or more		
PUD	Determined By PUD Rules	Determined By PUD Rules	Determined By PUD Rules	Determined By PUD Rules

c. Conditional Use Types by Zoning Districts and Conditions of Approval.

- i. Class A and B conditional uses are those meant to be beneficial to an area and are permissible in terms of their zoning district. Any conditions placed by the decision-making entity shall be met.
- ii. Class C conditional uses are those which are presumed intense in nature and likely require conditions to mitigate impacts they may have on the surrounding area to uphold public health, safety and general welfare. Any conditions placed by the decision-making entity shall be met.
- iii. Laramie County reserves the right to add appropriate conditions to any conditional use proposal, dependent upon land use circumstances, that are related to the public health, safety and general welfare of the community.

d. Procedures for Conditional Uses.

A pre-application meeting is required for any Class A, B or C conditional use. A complete application with required documents and plans, along with required fee payment, is required in order to be accepted for review and consideration.

i. Class A Conditional Use Process

A site plan is submitted as part of the application along with any required documentation. The application is reviewed and is approved, may require further conditions, or be denied by the Planning Director. Public notice requirements apply.

ii. Class B Conditional Use Process

A concept plan is submitted as part of the application along with any required documentation. The application is reviewed by staff. The Planning Commission shall conduct a public hearing on the request and either approve, disapprove or table it. The Planning Commission may add conditions for approval and may require that the final site plan be approved by that body. The Planning Commission may also direct Planning staff to review and approve the site plan. Public notice requirements apply.



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iii. Class C Conditional Use Process

A concept plan is submitted as part of the application along with any required documentation. The application is reviewed by staff. The Planning Commission shall conduct a public hearing and make a recommendation to the County Commissioners on the concept plan and any suggested conditions. A site plan is then prepared for a separate public hearing to be held by the County Commissioners. The Commissioners shall approve, approve with conditions or deny the Class C Conditional Use. Public notice requirements apply.

e. Site Plan Requirement

- i. A site plan and all associated documents are required by these regulations for Class A, B and C Conditional Use Permits.
- ii. In addition to site plan elements, the site plan shall show all of the required conditions for the conditional use on the site plan.

f. Public Notice for Conditional Use Applications

- i. All conditional use applications require a legal notice in the newspaper at least 30 days prior to an Administrative Approval Letter or any Public Hearings before the Planning Commission or Board of County Commissioners; as shown by these regulations.
- ii. All conditional use applications require property posting as a requirement.
- iii. All conditional use applications require a notice letter mailed first class to area neighbors as specified within these regulations.

g. Approval Limits and Extensions.

Approval of all Conditional Use Permits shall be for one (1) year. The administrative approval is available at the Planning Department for Class A and Class B Conditional Uses. The approval resolution for a Class C Conditional Use is available at the Planning Department or the County Clerk's Office upon approval and recordation of the resolution. The permit is to be presented at the time of any Building Permit application. A person may request an administrative extension of the permit for six (6) months with evidence presented to the Planning Director. Evidence includes material showing civil drawings for grading, building plans, or an application for a building permit. Should the use not begin within eighteen (18) months from the approval date, the Conditional Use Permit shall expire.



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2-3-103 RURAL NON-TRADITIONAL HOUSING

The provisions of this regulation are only for zoning districts in rural areas and shall not apply to zoning districts where central water and central sewer are available.

a. Location.

Non-traditional housing in these regulations is the ability to place a Recreational Vehicle (RV) with stipulations, on property with a zoning designation of RR, RRH, RRL, and LU to use as a residence.

b. Recreational Vehicle (RV) Defined.

Recreational Vehicle - A vehicle which is:

- i. built on a single chassis;
- ii. designed to be self-propelled or permanently towable;
- iii. is equipped with potable water and sanitary sewage equipment;
- iv. is equipped with a sleeping/living area;
- v. is not within the jurisdiction of the adopted building code.

c. Standards for RVs.

Recreational Vehicles:

- i. Shall obtain an annual zoning permit from the Planning Department.
- ii. Shall have a permitted septic system and be connected to it.
- iii. May bring in potable water or be connected to a well permitted by the State Engineers Office.
- iv. Once the standards have been met and a permit has been issued by the Planning Department, an address shall be issued.
- v. If the property has been abandoned for longer than three (3) months the address shall be removed. Abandonment is the removal of the Recreational Vehicle.
- vi. Failure to obtain an annual zoning permit shall result in a violation resulting in a \$750 per day fine.

***** END OF CHAPTER 3 – UNIQUE USES *****



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CHAPTER 4 ZONING DISTRICT STANDARDS

2-4-100 INTRODUCTION

This Chapter shows and/or refers the user to standards for all zoning districts concerning the use of land, permitted uses, and conditional uses. The references are utilized to help ensure that the user is aware of and is responsible for following regulations and standards pertaining to development. As a general rule in these standards, any and all setbacks of 0' require a 2-hour firewall per adopted building codes.

2-4-101 RURAL RESIDENTIAL – RR ZONING DISTRICT

a. Permitted Uses.

Accessory structures	Churches and other places of worship	Home Occupation
	Family child care home Class A - up to 10 children	Primary and secondary school
	Family child care center home Class B - 11 to 15 children	Manufactured home
Single family residential assisted living facility -up to 4 people served by social assisted living programs		Single Family Residential

b. Conditional Uses.

No conditional uses are permitted in this zoning district.

c. Development Standards: General.

