



# LARAMIE COUNTY LAND USE REGULATIONS

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# LARAMIE COUNTY LAND USE REGULATIONS

## TITLE 3 DEVELOPMENT STANDARDS

### CHAPTER 1 STANDARDS PERTAINING TO ALL LARAMIE COUNTY

#### 3-1-100 PURPOSE

The purpose of development standards is to uphold the public health, safety and the general welfare of the community through their practice. The standards promulgate criteria for development in Laramie County. The criteria set forth practices, principles, conventions, and conduct of development in specific as well as general terms. The criteria are specifically focused to directly support the purposes of these land use regulations. Development Standards are for all permitted and conditional uses allowed in zoning districts, and apply through individual permit request, site plans, conditional uses and subdivisions. The interrelated standards of Zoning, Subdivision and Public Works Regulations apply countywide.

#### 3-1-101 PROPERTY USE

##### a. Permitted Uses

- i. A permitted use is a land use allowed within a zoning district. It includes a principal use and accessory uses. Commercial land uses as a permitted use or conditional in certain zoning districts require a commercial site plan, and approval of it, prior to the ability of being established by a building permit.
- ii. Only those uses specifically shown as a permitted use are allowed within a zoning district, unless the use is a conditional use, or the use receives a temporary use permit for a specified period of time or exists as a nonconforming use with limitations within a specific zoning district. All other uses are disallowed.

##### b. Accessory Uses

See 3-1-107 Accessory Uses, Structures and Accessory Dwelling Unit.

##### c. Conditional Uses

See 1-2-105.



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## d. Non-conforming Uses

See 1-2-106.

## e. Non-conforming Lot Sizes

See Section 1-2-107

## f. Temporary Uses

See 3-1-103 Part E Temporary Use Permit Standards

## 3-1-102 BASIC PROPERTY USE RELATED STANDARDS

### a. Lot and Property Standards

#### i. Existing Lots or Tracts

Unless otherwise specified, lots or tracts within any specific zoning district, which legally existed at the time of enactment of these regulations, shall adhere to the specific zoning district requirements, in order to be used as a building site.

#### ii. Principal Buildings – Residential

Only one residential principal building and customary accessory structures may be built on any one division of land, unless otherwise specified in these regulations. Agricultural buildings and uses defined by these regulations are exempt.

#### iii. Commercial Buildings

- A. A commercial building shall be identified for every one division of land through a site plan. Multiple commercial structures may be permitted on one (1) tract through a site plan.
- B. Any property developed in Laramie County shall be required to provide permanent, adequate, enclosed and legally permitted facilities for central water and sewer, individual well or individual septic, or as required by the Laramie County Environmental Health, State of Wyoming State Engineer's Office, State of Wyoming Department of Environmental Quality or the US Environmental Protection Agency, for the type of development proposed.

#### iv. Property Access

- A. All property shall have access for the use on that property through a public right-of-way, private road, public access easement, private access easement or by other legal means. No property owner shall deny or block the access to



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another property owners land. No property owner shall block or deny access to state lands open to the public.

- B. Alleys and/or access easements shall not be considered as a means of primary access for any nonresidential purpose.
- C. All accesses require permitting through the appropriate agency, and includes any work upgrades carried out in the right-of way through Laramie County Public Works for county roads and the Wyoming Department of Transportation for state highways.

## b. Road Naming and Site Address

Road names may be approved for Laramie County public roads and access easements by Laramie County staff or the Laramie County Commissioners through the following processes:

- i. Platting
- ii. Subdivision exemptions approved by county staff.
- iii. State statutes Title 24 process.
- iv. Board approval if it is an existing easement that affects multiple landowners and/or existing
- v. Road naming application to be reviewed by county staff if it affects only one landowner for existing access.

## c. Road Naming Rules

Road names:

- i. Shall be distinct in nature; naming that sounds like or is spelled similarly to another road is prohibited. It shall not be difficult to pronounce or spell. A different suffix shall not make the road name unique.
- ii. Shall remain the same name when it is an extension to an existing named road, when possible, determined by Public Works staff.
- iii. Shall not have two intersections with the same names.
- iv. Anytime that a street makes a directional change of approximately ninety degrees, the street name shall change. A directional change of approximately ninety degrees shall mean a horizontal curve where a reduction in the design speed is required (i.e. a sharp turn vs. a sweeping curve).
- v. Homonyms for road or street names that sound like another road or street name, are prohibited.



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- vi. Road naming is regulated by Laramie County Public Works Regulations through Title 5.

## d. Site Addressing

Site addressing is a public safety and health requirement crucial for fire, ambulance and law enforcement response. It is necessary for school bus, mail, delivery services, and other interactions which support the general welfare of Laramie County. To those purposes:

- i. A County site address number shall be assigned upon issuance of a building permit for the first permitted residential unit or commercial structure on the site. Addresses may also be assigned to other structures or parcels if necessity can be demonstrated, and the structure will not be used for human habitation. Assignment of the address for non-residential or non-commercial structures shall be approved by the Director. All addresses issued related to human habitation of residential or commercial structures under this section shall be removed if a Certificate of Occupancy is not issued per departmental permitting processes.
- ii. Addresses shall be displayed on the front of the structure as seen from the right-of-way. If the number on the structure is not visible from the right-of-way or the structure is under construction, the number shall also be displayed on a post, fence, wall or gate at the property line adjacent to the point of access to the structure from the right-of-way.
- iii. In condominium and other multi-unit structures, the number in conformance with these regulations prior shall be displayed at each entrance. However, each complex shall have only one numerical address with separate building numbers or letters and individual unit numbers or letters.
- iv. Numbers shall be a minimum of six (6) inches high and shall be of reflective material.
- v. Any numbers posted in violation of this regulation shall be removed.
- vi. A site plan may be required in conformance with these regulations prior to issuance of an address.

## e. Lot Size Requirements

See Specific Zoning District Requirements: 2-2-101 through 2-2-116.

## f. Setback Requirements

See Specific Zoning District Requirements: 2-2-101 through 2-2-116.



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## g. Setback Line Exceptions – Principal Building Only

Accessibility appurtenances (steps, ramps, and stoops) attached and projecting from the foundation are not restricted by the setback requirement. The accessibility appurtenances shall not extend into adjacent properties, easements or rights-of-way.

## h. Maximum Lot Coverage

The maximum lot coverage includes all structures, accessory buildings, parking and impervious surface measured in square feet. It is shown on the following table as a percentage of the total lot size.

Specific District	Zoning	Maximum Coverage for Residential Use as Percentage	Maximum lot coverage for Commercial Use as a Percentage	Maximum Lot Coverage for Conditional Use Class A, B and C – By method of approval
RR		30	30	No conditional uses
RRH		30	30	Class A and B methods
RRL		30	30	No conditional uses
URLD		40	40	Class A and B methods
URMD		50	50	Class A and B methods
URHD		55	55	Class A and B methods
LU		30	30	Class A, B and C methods
CB		85	85	Class C method
NB		75	75	Class B and C methods
LI		85	85	No conditional uses
HI		90	90	Class C method
P		85	85	Class C method
MUD		75	75	Class C method
PUD		By resolution	By resolution	No conditional uses



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## i. Height Limitations

The following standard, in feet, is enacted for height limitations.

For the Specific Zoning District	Applying to the Principal Building	And applying to any Accessory Structures	Or as Conditional Use for Principal and Accessory Structures Conditional Use Class A, B, and C By Method of Approval
RR	40	40	No conditional uses
RRH	40	40	Class A and B methods
RRL	40	40	No conditional uses
URLD	35	35	Class A and B methods
URMD	45	45	Class A and B methods
URHD	45	45	Class A and B methods
LU	40	40	Class A, B and C methods
CB	75	75	Class C method
NB	45	45	Class B and C methods
LI	75	75	No conditional uses
HI	100	100	Class C method
P	75	75	Class C method
MU	45	45	Class C method
PUD	Set by Resolution	Set by Resolution	No conditional uses



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AHR	Governed by FAA Standards	Governed by FAA Standards	Governed by FAA Standards
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## j. Height Limitations Exceptions

The height limitations of this regulation shall not apply to church spires, belfries, cupolas, domes not intended for human occupancy, flag poles, light poles, monuments, water towers, transmission towers, tower masts, smokestacks, chimneys, derricks, antennas, aerials, and HVAC or other equipment located on a roof, except as otherwise provided for in these regulations.

## k. Easement Restrictions

No structure is allowed within a utility easement, access easement or drainage easement. Such easements shall not be hindered from carrying out their intended purpose.

## l. Required Permits and Approvals

See Section 1-1-107.

## 3-1-103 STANDARDS CONCERNING SPECIFIC USES ON PROPERTY

### a. Nuisance

See also section 1-1-108.

### b. Garbage Disposal

Garbage is also known as trash, refuse, debris, or rubbish in this instance. No dumping of garbage shall be permitted or allowed on any land except at sites designated by the County as official trash disposal locations. This regulation does not apply to farm and ranch operations.

### c. On Site Vehicle Storage

- i. For use in storing, refurbishing and restoring vehicles, a property owner may keep on his or her property a number of vehicles in conformance with the nuisance section of these regulations.





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- ii. The outside, unscreened storage or keeping of four or more inoperable and/or unregistered vehicles, except as permitted, is considered a nuisance.
- iii. The storing, refurbishment and restoration of vehicles for others is considered a commercial operation, and all vehicles and equipment shall be located and screened with a 6-foot-tall solid fence within the appropriate zoning district

### d. Keeping Livestock on Property

Livestock shall be allowed on all lands in unincorporated Laramie County, if the following requirements are met:

- i. The maintenance of livestock is conducted in a humane manner.
- ii. The maintenance of livestock is conducted so as not to qualify as a nuisance as defined by these regulations.
- iii. The maintenance of livestock does not violate regulations concerning concentrated feeding operations.

### e. Temporary Use Permits

Temporary land use activities are considered beneficial to the community. A temporary use permit of limited duration may be issued by the Planning Department in conformance with these regulations. The regulations require that temporary uses fit within an area to ensure detrimental effects are minimized. Every temporary use permit has a finite lifespan. This subsection regulates temporary uses in all zoning districts and helps to ensure that temporary uses do not create public health or safety issues.

#### i. Standard Requirements for Temporary Uses

- A. A pre-application meeting, application, plot plan and fee payment are required for all temporary use permits.
- B. Shall be of a size to meet setbacks, be able to safely park expected customer vehicles, have space for any storage.
- C. Flashing lights are prohibited.
- D. Hours of operation are from 7am to 7pm daily.
- E. Signage is prohibited within the public right-of-way.
- F. Proposed parking shall be adequate for the use and not interfere with existing parking on the site.
- G. Water and sanitary facilities shall be located on the site, and shall be approved by the Laramie County Division of Environmental Health. Written approval from



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the Director of County Environmental Health is required if a waiver for both or either requirement is sought.

H. Information features from the Laramie County Map Server are to be used to create a plot plan for the proposed location. The plot plan is to be adequate to meet the purpose of the proposed temporary permit

## ii. Exempt Temporary Uses

The following temporary uses are exempt from these regulations.

Yard or estate sales	Church events	School events	Government events
Temporary construction offices related to a development	Laydown/storage yard/stockpile area related to public and private construction	Temporary facility for construction materials	Corporate events

## iii. Workforce Accommodation Quarters

Workforce accommodation quarters are specific to projects in remote and challenging locations, or if there is not enough housing inventory to accommodate the labor force for a project as determined by the State of Wyoming Industrial Siting Council. Workforce accommodation quarters are approved by the County Commissioners. Workforce Accommodation Quarters are prohibited with any temporary use permit.

## iv. Unsafe Temporary Uses

If any temporary use becomes dangerous or unsafe, or presents a safety hazard to the public, the Planning Department may issue a violation to correct the matter, and may revoke the permit

## v. Temporary Uses Disallowed Within Any Zoning District

Any temporary use not scaled to the property size is disallowed.

## vi. Temporary Use Lifespan

A temporary use permit is set for a limited duration to ensure a lifespan. A temporary use is allowed for up to 120 days. This applies to all applications. A site is eligible for one (1) temporary use permit per calendar year, including those proposed to be active from one calendar year to the next.



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## vii. Enforcement and Appeals of Temporary Use Decisions

- A. Violations of these standards are to be investigated by the Planning and Development Department. If it is determined that the temporary use violates these provisions, the temporary use shall cease operating. The Planning Director may grant 24 hours to remedy the violation. If the violation ceases, the temporary use permit may resume for the duration. If the violation continues the temporary use permit shall be revoked.
- B. Appeals from the decision of the Planning Department shall follow the Administrative Appeals process in 1-1-109 of these regulations.

## viii. Exclusivity and Limitations

Approval of a temporary use permit does not exempt the applicant or use from complying with the applicable requirements of Building, Public Works, WYDOT, Laramie County Environmental Health, or any other applicable requirement.

## f. Mobile Dwelling Unit and Recreational Vehicles as Dwelling or Living Quarters

### i. Temporary Residence During Construction in RR, RRH, RRL and LU Zoning Districts

Mobile dwelling units, travel trailers and recreational vehicles may be used as a temporary residence for a period of up to eighteen (18) months during construction of a residence on the same site for which the County Planning and Development office has issued a building permit. The use must be approved by the Planning and Development Director and the Cheyenne- Laramie County Division of Environmental Health at the time a building permit is applied for.

### ii. Permanent Residence in RR, RRH, RRL, and LU Zoning Districts

Mobile dwelling units, travel trailers and recreational vehicles may be used as a permanent residence in the RR, RRH and LU zoning districts. The use shall obtain zoning permit approval, and the approval of the Laramie County Division of Environmental Health. See 2-3-103 for standards.

### iii. Temporary Living Quarters in URLD, URMD, URHD, MU and PUD Zoning Districts

The use of a mobile dwelling unit or RV is prohibited in these districts.



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## g. Temporary Campgrounds

A temporary campground is a commercial land use activity allowed for up to 14 consecutive calendar days. A temporary campground shall obtain Temporary Use Permit. Standards include:

- i. It shall be a dry campground.
- ii. It shall meet the 2009 Laramie County - Cheyenne Public Health Campground Regulations.
- iii. Shall have potable water supply.
- iv. Shall have pumper or portable sanitary facilities.
- v. Shall have on-site solid waste containers.
- vi. Shall be approved by Laramie County Environmental Health prior to approval by the Planning and Development Department.

A temporary campground of any size which is five (5) days or less in existence is exempt from these regulations.

## h. Permanent Campgrounds

A permanent campground is a commercial land use activity which provides one (1) or more recreational vehicle (RV), or motorhome parking spaces for rent with on-site electric, water and sanitary sewer service hookups. Manufactured homes of any type are not allowed with a permanent campground. All RVs or motorhomes shall be connected to the on-site water, sanitary sewer and electrical hookups.

Standards include:

- i. It is a Class B Conditional Use in the LU – Land Use Zoning District.
- ii. Minimum lot size is six (6) acres.
- iii. The property lines of the permanent campground shall be a minimum of 500 feet from any residential structure, except the owner.
- iv. Each space shall have a hookup for electric, water and sanitary sewer.
- v. Shall be located upon and have access to a road which is owned and maintained by Laramie County or the State of Wyoming.
- vi. Each space shall be a minimum of 25 feet wide by 65 feet long to provide for locating the RV, onsite parking of vehicle(s), storage, and outdoor living space.
- vii. Each space is to have a gravel or crushed rock parking pad, be signed, and have easy in-out capability.



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- viii. Interior roads shall accommodate fire equipment through its construction, width and turn arounds.
- ix. There shall be an area enclosed by a solid six-foot high wooden fence for a trash disposal container.
- x. Landscaping is required along all boundary lines for a minimum width of 15 feet.
- xi. The water service is to be appropriately licensed through the State of Wyoming with a community water well to be regulated by Wyoming DEQ, the US Environmental Protection Agency or the Laramie County Environmental Health Division.
- xii. The sanitary sewer service shall be approved by the Laramie County Environmental Health Division.

### i. Home Occupations

A home occupation is a business activity carried out at home. The activity is subordinate to residential use. It is to uphold the character and livability of the neighborhood or area. These regulations recognize there are many types of businesses that can be carried out at home with little to no effect on the surrounding area.

#### i. Standard Requirements for All Home Occupations

- A. Home occupations shall comply with all applicable and specific zoning district regulations.
- B. No home occupation shall have an industrial use as provided by definition in the Laramie County Land Use Regulations.
- C. One home occupation is allowed per dwelling unit.
- D. Up to 40% of the floor space of the dwelling and/or accessory structure may be used for a home occupation.
- E. Home occupations are granted for one (1) year with required annual renewal.
- F. Home occupations within urban zoning districts are allowed one (1) nonresident employee.
- G. Home occupations in specified rural residential areas are allowed up to three (3) nonresident employees.
- H. Home occupations allowing customers or clients shall be operated between 7am and 7pm in all residential zoning districts.
- I. Outside storage for home occupations requires approval by the Planning Department in all residential zoning districts
- J. Signage is prohibited.



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- K. An application provided by the Planning Department shall be submitted by the applicant.
- L. A plot plan is to be provided as part of the application to the Planning Department.
- M. The home occupation operator is responsible for complying with all other state, local and federal requirements that may affect the home occupation.

### ii. Prohibited Home Occupations

The following list of uses are not allowed as a home occupation in any residential zoning district as well as the LU – Land Use Zoning District:

- A. Any use that must be approved by the Board of Commissioners.
- B. Any commercial use which requires a site plan.

### iii. Home Occupation Standards Which Apply To URLD, URMD, URHD, MU and PUD Zoning Districts

- A. The home occupation is a secondary use of the residence and is compatible with and not harmful to the surrounding area.
- B. Up to 40% of the dwelling and/or any accessory structure may be used for the home occupation.
- C. No outdoor storage of any type, including equipment and items for sale.
- D. One (1) nonresident employee is allowed.
- E. No vehicle mechanical or body repair shop.
- F. Sales: E-commerce, mail order or by phone.
- G. Sales: In person sales – one person at a time by appointment system
- H. Home occupations which have client visits or in person sales shall operate only from
  - I. 7am to 7pm daily
- J. No home occupation shall have an industrial use as provided by definition in the Laramie County land Use Regulations.
- K. The home occupation permit shall be renewed annually. If not renewed it automatically becomes void and may be subject to enforcement and penalty actions.

### iv. Home Occupation Standards Which Apply to RR and RRH Zoning Districts

- A. The home occupation is a secondary use of the residence and is compatible with and compatible with the surrounding area.



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- B. Up to 40% of the dwelling and/or accessory structure may be used for the home occupation.
  - C. Outdoor storage is allowed with approval by the Planning Department in the RR-12 Zoning District.
  - D. Outdoor storage shall be screened with a solid 6-foot-high fence.
  - E. Two (2) nonresident employees are allowed.
  - F. Sales: E-commerce, mail order or by phone.
  - G. Sales: In person sales – one person at a time by appointment system
  - H. Home occupations which have client visits or in person sales shall operate only from
    - I. 7am to 7pm daily.
  - J. The home occupation permit shall be renewed annually. If not renewed it automatically becomes void and may be subject to enforcement and penalty actions.
  - K. No industrial uses as defined by the Laramie County Land Use Regulations.
- v. **Home Occupation Standards Which Apply to the LU Zoning District**
- A. The home occupation is a secondary use of the residence and is compatible with the surrounding area.
  - B. Up to 40% of the dwelling and accessory structure may be used for the home occupation.
  - C. Outdoor storage is allowed with approval by the Planning Department.
  - D. Outdoor storage used by the home occupation shall be screened with a solid 6-foot-high fence or approved screening by the Planning Department.
  - E. Three (3) nonresident employees are allowed.
  - F. Sales: E-commerce, mail order or by phone.
  - G. Sales: In person sales – one person at a time by appointment system
  - H. Home occupations which have client visits or in person sales shall operate only from
    - I. 7am to 7pm daily. Alternative times may be considered by the Planning Department.
  - J. The home occupation permit shall be renewed annually. If not renewed it automatically becomes void and may be subject to enforcement and penalty actions.
  - K. No industrial use as defined by Laramie County Land Use Regulations.





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### j. Small Wind and Solar Energy Systems Serving Individual Property

- i. Small wind and/or solar system energy systems are an accessory use on all properties. A building permit with zoning approval shall be required for either type situated on a parcel of land.
- ii. A small wind energy system shall be setback from all property lines at a distance equal to its total height, or the required setback distance, whichever is greater.

## 3-1-104 PROPERTY USE INFRASTRUCTURE – WATER AND SANITATION SYSTEM STANDARDS

### a. Property with Central Water and Sewer

Property located within the South Cheyenne Water and Sewer District, or any district which provides either centralized water and sewer, or water, or sewer only, shall use those services; a septic tank system and/or well will not be allowed on the property for any use; unless specifically authorized by the South Cheyenne Water and Sewer District, or any district which provides water and/or sewer to the public.

### b. Sanitary Septic System for Residential Use

See Environmental Health Regulations.

### c. Commercial Sanitary System for Commercial Uses

See Environmental Health Regulations or South Cheyenne Water and Sewer District requirements.

### d. Individual Water Well Permit for Residential Use

See State Engineer Requirements.

### e. Community Well Requirements

See State Engineer/Wyoming DEQ. U.S. EPA Requirements.

## 3-1-105 LAND PREPARATION PERMITS FOR CONSTRUCTION

### a. Grading Permit

See Title 5





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## b. Floodplain Development Permit

See Title 5

## 3-1-106 BUILDING PERMIT AND ZONING APPROVAL, PLOT PLANS, PARCEL VIEWER PLOT PLANS, AND CONCEPT PLANS

### a. Building Permits

See Requirements, Enforcement and Violations: Sections 1-1-106 and 1-1-107

### b. Zoning Permits

See Requirements, Enforcement and Violations: Sections 1-1-106 and 1-1-107

### c. Plot Plan Requirements

The minimum requirements for a plot plan are as follows.