Minimum Lot Area Size For All Uses	5.25 acres
Setbacks – Principal Structure(s)	By Feet
Front yard	25
Rear yard	25



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Side yard	25
Corner lot – side yard facing road	25
Setbacks – Accessory Uses	By Feet
Front yard	25
Rear Yard	25
Sidewalls 10 feet or less	25
Sidewalls greater than 10 feet	25
Side yard	
Sidewalls 10 feet or less	25
Sidewalls greater than 10 feet	25
Corner lot – side yard facing road	25
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-107
Height Limitation	See Section 3-1-108
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Single family residential	See Section 3-1-109 - J
Non single family residential	See Section 3-1-109 - J
Conditional Use	See Section 3-1-109 - J

e. Development Standards: Plats/Lots Previously Recorded.

See 2-2-100 for Nonconforming Uses and Structures.

See 2-2-101 for Nonconforming Lot Sizes.

f. Development Standards: Home Occupations.

See Section 3-1-103.

g. Development Standards: Easements and Accessory Structures.

- i. No structure shall be located within an access, drainage or utility easement
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet shall be required to obtain building permits.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.



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h. Development Standards: Permissible Commercial Projects.

- i. See Parking 3.1.109 Part J.
- ii. Site Plans see Section 3-1-109.
- iii. Landscaping Requirements see Section 3-1-109 Part H.
- iv. Traffic Requirements see Title 5, Chapter 6.
- v. Drainage and Stormwater see Title 5, Chapter 2.
- vi. Grading Permit, Erosion and Sediment Control see Title 5, Chapter 3.

2-4-102 RURAL RESIDENTIAL HOMESTEAD – RRH ZONING DISTRICT

a. Permitted Uses.

Accessory dwelling unit	Cemeteries	Home Occupation
Accessory structures	Churches and other places of worship	Primary and secondary schools
Agriculture and uses incidental to it	Family child care home Class A - up to 10 children	Roadside farm stand
	Family child care center home Class B - 11 to 15 children	Single-family residential
Single-family residential – assisted living facility - up to four (4) people served by social assisted living program.		Manufactured home

b. Conditional Uses: Class A and B Uses Allowed.

See Section 2-3-100 Conditional Use Permits.

See Sections 3-1-110 through 3-1-113 for Development Standards.

Class A	Bed and Breakfast	
Class B	Commercial Show barn Commercial Nursery Commercial Stable	Landscape Business Commercial Kennel



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c. Development Standards: General.

Minimum Lot Area Size For All Uses	10.50 acres
Setbacks – Principal Structure(s)	Number of Feet
Front yard	25
Rear yard	25
Side yard	25
Corner lot – side yard facing road	25
Setbacks – Accessory Structure(s)	
Front yard	25
Rear Yard	25
Sidewalls 10 feet or less	25
Sidewalls 10 feet or greater	25
Side yard	25
Sidewalls 10 feet or less	25
Sidewalls greater than 10 feet	25
Corner lot – side yard facing road	25
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-107
Height Limitations	See Section 3-1-108
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Single family residential	See Section 3-1- 109 – J
Non single family residential	See Section 3-1- 109 – J
Conditional uses	See Section 3-1- 109 – J

e. Development Standards: Provisions for Lots/Plats Previously Recorded.

See 2-2-100 for Nonconforming Uses and Structures.

See Section 2-2-101 for Nonconforming Lot Sizes.

f. Development Standards: Home Occupations.

See Section 3-1-103 Part I.

g. Development Standards: Easements and Accessory Structures.

- i. No structure shall be located within an access, drainage or utility easement.



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- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

h. Development Standards for Commercial Projects.

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3

2-4-103 RURAL RESIDENTIAL LEGACY – RRL ZONING DISTRICT

The Rural Residential Legacy – RRL Zoning District recognizes that many subdivisions were platted which do not meet modern public health requirements but may have met public health requirements at the time of recording. It also applies to property subdivided prior to the enactment of subdivision regulations. This district allows those lots of at least .1 acre (one-tenth of an acre) in size to maintain a conforming lot size.

Should development be proposed, all zoning standards apply, as well as the current Laramie County Environmental Health Regulations, Public Works Regulations, and any other local or state regulation.

a. Permitted Uses.

Accessory structures	Churches and other places of worship	Home Occupations
Family child care home Class A - up to 10 children	Family child care center home Class B - 11 to 15 children	Manufactured Home
Single Family Residential		



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b. Conditional Uses.

No conditional uses are permitted within this zoning district.

c. Development Standards: General.

Minimum Lot Area Size	.1 acre
Setbacks – Principal Structure(s)	By Feet
Front yard	20
Rear yard	20
Side yard	10
Corner lot – side yard facing road	15
Setbacks – Accessory Uses	By Feet
Front yard	20
Rear Yard:	
Sidewalls 10 feet or less	5
Sidewalls greater than 10 feet	10
Side yard:	
Sidewalls 10 feet or less	5
Sidewalls greater than 10 feet	10
Corner lot – side yard facing road	25
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-107
Height Limitation	See Section 3-1-108



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Height Exceptions	See Section 3-1-109
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d. Development Standards: Parking.

Single family residential	See Section 3-1-109- Part J
Non single family residential	See Section 3-1-109- Part J

e. Development Standards: Plats/Lots Previously Recorded.

See Section 2-2-100 For Nonconforming Uses and Structures.

See Section 2-2-117 For Nonconforming Lot Sizes.

f. Development Standards: Home Occupations.

See Section 3-1-103 Part I.

g. Development Standards: Easements and Accessory Structures.