- i. Title Block to include: address/legal description/date of drawing.
- ii. North Arrow.
- iii. Scale of drawing (architectural or engineering scale).
- iv. Accurate location/description of property corners/property lines (a survey may be necessary).
- v. Location of all recorded easements on the property.
- vi. Location of existing and proposed buildings and building height.
- vii. Distance between all property lines to existing and proposed buildings.
- viii. Distance between proposed building, and existing buildings.
- ix. Distance to any mapped floodplain located on the property (if applicable).
- x. Identify the street or county/state road being accessed from.
- xi. Location of driveway, width and distance from nearest property line.
- xii. Location and dimensions of well and septic system (if applicable).

### d. Parcel Viewer Plot Plans

A parcel viewer plot plan uses the Laramie County Map Server to provide information. Elements include:

- i. Boundary
- ii. All structures
- iii. Access points to property
- iv. Roadways serving property



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- v. Any other appropriate information for project that can be obtained from Parcel Viewer.

### e. Concept Plans for Conditional Uses

The concept plan is used with conditional use applications. There are two components.

#### i. Narrative

- A. The goal or purpose of the project, how it is accomplished.
- B. The major milestones with a timeline.
- C. The long-term land use management of the project once completed, including required conditions of the conditional use permit if known.

#### ii. Concept Plan Map

- A. Project name, owner and consultant.
- B. Site layout showing boundaries and north arrow
- C. Identify land uses within public notice area.
- D. Location of all structures.
- E. Ingress and egress locations.
- F. Adjacent roadways serving site.
- G. Landscaping and any required buffer areas.
- H. Any site feature essential to or impacting the operation of the project.

## 3-1-107 ACCESSORY USES AND STRUCTURES

### a. Accessory Uses

An accessory use supports the principal use of the property. It provides convenience, efficiency and is of practical value. It is subordinate to the principal use. The accessory use is subordinate in its extent and purpose to the principal use. Accessory uses are located on the same tract of land or lot as the principal use and are under the same ownership. An accessory structure may be constructed on a tract only if there is a principal use.

### b. Fencing Standards

- i. No fence shall be placed within a recorded, dedicated or granted right-of-way or easement.
- ii. Fencing within a drainage easement shall be constructed to allow water to freely pass through.



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- iii. The maximum fence height along a frontage shall be four (4) feet, or seven (7) feet if it meets the required front setback.
- iv. The maximum fence height within side and rear yards shall be seven (7) feet for all residential districts, and ten (10) feet in nonresidential zone districts.
- v. Fences shall not be constructed within the sight distance triangle.
- vi. No fence shall be constructed which hinders or obstructs access to any fire hydrant, or which encroaches within a radius of three (3) feet from any fire hydrant.
- vii. Fences may be constructed above seven (7) feet for recreational uses, including tennis courts, volleyball courts, swimming pools, golf driving ranges, goals and back stops and similar uses. These fences shall conform to all other setbacks of the district in which the fence is located and shall require a building permit.
- viii. Fencing for agricultural purposes is exempt from these regulations.

Wyoming Statute 18-5-319 requires compliant fencing when property is subdivided with certain circumstances in place.

### c. Accessory Structures – Size and Permitting

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.

### d. Accessory Structures – Portable

An accessory structure which is portable or mounted on skids that is less than 200 square feet with neither electric nor plumbing service is exempt from building permits. Any portable accessory structure greater than 200 square feet is required to obtain a building permit.

### e. Accessory Dwelling Unit (ADU)

An accessory dwelling unit is a permitted use within the URLD, URMD, URHD, MU, RR, RRH, and the LU zoning districts with requirements that shall be met. It is prohibited in the RRL Zoning District.

Should an applicant desire to first build a multi-use structure on a vacant tract which contains a dwelling unit, then that structure shall be considered the principal dwelling.

Standards include:

- i. Shall be no larger in floor area than one-half of the principal dwelling in the URLD, URMD, URHD, MU and PUD Zoning Districts.



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- ii. May be the same size as the principal dwelling in the LU, RR, and RRH Zoning Districts.
- iii. May be a new structure, or a portion of it.
- iv. May be an addition to existing principal dwelling.
- v. Shall meet setbacks, parking and maximum lot coverage requirements.
- vi. Shall be connected to the South Cheyenne Water and Sewer District for water and sewer service in the URLD, URMD, URHD and MU zoning districts.
- vii. Shall receive a septic permit from the Environmental Health Division when located within the RRC, RRH or LU zoning districts, and receive necessary approvals concerning the use of a well.
- viii. With no exception, when located within the RR, RRH or LU zoning districts, an ADU shall be located on property with a minimum 10.50-acre lot size.
- ix. May have a separate address.
- x. Shall be situated on the same lot as the principal dwelling.
- xi. A principal dwelling shall be built prior to any application for an accessory dwelling unit.
- xii. Prior approval by the South Cheyenne Water and Sewer District or the Laramie County Environmental Health Division is required before any building permit is issued.
- xiii. Shall follow the requirements of the State Engineers Office or the South Cheyenne Water for water supply, as applicable.

### 3-1-108 CHILD CARE STANDARDS

#### a. Child Care Home – Class A - Standards Up to 10 Children and Child Care Home Center -Class B - Standards 11 to 15 Children

A child care home provides care from one (1) to ten (10) children within a dwelling and is known as Class A. A family child care home center provides care for 11 to 15 children within a dwelling. Both receive administrative approval. Both are a permitted use in the RR, RRH, RRL, LU, URLD, URMD, URHD, MU and PUD zoning districts subject to the following standards. Requirements and standards show in the following table:

Requirement	Class A - Up to 10 Children	Class B - 11 to 15 Children
Pre-Application Meeting	Yes	Yes
Application	Yes	Yes
Parcel Viewer Plot Plan	Yes	Yes



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Environmental Health Approval	Yes	Yes
Fire Inspection	Yes	Yes
WY DFS Approval	Yes	Yes
Planning Approval	Yes	Yes
Neighbor Notice Letter	Yes	Yes
Property Posting	Yes	Yes
75 sq. ft. outdoor open space per child enclosed by 6 ft. high solid wood fencing	Yes	Yes

### b. Child Care Center– Class C- 16 To 29 Children and Child Care Center Class D – 30 Children or More

The threshold for a child care center is providing care for 16 or more children. A child care center is allowed only within a commercial building.

Requirements and standards which show in the following table apply to Class C and Class D child care centers:

Requirement	Permitted Use	Conditional Use
Zoning District	CB, NB, PUD, and MU	Class B Conditional Use in: LU, URHD, URMD
Pre-Application Meeting	Yes	Yes
Application	Yes	Yes
Site Plan Required	Yes	Yes
Public Notice Requirements	Yes	Yes
Public Hearing with County Commissioners for site plan	Dependent upon impacts to area. Otherwise, administrative approval.	
Public Hearing with Planning Commission for conditional use and accompanying site plan		Yes



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75 sq. ft. outdoor open space per child enclosed by 6 ft. high solid wood fencing	Yes	Yes
Employee parking and drop-off area required	Yes	Yes
Landscaping requirements	Yes	Yes

### 3-1-109 PROCESS AND REVIEW STANDARDS FOR COMMERCIAL PROJECTS

#### a. General

The table which follows provides general guidance. Specific details follow:

Types →	New Site Plan	Revised Site Plan
Requirements ↓		
Shall meet all Laramie County Land Use Regulations, and all other local and state requirements	Yes	Yes
Pre-application meeting	Yes	Yes
Complete application submittal	Complete application, pre-application meeting notes, required studies, initial fee payment See subsection c	Complete application, pre-application meeting notes, required studies, initial fee payment See subsection c
Plan elements to include by type	Yes	Yes



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Legal Notice in newspaper	Only when approved by County Commissioners	No
Public Notice – property posting	Yes	Yes
Public notice – letter to area property owners	Yes	Yes
Public Hearing requirement	Only when approved by County Commissioners	No
Review and Decision	May be administrative or by County Commissioners dependent upon impact	Administrative
Certificate of Review Required	Yes	Yes
Certificate of Compliance required	Yes	Yes

### b. Pre-Application Meeting Requirement – New Site Plan and Revised Site Plan

Requirements include:

- i. The purpose of the Pre-Application meeting is to discuss a particular project and provide appropriate guidance to the applicant.
- ii. A Pre-Application is required for development actions requiring public notice. The Planning Director has the discretion to require a pre-Application meeting when guidance on any project is deemed useful.
- iii. The applicant or an agent of the applicant is to attend a pre-application meeting either in person, over the phone or virtually.



## LARAMIE COUNTY LAND USE REGULATIONS

- iv. An applicant is to use the generated Pre-Application meeting notes as part of a development action application. The notes are furnished by the Planning and Development Department.

### c. Complete Application Package for New Site Plan and Revised Site Plan

A new site plan and revised site plan application package consists of:

- i. the application signed by landowner, or evidence of the landowner's consent;
- ii. copy of pre-application meeting notes;
- iii. narrative;
- iv. site plan;
- v. traffic study (if applicable);
- vi. final drainage report (if applicable);
- vii. landscape plan (if applicable);
- viii. any information determined by these regulations, or the Planning Director as a necessity to address current conditions and possible impacts; and
- ix. initial fee payment.
- x. The application package shall be complete in order to process it as a development action.

### d. Site Plan – Types and Standards

There are two types of site plans: new site plan and revised site plan. Each has a particular review/approval process.

### e. New Site Plan

A new site plan is required for the following uses:

- i. New commercial, industrial, public, planned unit development, mixed use development
- ii. Residential multi-family development including duplex, triplex and town home development.
- iii. When a vacant structure is to be reused with demonstratable impacts upon the community
- iv. for commercial, industrial, public and residential multi-family development. Impacts include traffic, access, drainage, parking, and buffering.
- v. All conditional uses.





# LARAMIE COUNTY LAND USE REGULATIONS

## f. General Requirements for New Site Plans

- i. A pre-application meeting is required.
- ii. A complete site plan submittal includes application, fees, site plan, and required supporting documents. Review of the proposal begins when there is a complete application and when the property is posted.
- iii. Review of the site plan is managed by the Planning Staff.
- iv. Public notice requirements for administrative approval include property posting and letter to property owners in the area.
- v. For site plans to be approved by the County Commissioners legal notice for a public hearing, property posting and a letter to property owners in the area is required.
- vi. A new site plan may be approved by Planning and Building staff. The Planning Director may require that a site plan be approved by the County Commissioners if the proposed use will significantly impact the surrounding properties and area.
- vii. Site plan approval is provided by a Certificate of Review. A Certificate of Review shall be provided prior to any building permit being issued.
- viii. Prior to the Certificate of Completion being issued, a letter of certification by a Wyoming licensed Engineer or Surveyor needs to be submitted to the County certifying the grading and all drainage improvements were completed in accordance with the approved plans. In addition, the letter shall also certify that the constructed volume for the detention/retention pond (if one was required) meets or exceeds the volume required per the approved Final Drainage Report and the as-constructed volume along with the design volume shall be included in the letter for comparison.
- ix. A Certificate of Compliance for the site plan is required prior to obtaining a Certificate of Occupancy to ensure the site plan outcome was built as proposed.

## g. New Site Plan Elements

- i. Title Block with project name, address, scale used, north arrow and date of preparation.
- ii. Vicinity Map
- iii. Legal description and site address.
- iv. Current Zoning of the site.
- v. Surrounding and adjacent land uses and zoning.



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- vi. Properties across a right-of-way of 120 feet or less and 300 feet or less in the case of an Interstate Highway.
- vii. Names of property owners who share a common lot line with the site.
- viii. Names of all adjacent streets and any streets included within the site plan area. Right-of-way widths, pavement widths from curb to curb, or shoulder to shoulder and any easements pertinent to the site shall be shown.
- ix. Locations and dimensions of proposed and existing access points. Indicate existing access to be closed.
- x. Overall site dimensions.
- xi. Location and dimensions of existing or proposed outdoor storage/ display areas, including all items and equipment for immediate sale or lease including, but not limited to, vehicle sales, garden and seasonal items, farm supplies, lumber, etc.
- xii. Location and width of existing and proposed sidewalks. Note which existing sidewalks are to remain.
- xiii. Dimension, height and setbacks of existing building(s) if they are to remain on site.
- xiv. Dimension, height and setbacks of proposed building(s).
- xv. Location of nearest fire hydrant(s), if applicable.
- xvi. Location and type of trash containment proposed.
- xvii. Types of existing and proposed ground surfacing/covering.
- xviii. Number of parking spaces, parking layout with dimensions, and method of marking parking spaces.
- xix. Existing and proposed drainage arrows and contour lines.
- xx. Drainage arrows showing where offsite drainage enters the site, how drainage is directed through the site, and where drainage leaves the site.
- xxi. Depictions of where drainage enters and leaves the site.
- xxii. Proposed screening by type and height, if applicable.
- xxiii. Proposed buffering.
- xxiv. Depictions of driveway approaches, speed change lanes, utility poles, signs, sidewalks, and/or other structures or features within the right-of-way for a distance of 100 feet from either side of the site's boundaries.
- xxv. A legend that defines all the various symbols, line types, shading/hatching, etc. used in the drawing.
- xxvi. If the site plan requires detention/retention, there shall be a drainage easement established and recorded for the area encompassing the detention or retention pond. This easement shall be shown on the site plan drawing.



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- xxvii. Site distance triangles shall be shown on the site plan if there is any vertical landscape items (i.e., trees, bushes, etc.) near any of the accesses.

## h. Revised Site Plans - When Required

A revised site plan means there is an addition or change to an existing site plan which affects its operation through new structures, roads, or drainage.

## i. General Requirements for Revised Site Plans

- i. A pre-application meeting is required.
- ii. A complete site plan submittal includes application, fees, plot plan, and required supporting documents. Review of the proposal begins when there is a complete application and with property posted.
- iii. Review of the revised site plan is managed by the Planning Staff.
- iv. Public notice requirements include property posting and letter to property owners in the area.
- v. If the original site plan was approved by the County Commissioners legal notice of administrative review and approval, property posting, and letter to property owners in the area is required.
- vi. The revised site plan may be approved by Planning Staff.
- vii. The revised site plan approval is provided by a Certificate of Review. A Certificate of Review shall be given prior to any building permit being issued.
- viii. A Certificate of Compliance is required to be given prior to issuing a Certificate of Occupancy.

## j. Revised Site Plan Application Package

A revised site plan application package consists of:

- i. application signed by landowner or evidence of landowner's consent;
- ii. copy of pre-application meeting notes;
- iii. narrative;
- iv. plot plan;
- v. any information determined by the Planning Director as a necessity to address current conditions and possible impacts; and
- vi. initial fee payment.

The Planning Director may grant variances for any submittal requirements for a revised site plan based on reasonable impacts determined at the pre-application meeting.



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## k. Revised Site Plan Components

- i. Narrative explaining the revision and any supporting documentation.
- ii. Revised site plan elements are as follows.
- iii. The minimum requirements:
- iv. The area affected by the revision is shown on a plan derived from the original approval.
- v. Title Block to include: address/legal description/date of drawing/ firm name and contact information
- vi. North Arrow.
- vii. Scale of drawing (architectural or engineering scale).
- viii. Accurate location/description of property corners/property lines
- ix. Location of all recorded easements on the property.
- x. Location of existing and proposed buildings and building height.
- xi. Distance between all property lines to existing and proposed buildings.
- xii. Distance between proposed building, and existing buildings.
- xiii. Distance to any mapped floodplain located on the property (if applicable).
- xiv. Identify the street or county/state road being accessed from.
- xv. Show access/ingress points.
- xvi. Location of driveway, width and distance from nearest property line.
- xvii. Show contour lines with drainage pattern.

## l. Certificates of Review

A Certificate of Review for a Site Plan means that the plans meet all the requirements of Laramie County and that it can apply for building permits. A Certificate of Review shall be provided by Planning and Development prior to any building permit being issued.

## m. Certificates of Compliance

A Certificate of Compliance for a Site Plan means the site plan intention and all elements have been constructed in accordance with the Certificate of Review. This includes the Landscape Plan when required. A Certificate of Compliance shall be provided by Planning staff prior to a Certificate of Occupancy being issued.

Prior to obtaining a Certificate of Compliance for a Site Plan, a Wyoming licensed Engineer or Surveyor shall submit a certification letter certifying the grading, drainage, and all drainage components (i.e. drainage ditches, swales, curb & gutter, valley pans, culverts, storm sewer, detention/retention ponds, etc.) have been constructed in conformance with the approved plans and Final Drainage Report per the requirements in



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5-2-109. The letter shall also include acknowledgement that a drainage easement has been established for any detention/retention pond(s) and indicated how they were established (i.e., via plat, recorded easement document, etc.). No Certificate of Compliance or Certificate of Occupancy shall be issued until this certification letter has been submitted to the County.

### n. Temporary Certificates of Compliance

A Temporary Certificate of Compliance may be issued if there are elements by to be addressed by the site plan which do not impact public health and safety, as determined by the Planning Director. It shall be valid for up to 90 days or until weather patterns allow for the installation of landscape improvements. If there are any life safety issues on the site, shown by structures as part of the site plan land use, then no Temporary Certificate of Compliance shall be issued under any circumstance. A Temporary Certificate of Compliance shall be provided prior to any Temporary Certificate of Occupancy being given.

### o. Financial Guarantee Requirement for Site Plan Temporary Certificate of Compliance

A site plan temporary certificate of compliance shall be required to post a financial guarantee to ensure compliance with Laramie County standards. The contractor or owner is required to provide a financial guarantee of 150% of the value of the improvements. The financial guarantee shall be in any form including cash, certified check, bond or in any other form approved by the County Attorney. It shall be held in trust by the Laramie County Treasurer's Office.

### p. Landscape Plans

A landscape plan is required for all new site plans and conditional use site plans, except for unmanned facilities, or as otherwise stipulated by these regulations.

It is subject to the site plan requirements for financial guarantee as stated.

The requirements for a landscape plan are built around the historical low amount of moisture Laramie County receives, and its cold winters. Laramie County seeks sustainable landscape plans for the long term based on climate history.

There are three (3) Landscape Plan Types:

- i. Central Water: where central water system serves site.
- ii. Conservation: where no central water system serves site.



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iii. Native Species: where central water system may or may not serve site.

### q. Options – Landscape Plan Types

The following options are available for landscape plan types:

Location →	Central Water Serves Site	Central Water Does Not Serve Site
Landscape Plan Types ↓		
Central Water	Yes	No
Native Species	Yes	Yes
Conservation	No	Yes

### r. Resources for Landscape Plans

The preparation of a landscape plan may incorporate the following resources:

- Planting list from Laramie County Planning and Development.
- Planting list from Laramie County Conservation District.
- “Rangeland Plants – Wyoming Tough” from University of Wyoming Extension Service.
- “Plants with Altitude” from University of Wyoming Biodiversity Institute.
- “Conservation Trees and Shrubs for Wyoming” by USDA, available through University of Wyoming Extension Service
- Landscaping: “Recommended Shrubs for Wyoming”, from University of Wyoming Extension Service
- Any other material which the Planning Director determines provides sufficient information related to sustainable landscaping in cold winter, low moisture climates.



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## s. Landscape Plan General Requirements – For All Types

- i. A landscape plan may be prepared by a Wyoming design professional who has working knowledge for sustainable landscape projects: how to design, build and maintain for the long term.
- ii. Landscaping may be phased to match construction phases. This action may impact a certificate of compliance and a certificate of occupancy.
- iii. There shall be no display of merchandise, or storage within a landscape area fronting a street or road.
- iv. An installed landscape under these regulations is required to be maintained and is subject to enforcement actions.
- v. A property which lacks adequate space for landscaping due to setback requirements or other practical reasons may initiate a written request to Planning and Development outlining the rationale for an exemption. The Planning Director may grant the administrative exemption based upon the rationale presented, or direct that an alternative landscape plan be prepared.
- vi. An alternative landscape plan may be provided: if the applicant demonstrates that it is well integrated with surrounding land uses, meets or exceeds the requirements of these regulations, or that the regulations as written, would not allow reasonable use of the property. An alternative landscape plan proposal shall be provided to Planning and Development prior to submitting a site plan application package. The Planning Director may approve the alternative proposal based upon the written rationale presented by the applicant.
- vii. Buffering and screening techniques may be required dependent upon location and may increase setback requirements.

## t. Elements for All Landscape Plans

- i. Appropriate contact information for developer, owner and person preparing plan.
- ii. Scale with north arrow.
- iii. All necessary project data required for informed decision-making.
- iv. All plant material is to identified and shown at mature size
- v. Legend for all plant material.
- vi. Location of irrigation systems.
- vii. Any storm management features.
- viii. Any proposed site amenities.
- ix. Calculations as necessary.





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## u. Central Water Landscape Plan

A Central Water Landscape Plan shall only be used and situated on a site served by a central water system. It uses adaptive species.

## v. Native Species Landscape Plan

A Native Species Plan may be used and situated on a site which is served by central water, or may not be served by central water. It uses species native to the western United States with plantings that will grow and thrive in the Laramie County climate.