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet shall be required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure.
- iv. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

h. Development Standards: Commercial Projects.

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3



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2-4-104 URBAN RESIDENTIAL LOW DENSITY – URLD ZONING DISTRICT

This zoning district with urban water and sanitary sewer services is meant primarily for a mixture of residential types with supportive land uses.

a. Permitted Uses.

Accessory Dwelling Units	Duplex	Primary and secondary schools
Accessory structures	Family child care home Class A - up to 10 children	Single-family residential
	Family child care center home Class B - 11 to 15 children	Single-family residential – assisted living - up to four (4) people served by social assisted living program
Churches and other places of worship	Home Occupation	Manufactured home

b. Conditional Uses: Class A and B.

See Section 2-3-100 Conditional Uses.

See Sections 3-1-110 through 3-1-113 for Development Standards.

Class A: Bed and Breakfast	Class B: Manufactured Home Park	
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c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
Single Family Residential	8,000 square feet
Duplex	4,000 square feet per unit
Setbacks – Principal Structure(s)	By Feet
Front yard	20
Rear yard	20
Side yard	10
Corner lot – side yard facing road	10
Setbacks – Accessory Structure(s)	By Feet
Front yard	25
Rear Yard	
Sidewalls 10 feet or less	5



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Sidewalls 10 feet or greater	10
Side yard	
Sidewalls 10 feet or less	5
Sidewalls greater than 10 feet	10
Corner lot – side yard facing road	10
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-107
Height Limitations	See Section 3-1-108
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Single family residential	See Section 3-1-109 Part J
Non single family residential	See Section 3-1-109 Part J
Conditional use	See Section 3-1-109 Part J

e. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 for Nonconforming Use and structures

See Section 2-2-101 for Nonconforming Lot Size

f. Development Standards: Home Occupations.

See Section 3-1-103 Part I.

g. Development Standards: Accessory Dwelling Units.

See Section 3-1-107 Part E.

h. Development Standards: Easements and Accessory Structures.

- i. No structure shall be located within an access, drainage or utility easement.
- ii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.
- iii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet shall be required to obtain a building permit.

i. Development Standards: Commercial projects.

- i. Parking 3.1.109 Part J.



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- ii. Site Plan 3-1-109.
- iii. Landscaping Requirements 3-1-109 Part H.
- iv. Traffic Requirements Title 5, Chapter 6.
- v. Drainage and Stormwater Title 5, Chapter 2.
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3.

2-4-105 URBAN RESIDENTIAL MEDIUM DENSITY – URMD ZONING DISTRICT

The urban services provided in this district allow for a medium residential density along with supportive services and limited commercial use.

a. Permitted Uses.

Accessory Dwelling Units	Duplex, townhouses, multi-family residential	Primary and secondary schools
Accessory structures	Family child care home Class A - up to 10 children	Single-family residential
	Family child care center home Class B - 11 to 15 children	Single-family residential – assisted living - up to four (4) people served by social assisted living program
Churches and other places of worship	Home Occupation	

b. Conditional Uses: Class A and B.

See Section 2-3-102 Conditional Use Permits.

See Sections 3-1-110 through 3-1-113 for development standards.

Class A: Bed and Breakfast	Class A – Child Care Center 16 to 29 children	Class B Manufactured Home Park
Class A; Office: 1 story, up to 3,000 square feet- single user	Class B; Assisted Living Facility	Class B Child Care Center - 30 or more children



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c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
Single Family Residential	4,000 square feet
Duplex or townhome	1,500 square feet per unit
Multi-family	1,000 square feet per unit
Setbacks – Principal Structure(s)	Number of Feet
Front yard	20
Rear yard	15
Side yard	5 (0 if shared wall with fire separation)
Corner lot – side yard facing road	10
Setbacks – Accessory Structure(s)	Number of Feet
Front yard	20
Rear Yard:	
Sidewalls 10 feet or less	5
Sidewalls 10 feet or greater	10
Side yard:	
Sidewalls 10 feet or less	5
Sidewalls greater than 10 feet	10
Corner lot – side yard facing road	10
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-102 F.
Height Limitations	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Single family residential	See Section 3-1-109 Part J
Non single family residential	See Section 3-1-109 Part J
Conditional use	See Section 3-1-109 Part J

e. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 Nonconforming Uses and Structures

See Section 2-2-101 Nonconforming Lot Sizes

f. Development Standards: Home Occupations.

See Section 3-1-103 Part I.



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g. Development Standards: Accessory Dwelling Units.

See Section 3-1-107 Part E.

h. Development Standards: Easements and Accessory Structures.

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

i. Development Standards: Commercial Projects.

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3

2-4-106 URBAN RESIDENTIAL HIGH DENSITY – URHD ZONING DISTRICT

This zoning district allows for high density residential use, uses that the residential character, and limited commercial land use activities.

a. Permitted Uses.

Accessory Dwelling Units	Duplex, townhouses, multi-family residential	Primary and secondary schools
Accessory structures	Family child care home Class A – up to 10 children	Single-family residential



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	Family child care center home Class B - 11 to 15 children	Single-family residential – assisted living - up to four (4) people served by social assisted living program
Churches and other places of worship	Home Occupation	

b. Conditional Uses: Class A and B.

See Section 2-3-102 Conditional Use Permits.

See Sections 3-1-110 through 3-1-113 for development standards.

B.Assisted Living Facility	A. Bed and Breakfast	B. Manufactured Home Park
B.Child Care Center Class C - 16 to 29 children	B.Child Care Center Class C -30 children or more	A. Office – 1 story – up to 3,000 square feet – single user

c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
Single Family Residential	2,000 square feet
Duplex or townhome	1,000 square feet per unit
Multi-family	750 square feet per unit
Setbacks – Principal Structure(s)	Number of Feet
Front yard	10
Rear yard	5
Side yard	5 (0 if shared wall with fire separation)
Corner lot – side yard facing road	10
Setbacks – Accessory Uses	Number of Feet
Front yard	10
Rear Yard	5
Side yard	5
Corner lot – side yard facing road	10
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106



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Maximum Lot Coverage	See Section 3-1-102 F.
Height Limitations	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Single family residential	See Section 3-1-109 Part J
Non single family residential	See Section 3-1-109 Part J
Conditional use	See Section 3-1-109 Part J

e. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 Nonconforming Uses and Structures.

See Section 2-2-101 Nonconforming Lot Size.

f. Development Standards: Home Occupations.

See Section 3-1-103.

g. Development Standards: Accessory Dwelling Units.

See Section 3-1-107.

h. Development Standards: Easements and Accessory Structures.

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

i. Development Standards: Commercial Projects.

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3



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2-4-107 LAND USE – LU ZONING DISTRICT

This zoning district is typically away from settlement boundaries, away from major roadways, and a long drive to town. Its quiet character of very low, sometimes isolated development asks for careful management when change begins to show on the open plains.

a. Permitted Uses

Accessory structures	Manufactured home
Church or other place of worship	Primary or secondary school
Family child care home Class A– up to 10 children	Single family residential
Family child care center home Class B – 11 to 15 children	Single family residential – assisted living for up to 4 people served by social assisted living program
Home occupation	

b. Required Zone Changes.

Any proposed residential subdivision in this Zone District shall be rezoned to either an RR or RRH Zoning District prior to, or in conjunction with, a preliminary plat or subdivision permit. Proposed multi-use subdivisions shall be zoned PUD with internal PUD rules proposed by the developer.

c. Conditional Uses: Class A, B and C

See Section 2-3-102: Conditional Use Permits.

See Sections 3-1-110 through 3-1-113 for development standards.

Class A		
Bed and Breakfast		
Class B		
Animal clinic	Assisted Living Facility	Child Care Center Class C- 16 to 29 children
Child Care Center Class D - 30 children or more	Commercial kennel	Commercial landscape business
Commercial show barn	Commercial stable	Manufactured home park



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Permanent Campground	All other uses which provide commercial retail or service	Multi use recreational facility
Class C		
Adult entertainment	Bar, lounge, liquor store	Concentrated animal feeding operation
Fireworks stand	Junkyard or salvage yard	Landfill
Quarry	Race track	Recycling facility
Shooting sports range	Solar farm	Transfer facility
Transportation facility	Wind farm	Workforce Accommodation Quarters

d. Development Standards: General.

Minimum Lot Area Size	5.25 acres
Setbacks – Principal Structure(s)	In Feet
Front yard	25
Rear yard	25
Side yard	25
Corner lot – side yard facing road	25
Setbacks – Accessory Structure(s) and outdoor display	In Feet
Front yard	25
Rear Yard	25
Sidewalls 10 feet or less	25
Sidewalls greater than 10 feet	25
Side yard	
Sidewalls 10 feet or less	25
Sidewalls greater than 10 feet	25
Corner lot – side yard facing road	25
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-107
Height Limitation	See Section 3-1-108
Height Exceptions	See Section 3-1-109



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e. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 Nonconforming Uses and Structures.

See Section 2-2-101 Nonconforming Lot Sizes.

f. Development Standards: Home Occupations.

See Section 3-1-103 – Part I.

g. Development Standards: Parking.

Single family residential	Section 3-1-109 – Part J
Non single family residential	Section 3-1-109 – Part J
Conditional use	Section 3-1-109 – Part J

h. Development Standards: Easements and Accessory Structures

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

i. Development Standards: Commercial Projects.

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3



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2-4-108 COMMUNITY BUSINESS – CB ZONING DISTRICT

This commercial zoning district is primarily located along major roadways where retail centers are located, or where retail and service establishments predominate.

a. Permitted Uses

Retail, service and wholesale business: with or without outdoor storage	Offices	Motel/hotel
Food service facility	Churches and other places of worship	Child care center Class C
Multi use recreational facility		Child care center Class D

b. Conditional Uses: Class C

See Section 2-3-102 Conditional Use Permits.

See Sections 3-1-110 through 3-1-113 for development standards.

Bar, lounge, liquor store	Fireworks stand
Transportation facility	

c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
As necessary to accommodate principal structure(s), accessory structure(s) outdoor display, outside storage, setbacks, required landscaping, parking, drainage, as well as water and sewer facilities and other pertinent standards	
Setbacks – Principal Structure(s)	Number of Feet
Front yard	20
Rear yard	5
Side yard	5 (0' if 2 hour firewall)
Corner lot – side yard facing road	20
Setbacks – Accessory Structure(s) and Uses- Including Outdoor Display and Outdoor Storage	Number of Feet
Front yard	



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Front Yard – Accessory Structure(s)	20
Outdoor display or storage	15
Rear Yard – Accessory Structure(s)	
Sidewalls 10 feet or less	5
Sidewalls 10 feet or greater	05
Outdoor display or storage	5
Side yard – Accessory Structure(s)	
Sidewalls 10 feet or less	5
Sidewalls greater than 10 feet	5
Corner lot – side yard facing road – accessory structure(s)	15
Outdoor display or storage	15
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-102 F.
Height Limitations	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Commercial uses	See Section 3-1-109 Part J
Conditional use	See Section 3-1-109 Part J

e. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 Nonconforming Uses and Structures

f. Development Standards: Easements and Accessory Structures.