## w. Requirements: Central Water Landscape Plan and Native Species Landscape Plan

- i. The required landscaped area is the land in square footage which remains after maximum lot coverage.
- ii. Maximum lot coverage is shown by the following table. Landscaping by a conditional use may increase required landscape area (exceptions after table):

Specific District	Zoning	Maximum Coverage for Residential Use as Percentage	Lot for Use as	Maximum lot coverage for Commercial Use as a Percentage
RR		30		30
RRH		30		30
RRL		30		30
URLD		40		40
URMD		50		50
URHD		55		55
LU		30		30
CB		85		85
NB		75		75
LI		85		85
HI		90		90
P		85		85
MUD		75		75
PUD		By resolution		By resolution





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iii. The following exceptions apply:

- A. A development consisting of the following residential structures types shall have a minimum of 20% of the of the project area as the required landscape area. The types are duplex, triplex, multi-family structure, or townhouse, to be constructed as a single type or a combination of types
- B. Areas set aside for a centralized ADA compliant play area, playground or community gathering area count toward the 20% required landscape area.
- C. A Planned Unit Development required landscape area is capped at 15%.
- D. A mixed commercial/residential development required landscape area is capped at 10%; either stand alone or as a Planned Unit Development.

### x. Trees, Shrubs and Ground Cover – At time of planting

- i. Adaptive species shall be used.
- ii. A mix of coniferous and deciduous trees shall be used:
  - A. A minimum of 25 percent of frontage trees shall be coniferous.
  - B. A minimum of 25 percent of internal trees shall be coniferous.
  - C. Deciduous trees shall be at least five (5) gallons in size and one (1.0) inch caliper.
  - D. Coniferous trees shall be a minimum of six (6) feet tall.
- iii. Larger trees by caliper may be planted.
- iv. Cottonwood (*Populus deltoides*) and aspen (*Populus tremuloides*) trees shall be allowed only in addition to required trees.
- v. Trees or shrubs may be grouped or clustered to aid in overall growth and health, provided that their placement does not cause drifting snow in roadways or duly interfere with parking.
- vi. Frontage trees shall be placed between the building and the road right-of-way, but not more than fifty (50) feet from the property line adjacent to the road right-of-way. Shrubs and ground cover are also allowed along the frontage area.
- vii. Trees, shrubs or ground cover may be placed anywhere in the internal landscape area, provided that they do not interfere with any drainage, utilities, emergency access, existing or proposed easements, or the ability to safely park a vehicle.
- viii. Plantings along the property frontage shall not interfere with visibility at access/ingress driveways.
- ix. New shrubs planted are to be a minimum of 2 feet tall.
- x. Planting Guide for trees, shrubs and ground cover for Central Water Landscape Plan and Native Species Landscape Plan:



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Tree Type		Quantity	Point Value
Existing mature tree		1	3
New Deciduous: < 30-foot mature canopy: Minimum caliper 1.0"		1	2
New Deciduous: > 30-foot mature canopy: Minimum caliper 1.0"		1	1
New Ornamental > 30-foot mature canopy: Minimum caliper 1.0"		1	2
New Ornamental < 30-foot mature canopy: Minimum caliper 1.0"		1	1
New Evergreen at time of planting			
8 ft. height		1	3
6 ft. height		1	2
Shrub Type		Quantity	Point Value
Existing		1	3
New Deciduous - Minimum of 2-gallon container		1	2
New Evergreen - Minimum of 2-gallon container		1	2
Ground Cover	Quantity	Point Value	
Kentucky Bluegrass Sod	Per 500 square feet	.25	
Seeded: Dryland, Riparian, Native Species	Per 500 square feet	.75	
Ornamental Grasses – 1 Gallon Container	1	1	
Ornamental Grasses – Native to western United States – 1 Gallon Container	1	2	
Ornamental Grasses meeting most current USDA hardiness zone planting zone for Laramie County – 1 gallon container	1	3	
Picnic table or park bench	1	2	
Designated permeable pathway	Per 100 square feet	3	



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Drainage basin	Entire square footage of drainage basin	Subtracted from required landscape area and plantings count toward necessary approval points
Required buffer area meeting all requirements	Entire square footage of required buffer area	Subtracted from required landscape area and plantings count toward necessary approval points

### y. Approval Points Requirements: Central Water Landscape Plan and Native Species Landscape

#### i. Central Water Landscape Plan Approval Points:

Square Footage to be Landscaped	Points Needed for Approval
Up to 10,000 square feet	80
10,001 to 20,000	120
20,001 to 49,999	240
50,000 or greater	400

#### ii. Native Species Landscape Plan Approval Points:

Square Footage to be Landscaped	Points Needed for Approval
Up to 10,000 square feet	60
10,001 to 20,000	80
20,001 to 49,999	180
50,000 or greater	300

### z. Conservation Landscape Plan

A Conservation Landscape Plan provides wind rows of trees and plants. It is utilized by the Laramie County Soil Conservation District throughout Laramie County. The focus of



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the plan is to use as little water as possible for the long term. It is meant to be used in areas where there is no central water system.

The following requirements apply to a Conservation Landscape Plan:

- i. The landscape plan is one prepared by the Laramie County Conservation District or by others using the Conservation District Guidelines.
- ii. The landscape plan is focused upon providing windbreaks through plantings of trees and other material.

## aa. Buffering Standards

Buffering is required unless otherwise specified by these regulations. When a more intense land use is to be adjacent to a less intense land use, or zoning district, a buffer is required. Buffering methodology counts toward necessary approval points. The methodology acts as a cushion to mitigate impacts the more intense land use may have on the adjacent less intensely used, or zoned property.

- i. Buffering includes yard width and materials installed within the buffer area. A buffer area may increase setback requirements, dependent upon the specific zoning district standards.
- ii. The buffer area is a minimum of 15 feet wide in all zoning districts.
- iii. Evergreen trees or shrubs planted shall be capable of thriving in the Laramie County climate.
- iv. A buffer area consists of one of the following:
  - A. A 6' tall solid privacy fence: wood plank, concrete, block or brick.
  - B. A 6' high earthen berm with ground cover capable of keeping the berm intact.
  - C. A berm and solid fence at least 6' tall.
  - D. One (1) evergreen tree every 10' the length of the buffer yard, at least 6' tall at time of planting.
  - E. One evergreen shrub every 6' the length of the buffer yard to be a minimum of 6' tall at maturity and at least 1' tall at time of planting.

## bb. Financial Guarantee Requirements

A financial guarantee is required when landscaping is not completely installed at the time a Certificate of Compliance is requested. A financial guarantee equal to the cost of materials and labor shall be provided to Laramie County, and which is deemed acceptable by the Laramie County Attorney's Office, prior to a Certificate of Compliance being issued.



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## cc. Parking Requirements

### i. General

- A. Land use and parking go hand in hand. Different land uses have different amounts, layout and circulation for parking and delivery services on a particular site. Laramie County aims for land use projects to include the parking amount and layout which is appropriate, safe and efficient.
- B. Required ADA Standards for parking shall be met.
- C. Access from and egress to public roadways shall meet Laramie County Public Works requirements and/or Wyoming Department of Transportation requirements.
- D. Parking shall be located on private property, but not within a shared private access easement serving more than one property.
- E. All property having access to a County Road or State Highway shall have parking located on site.
- F. Development projects shall consult with and use the latest ITE Parking Generation Manual Edition to determine an appropriate amount for parking and loading zones, and its safe layout.
- G. Where and when possible, development projects are encouraged to develop joint parking agreements for efficient land use and mutual benefits.

### ii. Single Family Residential Use: single family, duplex, triplex, manufactured home, accessory dwelling units

- A. Parking shall not be located within a public right-of-way unless the roadway is designed for on street parking and shall not be within a private access easement serving more than one property.
- B. One parking space is required.

### iii. Two or more residential units within same structure

- A. At least 1.5 parking spaces are required per unit.
- B. ADA Parking Standards shall be met.
- C. Parking shall be on private property, and shall not be located within a public right-of-way.

### iv. Commercial Projects

- A. The development project engineer of record shall determine the amount of parking, loading areas, safe layout and configuration, and the means of ingress



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and egress by consulting and using the latest ITE Parking Generation Manual Edition.

- B. Parking and loading areas shall have proper drainage.
- C. Parking and loading areas shall have an all-weather surface of gravel, asphalt, concrete, crushed base or similar material.
- D. Parking and loading areas shall be located with ingress and egress that minimizes traffic congestion.
- E. Parking shall meet required ADA parking standards.
- F. Parking shall be on private property, and shall not be located within a public right-of-way or shared access easement serving two properties or more.

## dd. Signs

### i. Purpose

These regulations encourage the effective use of signs, and to uphold the safety and general welfare of the Laramie County community.

### ii. Signs In Place

Signs that have been built and are in place at the time these regulations are adopted are considered legal nonconforming structures or uses and are allowed to be continued, subject to these rules on nonconforming structures.

### iii. General Provisions

- A. All signs require a building permit and zoning approval issued by Laramie County.
- B. There shall be no private signs within the right-of-way of any publicly dedicated roadway. Only official traffic signs, traffic devices and street pole naming signs are allowed within the right-of-way, unless otherwise specified within these regulations.
- C. Abandoned signs shall be removed within 30 days after notification from Laramie County.
- D. Every sign shall be kept in good repair and not present a safety hazard. Should there be a safety hazard Laramie County may order the removal of the sign at the expense of the Owner.
- E. No sign shall violate the Sight Vision Triangle.

### iv. Exempt Signs

- A. Traffic control signs and street naming poles



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- B. Historical markers
- C. Cornerstones
- D. Window signs
- E. Public notice signs
- F. Holiday decorations
- G. Flag of any nation or a political subdivision of it
- H. Murals which do not present obvious advertising for business on property
- I. Public art which does represent obvious advertising for business on property
- J. Religious symbols

## v. Temporary Signs

The following temporary signs are exempt from permitting. Unless otherwise noted, one (1) sign shall be allowed per property street frontage:

- A. Real estate signs may be posted during the time the property is advertised. It shall be removed within ten (10) days after execution of an agreement concerning the property.
- B. Temporary political signs as defined, provided such signs shall be removed within ten (10) days following such election or referendum. Political signs erected for primary campaigns may remain in place between elections but must be removed within ten (10) days after the general election. There shall be no limitations on the number of signs posted provided that signs do not interfere with traffic or pedestrian safety or violates any other provision of this regulation. Signs shall not be within the sight vision triangle.
- C. Temporary signs erected in connection with property development, provided the sign be removed within ten (10) days after the last structure is occupied. The sign shall be no larger than 100 square feet.
- D. Temporary signs advertising special events of a commercial or non-commercial nature provided signs are non-illuminated and be displayed no longer than 60 days.
- E. Temporary signs of contractors and artisans displayed during the period work is performed on the property, provided there is one sign per contractor or artisan, and all signs are removed upon completion of the work.
- F. Temporary signs advertising the following, provided no signs exceeds four (4) square feet:
  - 1. Yard or garage sale signs, provided signs are posted no earlier than one (1) week prior to the sale and removed within one (1) day of the end of the sale.



## LARAMIE COUNTY LAND USE REGULATIONS

2. Signs advertising the sale of a vehicle, provided that no more than two (2) vehicles are advertised at one time on the same site. One (1) sign per vehicle is allowed.
3. Signs advertising an event, provided the signs are removed within one (1) day after the event.