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal use located upon a tract or lot before an accessory structure may be constructed.

g. Development Standards: Floodplain Development.

See Title 5, Chapter 4.

h. Development Standards: Commercial Projects.

- i. Parking 3.1.109 Part J



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- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3

2-4-109 NEIGHBORHOOD BUSINESS – NB ZONINGDISTRICT

Neighborhood business locations are meant to serve area residents with goods and services.

a. Permitted Uses

Retail and service business with no outside storage but may have outdoor display	Offices	Child Care Center Class C
Churches and other places of worship	Food service facility	Child Care Center Class D

b. Conditional Uses: Class C

See Section 2-3-102 Conditional Use Permits.

See Sections 3-1-110 through 3-1-113 for development standards.

Class C – Bar, lounge, liquor store	

c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
As necessary to accommodate principal structure(s), accessory structure(s) outdoor display, outside storage, setbacks, required landscaping, parking, drainage, as well as water and sewer facilities and other pertinent standards	



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Setbacks – Principal Structure(s)	Number of Feet
Front yard	20
Rear yard	5
Side yard	5 (0' if 2 hour firewall)
Corner lot – side yard facing road	20
Setbacks – Accessory Structure(s) and Outdoor Display	Number of Feet
Front yard	
Front Yard – Accessory Structure(s)	20
Outdoor display	15
Rear Yard – Accessory Structure(s)	
Sidewalls 10 feet or less	5
Sidewalls 10 feet or greater	5
Outdoor display	15
Side yard – Accessory Structure(s)	
Sidewalls 10 feet or less	0
Sidewalls greater than 10 feet	0
Corner lot – side yard facing road – accessory structure(s)	15
Outdoor display	15
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-102 F.
Height Limitations	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Commercial uses	See Section 3-1-109 Part J
Conditional use	See Section 3-1-109 Part J

e. Standards: Lots/Plats Previously Recorded

See Section 2-2-100 Nonconforming Uses and Structures.

f. Development Standards: Easements and Accessory Structures

- i. No structure shall be located within an access, drainage or utility easement.



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- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

g. Development Standards: Commercial Projects.

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3

2-4-110 LIGHT INDUSTRIAL – LI ZONING DISTRICT

Light industrial areas are intended to contain industrial uses that have lesser impact to neighboring properties than the heavy industrial district.

a. Permitted Uses.

A use able to be performed in such a manner as to control the external effects of the process(es) on the same or surrounding properties: glare, smoke, odor, dust, noise or contamination of groundwater.	Indoor storage facility	Outdoor storage facility - not including scrap yard or junkyard
Warehouse uses	Retail uses	Wholesale uses
Office uses	Educational facility use	Churches and other places of worship
Kennel and pet boarding	Pet crematory	

b. Conditional Uses.

No conditional uses are permitted within this zoning district.



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c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
As necessary to accommodate principal structure(s), accessory structure(s) outdoor display, outside storage, setbacks, required landscaping, parking, drainage, as well as water and sewer facilities and other pertinent standards	
Setbacks – Principal Structure(s)	Number of Feet
Front yard	25
Rear yard	5
Side yard	5
Corner lot – side yard facing road	25
Setbacks – Accessory Structure(s) and Uses- Including Outdoor Display and Outdoor Storage	Number of Feet
Front yard	
Front Yard – Accessory Structure(s)	25
Outdoor display or storage	15
Rear Yard – Accessory Structure(s)	
Sidewalls 10 feet or less	5
Sidewalls 10 feet or greater	5
Outdoor display or storage	15
Side yard – Accessory Structure(s)	
Sidewalls 10 feet or less	5
Sidewalls greater than 10 feet	5
Corner lot – side yard facing road – accessory structure(s)	15
Outdoor display or storage	15
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-102 F.
Height Limitations	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

c. Development Standards: Parking.

Commercial uses	See Section 3-1-109 Part J
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d. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 Nonconforming Uses and Structures.

e. Development Standards: Easements and Accessory Structures.

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

f. Development Standards: Commercial Uses.

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3

2-4-111 HEAVY INDUSTRIAL – HI ZONING DISTRICT

The heavy industrial area is meant for those uses which have significant potential impact on surrounding properties and should be isolated and buffered to protect the community and the land use.

a. Permitted Uses

<p>A use that may require mitigation measures to manage the external effects of the process(es) on the same or surrounding properties: glare, noxious smoke, odor, dust, noise or contamination of groundwater.</p>	<p>Indoor storage facilities</p>	<p>Outdoor storage- not including junk yard or scrap yard</p>
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Warehouse uses	Wholesale uses	
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b. Conditional Uses: Class C

See Section 2-3-102 Conditional Use Permits.

See Sections 3-1-110 through 3-1-113 for standards.

Junk yard	Scrap yard
Recycling facility	Transfer station

c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
As necessary to accommodate principal structure(s), accessory structure(s) outdoor display, outside storage, setbacks, required landscaping, parking, drainage, as well as water and sewer facilities and other pertinent standards	
Setbacks – Principal Structure(s)	Number of Feet
Front yard	25
Rear yard	5
Side yard	5
Corner lot – side yard facing road	25
Setbacks – Accessory Structure(s) and Uses- Including Outdoor Display and Outdoor Storage	Number of Feet
Front yard	
Front Yard – Accessory Structure(s)	25
Outdoor display or storage	15
Rear Yard – Accessory Structure(s)	
Sidewalls 10 feet or less	5
Sidewalls 10 feet or greater	5
Outdoor display or storage	15
Side yard – Accessory Structure(s)	
Sidewalls 10 feet or less	5
Sidewalls greater than 10 feet	5
Corner lot – side yard facing road – accessory structure(s)	15



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Outdoor display or storage	15
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-102 F.
Height Limitations	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Commercial uses	Section 3-1-109 Part J
Conditional use	Section 3-1-109 Part J

e. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 Nonconforming Uses and Structures

f. Development Standards: Easements and Accessory Structures

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

g. Development Standards: Floodplain Development.

See Title 5, Chapter 4.

h. Development Standards: Commercial Projects.

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit Title 5, Chapter 3



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2-4-112 PUBLIC – P ZONING DISTRICT

This district is meant for government, non-profits, and other uses which provide public services.

a. Permitted Uses

Government offices and agencies including fire stations and government satellite offices or service locations	Hospitals	Public cemetery
Public educational facilities including primary and secondary schools and training centers	Public open space – dedicated land	Public Parks
Public recreation facilities including indoor and outdoor	Public visitor center, gardens, rest areas and public memorial locations	Public trails and pathways on dedicated land

b. Conditional Uses.

No conditional uses are permitted in this district.

c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
As necessary to accommodate principal structure(s), accessory structure(s) outdoor display, outside storage, setbacks, required landscaping, parking, drainage, as well as water and sewer facilities and other pertinent standards	
Setbacks – Principal Structure(s)	Number of Feet
Front yard	25
Rear yard	25
Side yard	25
Corner lot – side yard facing road	25
Setbacks – Accessory Structure(s) and Uses- Including Outdoor Display and Outdoor Storage	Number of Feet
Front yard	
Front Yard – Accessory Structure(s)	25



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Outdoor display	15
Outdoor storage	25
Rear Yard – Accessory Structure(s)	
Sidewalls 10 feet or less	25
Sidewalls 10 feet or greater	25
Outdoor display	15
Outdoor storage	25
Side yard – Accessory Structure(s)	
Sidewalls 10 feet or less	15
Sidewalls greater than 10 feet	25
Outdoor display	15
Outdoor storage	25
Corner lot – side yard facing road – any height accessory structure(s)	25
Outdoor display	15
Outdoor storage	25
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-102 F.
Height Limitations	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Permitted uses in this district	See Section 3-1-109 Part J
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e. Development Standards: Lots/Plats Previously Recorded

See Section 2-2-100 Nonconforming Uses and Structures

See Section 2-2-101 Nonconforming Lot Size

f. Development Standards: Easements and Accessory Structures

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.



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g. Development Standards Most Common for Commercial Projects

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2
- vi. Grading Permit Title 5, Chapter 3

2-4-113 MIXED USE – MU ZONING DISTRICT

The MU Zoning District is intended for a mixture of uses in transitioning areas of the community where rehabilitation and reuse of existing lands and buildings is intended. The general area may be transitioning to more commercial or more residential over time.

a. Permitted Uses

Office – all types	Single family residential, Manufactured home park, duplex, townhome, multi-family individually or grouped by types within a development	Child care center Class C and Class D
Educational facilities	Service uses – including outdoor storage	
Retail uses – including outdoor storage	Recreation facilities	Restaurant
Child care home Class A –up to 10 children	Assisted living facility	Single-family residential – assisted living - up to four (4) people served by social assisted living program
Child care center home Class B - 11 to 15 children		

b. Conditional Uses

No conditional uses permitted in this zoning district.

c. Development Standards: General.

Minimum Lot Area Size	By Square Feet
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Commercial: As necessary to accommodate principal structure(s), accessory structure(s) outdoor display, outside storage, setbacks, required landscaping, parking, drainage, as well as centralized or decentralized water and sewer facilities and other pertinent standards	
Setbacks – Principal Structure(s)	Number of Feet
Front yard	Commercial: 25 Residential: 20
Rear yard	Commercial: 20 Residential 15
Side yard	Commercial: 10 Residential 5
Corner lot – side yard facing road	Commercial: 15 Residential 10
Setbacks – Accessory Structure(s) and Uses- Including Outdoor Display and Outdoor Storage	Number of Feet
Front yard	
Front Yard – Accessory Structure(s)	Commercial:25 and Residential: 20
Outdoor display	15
Outdoor storage	25
Rear Yard – Accessory Structure(s)	
Sidewalls 10 feet or less	Commercial:10 and Residential:5
Sidewalls 10 feet or greater	Commercial:15 Residential:10
Outdoor display	15
Outdoor storage	25
Side yard – Accessory Structure(s)	
Sidewalls 10 feet or less	Commercial:10 and Residential 5
Sidewalls greater than 10 feet	Commercial: 15 and Residential:10
Outdoor display	15
Outdoor storage	25
Corner lot – side yard facing road – any height accessory structure(s)	Commercial: 15 Residential: 10
Outdoor display	15
Outdoor storage	25
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106



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Maximum Lot Coverage – See Commercial and Residential	See Section 3-1-102 F.
Height Limitations – See Commercial and Residential	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

d. Development Standards: Parking.

Single family residential	See Section 3-1-109 Part J
Non single family residential	See Section 3-1-109 Part J

e. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 Nonconforming Uses and Structures.

See Section 2-2-101 Nonconforming Lot Sizes.

f. Development Standards – Home Occupations.