### vi. Prohibited Signs

- A. Any sign, due to its location, color, size or placement which interferes, or may be confused with the functioning or purpose of a traffic sign or traffic control device.
- B. Any illuminated sign which gives off rotating or intermittent light beams at a brightness level or velocity which detracts from a motorists' vision for safe driving.
- C. Signs which consist of animation and/or emit sound.
- D. Video signage is prohibited.
- E. Signs containing strobe lights.
- F. Any sign which inherently presents danger for a vehicle, pedestrian or bicyclist.

### vii. Sign Area

The total square footage of signs is by zoning district for ground, freestanding or pole, building, canopy, roof or projecting types, based upon road frontage:

Road Frontage	RR, RRH	URLD, URMD, URHD	LU	CB, NB, LI, HI, MU, P, PUD
Up to 100'	40	30	60	300
101' to 200'	50	40	90	450
More than 200'	60	50	120	600

### viii. Free standing signs

- A. One (1) pole sign is allowed per use. A pole sign shall be no higher than 100 feet measured from ground level. It shall not extend into the right-of way.





## LARAMIE COUNTY LAND USE REGULATIONS

- B. One ground sign is allowed per use. It shall be set back from all property lines at least five (5) feet, or a distance which does not interfere with sight visibility at an intersection or the driveway(s) of the property.
- ix. **Building signs**
  - A. Wall, canopy or projecting signs shall not create a safety hazard.
  - B. Roof signs shall be no higher than the maximum height limit within each zoning district.
- x. **Incidental signs**
  - A. Incidental signs for directional use, parking, entrance and exiting, special promotions and events are not counted toward the allowable square footage for signage.
  - B. Incidental signs are prohibited from being in the right-of way.
  - C. Incidental signs shall not constitute a traffic hazard.
- xi. **Billboards**
  - A. Billboards, by location, subject to Wyoming Department of Transportation Regulations, shall follow those rules and procedures.
  - B. Billboards along County maintained roads shall be located only within the Land Use – LU Zoning District and be no larger than 300 square feet.
- xii. **Electronic message centers**
  - A. Shall have no strobing effects.
  - B. Shall have automatic dimming capability for night time hours in residential areas.
- xiii. **Miscellaneous sign types**
  - A. Banner signs shall not be placed or lean into a public right-of-way.
  - B. Inflatable signs shall not be placed or lean into a public right-of-way.
- xiv. **Calculation of Sign Area**
  - A. The visual boundary of the message shown within a background.
  - B. If there is no visual boundary then the average height of the words is used.
  - C. If a sign is doubled-faced then only face is counted.



# LARAMIE COUNTY LAND USE REGULATIONS

## xv. Administrative Adjustments

An administrative adjustment allowing for an increase in total square footage allowed by up to 10% is permissible within the standards set by Section 1-2-103.

## ee. Outdoor Lighting

### i. Purpose

Outdoor lighting is a necessity for many uses to keep activities, people, vehicles and property safe and secure. While it is a necessity outdoor lighting shall limit the effects of light pollution and light trespass.

### ii. Applicability

Outdoor lighting standards apply to all site plans.

### iii. Standards

- A. Outdoor freestanding lighting fixtures shall be full cutoff luminaries. There shall be no direct uplight or lights that project or are aimed outward. All lighting fixtures shall be pointed/aimed down, at a 90-degree angle from the ground surface.
- B. Lighting fixtures on buildings of any type shall mitigate glare on any adjacent property and shall be pointed/aimed down – at a 90-degree angle from the ground surface. No light fixture shall project light outward or upwards so no light is projected onto adjacent property.

### iv. Exemptions

- A. Traffic signs and traffic control devices.
- B. Flag of the United States and Wyoming
- C. Agricultural operations

## ff. Infrastructure Requirements

Development projects are required to meet all Public Works Public Infrastructure Regulations as applicable. This includes grading, drainage, grading, floodplain regulations and road standards. See Title 5.



# LARAMIE COUNTY LAND USE REGULATIONS

## 3-1-110 STANDARDS FOR SPECIFIC COMMERCIAL USES – A THROUGH E

### a. Adult Entertainment Businesses

#### i. Purpose

It is the purpose of this section to regulate adult sexually oriented businesses to promote the health, safety, and general welfare of the citizens of Laramie County and to establish reasonable and uniform regulations to prevent the adverse secondary effects and deleterious location and concentration of adult entertainment businesses within Laramie County. The provisions of this regulation have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative material, including sexually- oriented materials. Similarly, it is not the intent nor effect of this regulation to restrict or deny access by adults to sexually oriented materials protected by the First Amendment or to deny access by the distributors and exhibitors of sexually-oriented entertainment to their intended market. It is not the intent nor effect of this regulation to condone or legitimize the distribution of obscene material.

#### ii. Location of Adult Entertainment Establishments

- A. Location of an adult entertainment establishment is within the LU – Land Use Zoning District as a Conditional Use, when in conformance with the following distance requirements. No adult entertainment establishment shall be operated or located within a 1,000-foot radius of the following:
  - 1. another existing adult entertainment establishment;
  - 2. any church or place of religious worship;
  - 3. any school, public or private, or a state licensed daycare center; or
  - 4. the property line of any lot or property which is forty (40) acres or less and is devoted to residential use
- B. The above distance limitations shall be determined by measurement from the nearest customer entrance of the proposed or existing adult entertainment establishment to the lot, tract or parcel of the use specified immediately above. The measurement is to be conducted in a radial fashion of 1,000 feet.
- C. In addition to the above, no adult entertainment establishment shall be operated or located within 2,000 feet of any residence. which is located on a lot larger than forty (40) acres. This distance limitation shall be conducted in a radial fashion by measurement from the nearest customer entrance of the



# LARAMIE COUNTY LAND USE REGULATIONS

proposed or existing adult entertainment establishment to nearest exterior part of the residence.

## iii. Signage

- A. All adult entertainment establishments shall comply with the provisions of these zoning regulations regarding the type, usage, construction of, and placement of signs. Further, signs for adult entertainment establishments shall not contain any emphasis (whether by movement, picture, or otherwise) on matter relating to adult entertainment as defined herein.
- B. To protect minors from exposure to obscene material, any business providing adult entertainment or adult material shall have in place at each entrance to such business a sign no larger than one square foot in size that states that persons under 18 years of age shall not be admitted.

## iv. Adult Booths

All adult entertainment establishments which contain one or more adult booths shall comply with the following standards:

- A. The adult entertainment establishment shall be configured in such a manner that there is an unobstructed view from a manager's or employees' station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. The view required in this subsection must be by direct line of sight from the manager's or employees' station.
- B. At least one (1) employee shall be on duty at all times that any patron is present inside the adult entertainment establishment.
- C. All adult booths shall remain unobstructed by any doors, curtains, partitions, walls, merchandise, display racks or other materials and, at all times, no patron shall be permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted.
- D. No adult booth may be occupied by more than one person at any time.
- E. No openings of any kind shall exist between adult booths.
- F. No employee or owner of an adult entertainment establishment shall knowingly, or with reasonable cause to know, permit or allow a patron to commit in the adult entertainment establishment an act of public indecency as set forth in Wyoming Statute 6-4-201.



# LARAMIE COUNTY LAND USE REGULATIONS

## v. Illumination

All adult entertainment establishments shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than five-foot candles as measured at the floor level. This level of illumination shall be maintained at all time that any patron is present in the adult entertainment establishment.

## vi. Restrooms

Restrooms in any adult entertainment establishment shall not contain video viewing or contraceptive vending machines.

## vii. Hours of Operation

No adult entertainment establishment shall be open for business at any time between the hours of 1 a.m. and 8 a.m., Monday through Saturday, or between the hours of 1 a.m. and noon on Sunday.

## viii. Minors

No person under the age of eighteen (18) shall be permitted i. in any adult entertainment establishment; or, ii. to purchase goods or services at an adult entertainment establishment; or, iii. to work at an adult entertainment establishment as an employee.

## b. Amusement, Entertainment, and Recreation Facilities

A commercial outdoor/indoor amusement, entertainment and recreation facility is a land use with equipment, outdoor space and structures devoted to games, sports, and entertainment with food and motel facilities available for the public. Such facilities:

- i. Shall be located within one-mile of an existing interstate with property frontage along a State or County Road.
- ii. Shall have a minimum size of 20 acres.
- iii. Shall meet all stated septic system and water well requirements which apply.
- iv. Operational hours for outdoor amusement may be subject to conditions.
- v. All parking for customers, guests, employees and deliveries are determined by its capacity and shall be located on the property.
- vi. One on site sign pole shall be allowed along the road frontage advertising the facility; at no higher than 100 feet and no larger than 200 square feet for visibility



## LARAMIE COUNTY LAND USE REGULATIONS

- purposes; may be lit, but shall have no blink or animated lighting, and be engineered and constructed to meet Building Code requirements.
- vii. Commercial Site Plan shall be completed and approved by the Board of County Commissioners through the public notice and hearing process.
  - viii. A traffic study shall be completed as part of the Commercial Site Plan to determine if a Developer Agreement is necessary due to impacts to County Roads, as required through Public Works standards.
  - ix. Access points to the property are determined by Laramie County or WYDOT, and shall be located and constructed according to the respective standards.
  - x. A drainage study and plan shall be completed as part of the Commercial Site Plan.
  - xi. A landscape plan shall be completed as part of the Commercial Site Plan.
  - xii. Landscaping requirements shall be met
  - xiii. The project may be phased, but every phase shall meet all standards and is subject to a Commercial Site Plan as well as the public notice and hearing process.
  - xiv. The Planning Director has the discretion for the Commercial Site Plan to be reviewed with a recommendation to the County Commissioners by the Planning Commission through the public notice and hearing process.
  - xv. All applicable Zoning, Subdivision, Building Code, Public Works, Environmental Health, as well as with all other applicable local, state and federal requirements shall be adhered to.

### c. Animal Clinics

- i. If stated within the zoning district, it shall meet the minimum lot size requirement for the zoning district in which it is located.
- ii. All planned client/customer parking shall be off-street parking.
- iii. All holding/overnight areas for animals being treated shall be located within a structure.
- iv. When, and as required, the facility shall obtain the necessary approvals from the Laramie County Environmental Health Division prior to approval.
- v. Shall have landscaping.
- vi. The use shall adhere to all other zoning district standards and applicable local and state requirements.

### d. Assisted Living Facilities – Social and Custodial Care

- i. Shall be served only with central water and sewer service in the urban residential zoning districts.



## LARAMIE COUNTY LAND USE REGULATIONS

- ii. Shall have the written approval for a sanitary system from the Laramie County Environmental Health Division, or other appropriate agency prior to approval in rural zoning districts.
- iii. Shall demonstrate that a water source is available from the appropriate state agency prior to approval.
- iv. An assisted living facility serving four (4) or less people within a single-family dwelling is a use by right within all zoning districts which allow for single-family use.
- v. An assisted living facility proposed as a duplex, multi-family complex, townhome or apartment complex is allowed as a use by right in all zoning districts permitting those residential uses.
- vi. Site plan requirements apply to all commercial assisted living facilities, except those located within a single-family residence.
- vii. An assisted living facility which provides custodial care is subject to site plan requirements.
- viii. An assisted living facility which provides skilled nursing with focused custodial or palliative care is a commercial use and may be located within commercial zoning districts.