See Section 3-1-103 Part I.

g. Development Standards: Accessory Dwelling Units.

See Section 3-1-107 Part E

h. Development Standards: Easements and Accessory Structures

- i. No structure shall be located within an access, drainage or utility easement.
- ii. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
- iii. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

i. Development Standards Most Common for Commercial Projects

- i. Parking 3.1.109 Part J
- ii. Site Plan 3-1-109
- iii. Landscaping Requirements 3-1-109 Part H
- iv. Traffic Requirements Title 5, Chapter 6
- v. Drainage and Stormwater Title 5, Chapter 2



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vi. Grading Permit Title 5, Chapter 3

2-4-114 PLANNED UNIT DEVELOPMENT – PUD ZONING DISTRICT

A Planned Unit Development is either a new land use development or a restoration of land uses which are adjacent to one another. PUD standards generally allow a greater mix of uses for a proposed development, with no minimum lot size requirement in the urbanized area with central water and sewer.

The PUD has the capability of internal zero lot line development for duplexes, townhomes and commercial structures through the common wall which meets current building code requirements.

The PUD development is meant to create easy street connectivity, convenience for residents and businesses, and has a Laramie County character. It may be residential, commercial, light industrial or a mixture of the types.

i. MINIMUM STANDARDS FOR PUDs

PUD rules are drafted by the applicant proposing to create the PUD. The rules in this subsection govern the **minimum** requirements for what such rules must contain.

A. Allowable Permitted Uses – Urbanized and Rural Zoning Areas

The following types of uses may be selected in designing a PUD:

Office – all types	Single family residential, duplex, townhome, multi-family individually or grouped by types within a development	Child care center– Class C and Class D
Public educational facilities	Service uses – no outdoor storage	Public Parks
Retail uses – no outdoor storage	Public recreation facilities	Restaurant
Retail, service, or office mix with residential on upper floor(s)	Light industrial uses	Family child care home – Class A - Up to 10 children
		Family child care center home Class B - 11 to 15 children



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B. Conditional Uses.

No conditional uses are permitted in this zoning district.

C. Development Standards: General.

Minimum Lot Area Size	By Square Feet
Centralized water and sewer present - As necessary to accommodate principal structure(s), accessory structure(s) outdoor display, outside storage, setbacks, required landscaping, parking, drainage, as well as centralized or decentralized water and sewer facilities and other pertinent standards	
Centralized water and sewer not present	5.25 acres
Setbacks – Principal Structure(s)	Number of Feet
Front yard	15
Rear yard	15
Side yard	7
Corner lot – side yard facing road	10
Setbacks – Accessory Structure(s) and Uses- Including Outdoor Display and Outdoor Storage	Number of Feet
Front yard	
Front Yard – Accessory Structure(s)	15
Outdoor display	15
Outdoor storage	15
Rear Yard – Accessory Structure(s)	
Sidewalls 10 feet or less	10
Sidewalls 10 feet or greater	15
Outdoor display	15
Outdoor storage	15
Side yard – Accessory Structure(s)	
Sidewalls 10 feet or less	7
Sidewalls greater than 10 feet	10
Outdoor display	15
Outdoor storage	15
Corner lot – side yard facing road – any height accessory structure(s)	15
Outdoor display	15



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Outdoor storage	15
Setback Line Exception	
Principal structure only for all uses	See Section 3-1-106
Maximum Lot Coverage	See Section 3-1-102 F.
Height Limitations	See Section 3-1-108 G.
Height Exceptions	See Section 3-1-109

D. Development Standards: Parking.

Single family residential	See Section 3-1-109 Part J
Non single family residential	See Section 3-1-109 Part J

E. Development Standards: Lots/Plats Previously Recorded.

See Section 2-2-100 Nonconforming Uses and Structures

See Section 2-2-101 Nonconforming Lot Size

F. Development Standards: Home Occupation

See Section 3-1-103 Part I

G. Development Standards: Accessory Dwelling Units

See Section 3-1-107 Part E

H. Development Standards: Easements and Accessory Structures

1. No structure shall be located within an access, drainage or utility easement.
2. Accessory structures less than 200 square feet with neither electric nor plumbing service are exempt from building permits. Any accessory structure greater than 200 square feet is required to obtain a building permit.
3. There shall be a principal structure situated on a lot prior to any accessory structure. An accessory structure shall not be allowed if a principal structure is not already located on the lot. Both may be constructed at the same time.

I. Development Standards Most Common for Commercial Projects

1. Parking 3.1.109 Part J
2. Site Plan 3-1-109
3. Landscaping Requirements 3-1-109 Part H
4. Traffic Requirements Title 5, Chapter 6



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5. Drainage and Stormwater Title 5, Chapter 2
6. Grading Permit, Erosion and Sediment Control Title 5, Chapter 3

ii. DISTRICT CREATION REQUIREMENTS

Approval of any PUD shall be based on the overall compatibility with existing adjacent uses and proposed future uses. It is to meet the purpose of a Planned Unit Development. The applicant shall identify how the proposed PUD meets the goals of the Comprehensive Plan. District standards shall be required in the PUD to mitigate any environmental, traffic, drainage or other area impacts that may result from the uses allowed within the district.

- A. Zone Change – A planned unit development requires a zone change which is approved by the Board of Commissioners; and is subject to those requirements.
- B. PUD Rules – The applicant shall meet with Planning staff at a pre-application meeting to discuss the proposed Planned Unit Development. The applicant shall submit PUD Rules with the zone change application. The Planning Commission shall review the proposed rules, make commentary, and forward a recommendation concerning the zone change to the Board of County Commissioners.
- C. Preliminary Plats for PUD Subdivisions – A preliminary plat is to be submitted, meeting all standards. It shall be reviewed at a Planning Commission public hearing. The Planning Commission may approve, approve with conditions or disapprove the preliminary plat. The PUD may be developed in phases.
- D. Subdivision Permit and Plat – A subdivision permit and plat shall be submitted for the PUD, or any phase of it. It is subject to all standards. The subdivision permit and plat shall be reviewed by the Planning Commission at a public hearing; and shall provide a recommendation to the County Commissioners.
- E. Findings at Time of Subdivision Permit and Plat – The Planning Commission shall make the following findings based upon information provided by the applicant and forward the findings to the Board of County Commissioners as part of their recommendation. The findings shall be incorporated into the resolution approving the Subdivision Permit and Plat:
 1. The planned unit development as proposed by the applicant will prevent adverse impacts between land uses within or adjacent to the proposed PUD, or will appropriately mitigate them to protect the public health, safety and welfare.



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2. The planned unit development demonstrates a high degree of connectivity with street, sidewalk, as well as pathways which may be provided. The connectivity is to provide as many routes as possible to a location for convenience and safety purposes.
3. The planned unit development demonstrates character through its functionality, accessibility, land use mixture, treatment and use of open space and aesthetic appeal.

iii. PUD AMENDMENTS

- A. Minor amendments to an approved PUD are those which do not impact the use, intensity or overall concept of the development. Such amendments may be approved by the Planning Director if the Director can make such a finding.
- B. Major amendments are those which do not meet the criteria for a minor amendment. Major amendments shall be considered comparable to a Zone Change and processed according to the rules outlined for Zone Changes.

2-4-115 AIRPORT HEIGHT RESTRICTION OVERLAY DISTRICT

The Airport Height Restriction District is established as an overlay zoning district located in the airspace around all airports in Laramie County that are subject to Federal Aviation Administration (FAA) enforced height restrictions. FAA height restrictions shall limit the maximum height of structures within this district. Development projects that are within the FAA protected zones and have the potential to obstruct the airspace 150 feet above the Cheyenne Airport's defined elevation of 6,156 feet, and the elevation of other airports in Laramie County that are subject to FAA height restrictions shall be forwarded to the respective airport staff for review and requirements that apply.

a. Development action standards:

Review and requirements that apply are subject to respective airport staff decision concerning FAA height requirements within FAA protected airspace zones.

2-4-116 AMEC OVERLAY DISTRICT

Laramie County has ongoing public health, safety and general welfare concerns about groundwater availability to support the community.



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The State Engineer's Office became increasingly concerned with groundwater decline within the County that took place from 2000 to 2009, and in response the State Engineer's Office adopted well spacing requirements in the Laramie County Control Area. It also contracted the engineering firm AMEC to conduct a hydrologic study of the Control Area. The study was completed in early 2014 and was published by the State Engineer on March 31 of the same year. Prior to its publishing, AMEC produced a summary memorandum of the study, which became known in these regulations as the AMEC Memo. In the Memo, AMEC detailed recommended minimum residential lot sizes for Laramie County based upon groundwater usage modeling undertaken in a general study of groundwater recharge rates throughout the County. Specifically, AMEC outlined four (4) different Zones in which the majority of County parcels were situated. The Zones are categorized by the recommended minimum lot sizes to recharge the aquifer, based upon the daily domestic water usage by a family of four, in the area on which the land in question lies.

As discussed in the AMEC Memo, the basis for the minimum lot size recommendations is to further the goal of conservation of groundwater within rural areas of the County. There are four (4) zones of groundwater recharge shown in the AMEC memo with recommended guidance on lot sizes.

a. District Established.

These regulations hereby establish the AMEC Overlay District. The AMEC Overlay District applies to the area encompassed by the AMEC Memo, which is hereby incorporated into these regulations by reference. Zoning and subdivision standards promulgated for those areas are guided by the AMEC Memo and Study, and serve as specific requirements to be followed within the AMEC Overlay District.

b. Specific Requirements:

- i. All tracts or lots created within the AMEC Overlay District shall be a minimum of 5.25 acres and may increase based upon the AMEC Zone District in which the property lies.
- ii. Subdivisions proposed at a location where the property in question crosses multiple AMEC Overlay District boundaries may average lot sizes across the plat at the lower of the two minimum sizes.
- iii. Minimum lot sizes may be averaged across the entire ownership parcel in Zones 1 and 3.



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- iv. The width, depth, and shape of the lot shall be determined by the proposed use of the site and existing natural features.
- v. Subdivisions shall meet all applicable requirements of the Laramie County Land Use Regulations.
- vi. The AMEC Memo Overlay District does not apply to proposed projects located within a public water or sewer system serving a particular area.
- vii. For purposes of this section, “public water or sewer system” is defined as requiring connection to an existing, traditionally regulated local public utility with a defined service area, including, but not necessarily limited to, the Cheyenne Board of Public Utilities, South Cheyenne Water and Sewer District, Winchester Hills Improvement District, Town of Albin, Town of Carpenter, or Town of Pine Bluffs. “Existing” shall mean currently operational as of the adoption of this regulation.
- viii. The standards established by the Cheyenne/ Laramie County Division of Environmental Health pertaining to wastewater treatment shall be followed in all AMEC Overlay Zones.
- ix. Standards established by the State Engineer’s Office for water supply shall be adhered to.