### e. Bed and Breakfasts

- i. Shall only be located within an existing or new single-family dwelling.
- ii. The owner must live on-site.
- iii. A bed and breakfast shall have no more than two (20) guest rooms.
- iv. It is subordinate to the principal use and shall not change its character or the character of the area.
- v. In any area not served by central water and sewer, the bed and breakfast shall have the necessary approvals for a sanitary system and water supply prior to approval.

### f. Confined Animal Feeding Operations – CAFO

- i. These regulations are promulgated by authority of W.S. 16-3-103, W.S. 18-5-201, and W.S. 35-11-302(a)(ix).
- ii. These regulations are intended to promote the public health, safety, and general welfare of Laramie County, specifically to address pollution of ground and surface water, minimization of odors for public health concern, and minimization of pathogens and vectors capable of transporting infectious disease. Data for this tool was selected from the current Nebraska Odor Footprint Tool using the most similar





## LARAMIE COUNTY LAND USE REGULATIONS

weather area to Laramie County (The Panhandle Region). If a species type and type of facility is not listed the applicant shall provide data to the County on how that species correlates to a listed species and odor emission number.

- iii. All concentrated feeding operations require a Class C Conditional Use approval prior to operation and DEQ approval when applicable. Applicant shall provide maps and documentation on how they derived at the setback for Laramie County review. Mailed notice by Laramie County shall be to all property owners within 1 mile of the parcel boundary that the CAFO will be sited.
- iv. For the purposes of this article, a concentrated feeding operation is any housed facility, including any lagoon and other waste treatment facilities associate therewith, wherein livestock are confined, fed and maintained for a total of forty-five (45) consecutive days or more in any twelve (12) months, and the feed lot or facility is designed to confine an equivalent of 1,000 or more animal units. Please refer to WYDEQ Appendix G – Criteria for determining a concentrated feeding operation and additional requirements applicable to new and existing concentrated animal feeding operation to see if your facility qualifies as a CAFO.
- v. Setbacks Rules
  - A. All structures housing livestock, or the waste treatment works and lagoons associated therewith, shall adhere to the following setback requirements of Laramie County by using the odor footprint tool included in this section. Required setback distances are to any residential use, commercial or industrial facility, or church, school or any other facility operated and/or facility utilized by the general public located at the time of CAFO application unless they have written consent from the owner, school board or municipality along with DEQ approval if required. Required setback distance shall be taken from the outer edge of the CAFO facility and be determined by the odor footprint tool or 1 mile whichever is greater. Any facility with a scaled odor emission rate of over 40 must provide an odor setback distance designed by a professional engineer.
  - B. An annoyance free 98% curve will be used.
  - C. Odor Footprint Tool Information Worksheet and Odor Tables 1-6 follow.





# LARAMIE COUNTY LAND USE REGULATIONS

## 1. Odor Footprint Tool Worksheet 1: Estimating Setback Distances Using the Odor Footprint Tool

### ESTIMATING SETBACK DISTANCES USING THE ODOR FOOTPRINT TOOL

Worksheet for Calculating Separation Distances for a Particular Animal Production Site

Project description: \_\_\_\_\_ Location: \_\_\_\_\_  
 \_\_\_\_\_ Region: \_\_\_\_\_

GENERAL INFORMATION FOR BASE PLAN						INFORMATION FOR ODOR CONTROL OPTION		
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I
Source Facility	Plan Dimensions (e.g. ft x ft)	Plan Area (sq. ft.)	Odor Emission Number (OU/s-ft <sup>2</sup> )	Odor Control Factor	Scaled Odor Emission Rate (x 10 <sup>5</sup> OU/s)	Odor Control Practice Being Considered	Odor Control Factor	Scaled Odor Emission Rate (x 10 <sup>5</sup> OU/s)
<i>Describe</i>	<i>Show</i>	<i>Calculate</i>	<i>Tables 1 &amp; 2</i>	<i>Table 3</i>	<i>C x D x E + 1,000,000</i>	<i>Describe</i>	<i>Table 3</i>	<i>F x H</i>
1)								
2)								
3)								
4)								
5)								
Total scaled odor emission rate = Sum of values in Column F						Total scaled odor emission rate = Sum of values in Column I		
Annoyance-Free Percentage Circle value chosen by you or by community 90 94 96 98 99 %						Directional Setback Distances (miles or fraction thereof) Locate using set of setback curves for region		
						N / NE	E / SE	S / SW
Base separation distance Read off of regional curves								
Applicable terrain factor From Table 4								
Adjusted separation distance Base distance x Terrain factor								

Prepared by: \_\_\_\_\_ Date prepared: \_\_\_\_\_



# LARAMIE COUNTY LAND USE REGULATIONS

## 2. Odor Table 1: Odor Emission Numbers for Animal Housing Units

TABLE 1. ODOR EMISSION NUMBERS FOR ANIMAL HOUSING UNITS

SPECIES	TYPE/STAGE OF PRODUCTION	TYPE OF FACILITY	ODOR EMISSION NUMBER
CATTLE	BEEF	DIRT/CONCRET LOT (AREA IS SELDOM DRY)	20
		DIRT LOT (AREA IS REGULARLY DRY)	5
	DAIRY	SCRAPED FREESTALL BARN	30
		SLATTED-FLOOR BARN	
		LOOSE HOUSING, SCRAPED	
		TIESTALL BARN	
SWINE	GESTATION	DEEP-PIT BUILDING	245
		SHALLOW-PIT BUILDING, (E.G PULL PLUG SYSTEM)	145
	FARROWING	SHALLOW-PIT BUILDING, (E.G PULL PLUG SYSTEM)	70
	NURSERY	DEEP OR SHALLOW PIT	205
	FINISHING	DEEP-PIT BUILDING	165
		SHALLOW-PIT BUILDING, (E.G PULL PLUG SYSTEM)	95
		HOOP BARN, DEEP-BEDDED & SCRAPED	20
		CARGILL/OPEN FRONT, SCRAPE	
		LOOSE HOUSING, SCRAPED	55
		OPEN CONCRETE LOT, SCRAPE	
POULTRY	BROILER	FLOOR-RAISED ON LITTER	10
	TURKEY	LITTER	10
HORSE	BOARDING	DIRT LOT (AREA IS REGULARLY DRY)	2

## 3. Odor Table 2: Odor Emission Numbers for Manure Handling Facilities

TABLE 2. ODOR EMISSION NUMBERS FOR MANURE HANDLING FACILITIES

TYPE OF FACILITY		ODOR EMISSION NUMBER
MANURE STORAGE FACILITY	EARTHEN BASIN	65
	STEEL OR CONCRETE TANK, ABOVE OR BELOW GROUND	135
	CRUSTED STOCKPILE	10



# LARAMIE COUNTY LAND USE REGULATIONS

## 4. Odor Table 3: Odor Control Factors

TABLE 3. ODOR CONTROL FACTORS

ODOR CONTROL TECHNOLOGY		% ODOR REDUCTION	ODOR CONTROL FACTOR
NO SUPPLEMENTAL ODOR CONTROL OF IMPLEMENTED ON THE FACILITY		NONE	1
BIOFILTER USED TO TREAT AIR FROM EXHAUST FANS	FULLY MECHANICALLY VENTILATED FACILITY; BIOFILTER TREATS 100% OF EXHAUST AR	90	0.1
	MILD-WEATHER AIRFLOW IS PROVIDED BY FANS; BIOFILTER TREATS ONLY AIRFLOW FROM MINIMUM VENTILATION FANS	60	0.4
	BIOFILTER TREATS ONLY AIRFLOW FROM MINIMUM VENTILATIONS FANS	30	0.7
OIL SPRINKLING USED TO CONTROL DUST WITHIN BUILDING		20	0.8
IMPERMEABLE COVER		90	0.1
GEOTEXTILE COVER (AT LEAST 2.4 MM THICK)		50	0.5
STRAW OR NATURAL CRUST ON MANURE	8" THICK	70	0.3
	6" THICK	60	0.4
	4" THICK	50	0.5
	2" THICK	40	0.6



# LARAMIE COUNTY LAND USE REGULATIONS

## 5. Odor Table 4: Terrain Adjustment Factors

TABLE 4. TERRAIN ADJUSTMENT FACTORS

TYPE OF AREA	DESCRIPTION OF TOPOGRAPHY BETWEEN SOURCE AND RECEPTORS	TERRAIN FACTOR
FLAT TERRAIN	DEFAULT SCENERIO. MINIMAL CHANGE IN TOPOGRAPHY EXISTS. USE WHENEVER THE SITUATION DOES NOT FIT INTO ANOTHER LISTED CATEGORY OR THE LOCAL TOPOGRAPHY IS NOT KNOWN	1
UNCONFINED, LOW-LYING AREA	RECEPTORS ARE LOCATED DOWN-SLOPE OF THE SOURCE (BELOW 2% GRADE LINE FROM SITE) WITHOUT TOPOGRAPHY THAT WOULD CONFINED ODORS IN THE AREA.	1.2
CONFINED AIR DRAINAGE ZONE	RECEPTORS ARE SITUATED DOWN-SLOPE OF THE 2% FALLING GRADE LINE FROM THE SOURCE - WITHIN A VALLEY HAVING CONFINING SIDEWALLS THAT WILL RESTRICT THE DISPERSION OF ODORS	1.2-2.0*
ROLLING TERRAIN	UNDULATING COUNTRY BETWEEN SOURCE AND RECEPTOR	0.9
HIGH RELIEF OR INTERVENING TERRAIN	RECEPTOR IS AT A HIGHER ELEVATION THAN THE SOURCE (GREATER THAN 10% UPSLOPE FROM SITE) OR SIGNIFICANT HILLS AND VALLEYS ARE PRESENT BETWEEN THE SITE AND RECEPTOR	0.7

\* VALUE DEPENDS ON THE DEGREE OF CONFINEMENT PRESENTED: THE STEEPNESS OF THE VALLEY AND CONFINING WALLS, THE WIDTH OF THE VALLEY, AND THE CONTINUITY OF THE CONFINING FEATURES SHOULD BE CONSIDERED IN SELECTING AN APPROPRIATE VALUE.

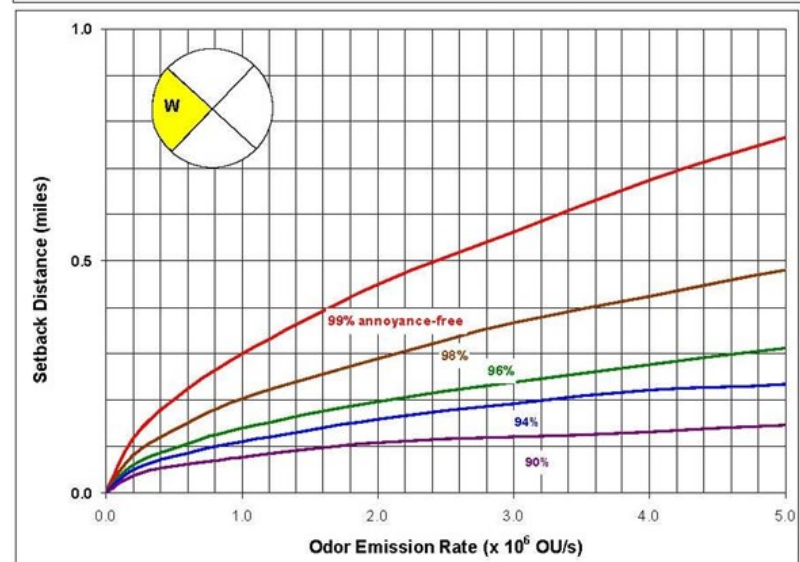
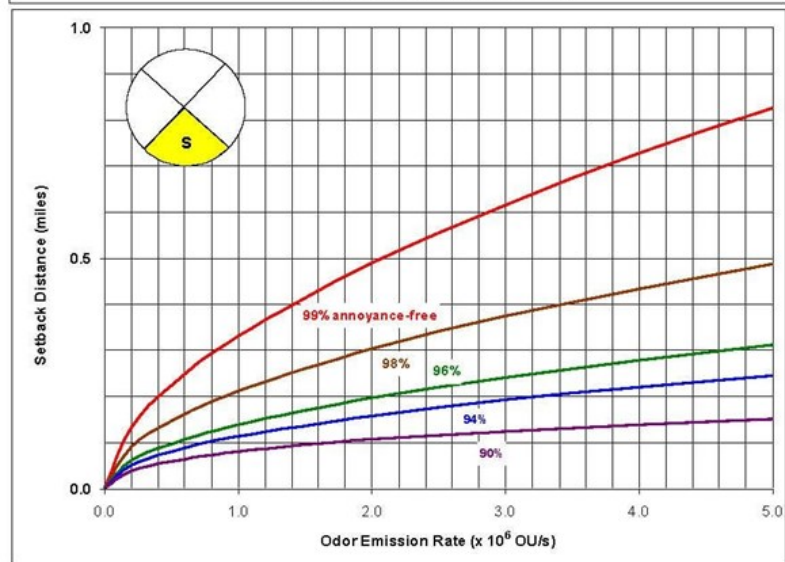
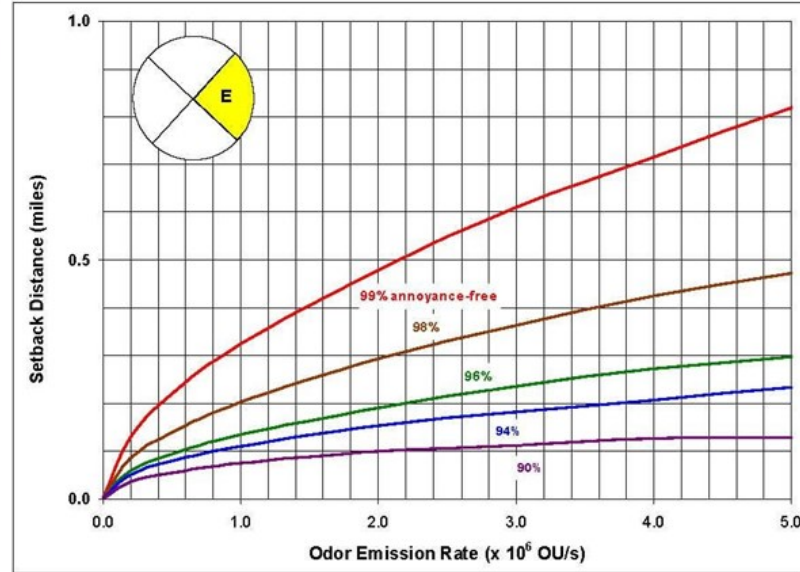
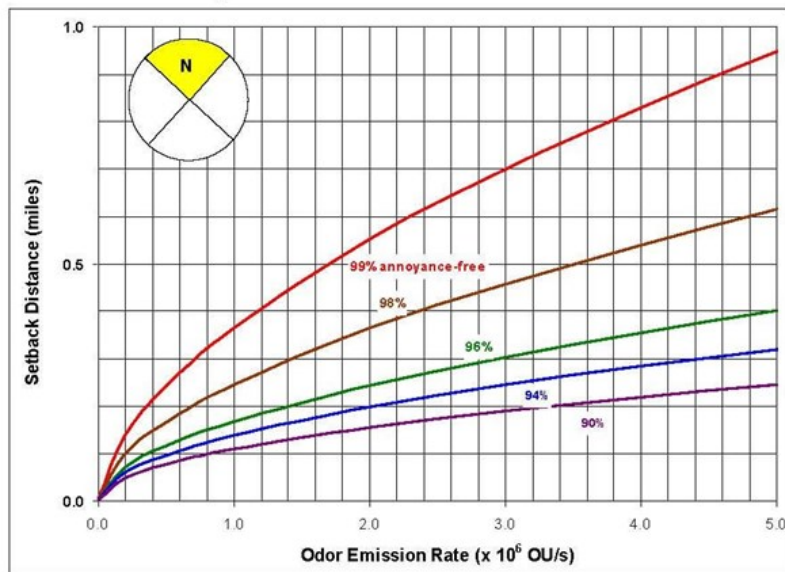




# LARAMIE COUNTY LAND USE REGULATIONS

## 6. Odor Table 5: Panhandle Region: small to medium facilities:

### Panhandle Region - small to medium facilities:

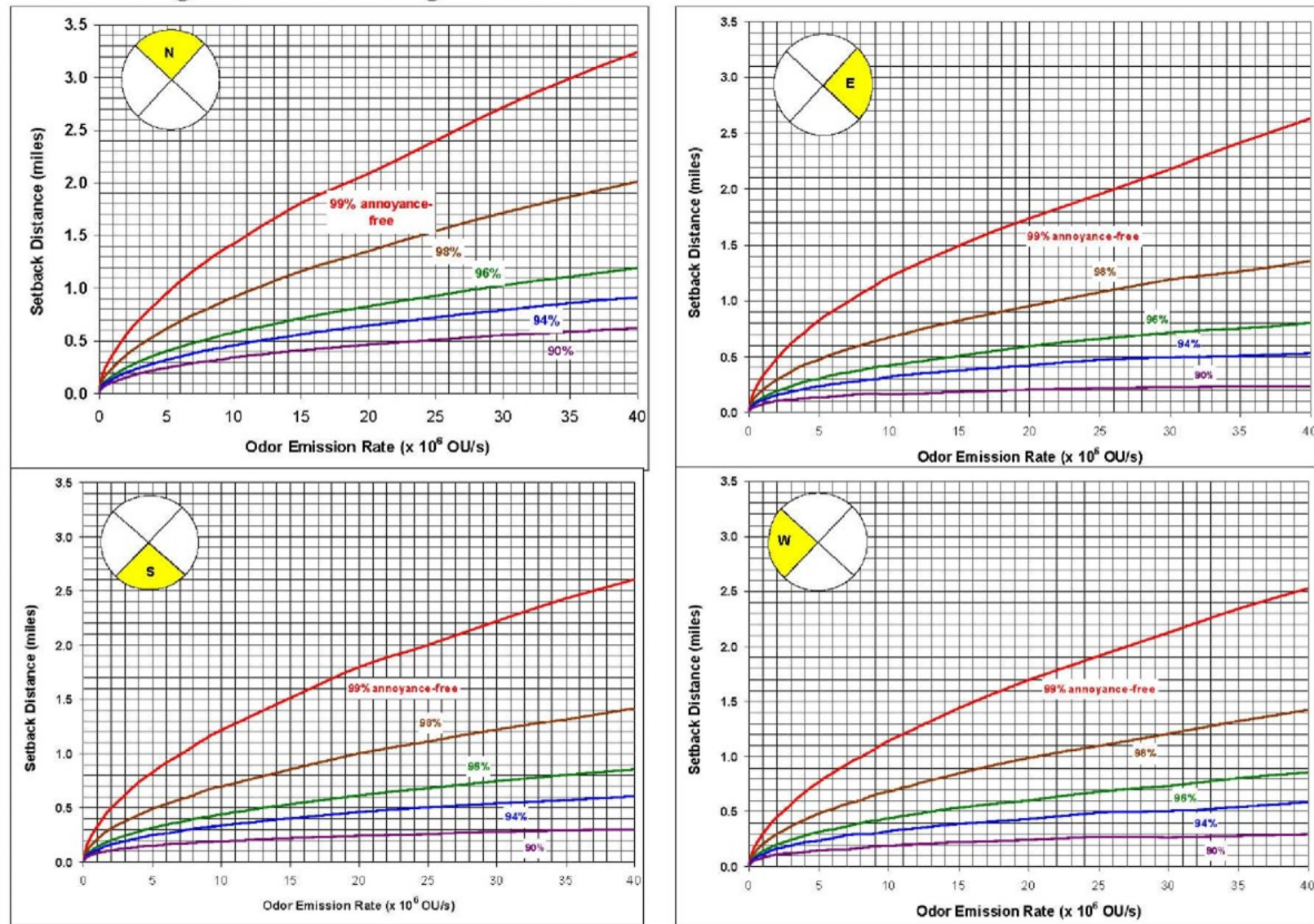




# LARAMIE COUNTY LAND USE REGULATIONS

## 7. Odor Table 6: Panhandle Region: medium to large facilities

### Panhandle Region - medium to large facilities:





# LARAMIE COUNTY LAND USE REGULATIONS

## g. Cemeteries

- i. A cemetery may have mausoleum, columbarium, crematoria and mortuary uses.
- ii. Shall be a minimum of 12 acres in size.
- iii. All other applicable zoning requirements apply.
- iv. All applicable state requirements apply.

## h. Commercial Show Barns

A show barn is a commercial land use where horses and other animals may be kept, trained and show at competition. The show barn may host a competition in addition to keeping as well as training the animals.

- i. A minimum lot size of 12 acres is required.
- ii. Any principal structure is to have a minimum setback of 50 feet from any property line.
- iii. Parking is to be provided to meet the planned capacity; including animal trailers.
- iv. Competitions are limited from 9am to 9pm.
- v. Written approval for septic system utilized and water well by local and state agencies prior to approval by Planning and Development.
- vi. All other applicable zoning district requirements and local and state requirements are to be met.

## i. Commercial Stables

A commercial stable is a place where horses may be kept, boarded, fed, trained, bred, hired, rented, sold, or participate in a showing or competition, for monetary purposes.

- i. A minimum lot size of 12 acres is required.
- ii. Any principal structure is to have a minimum setback of 50 feet from any property line.
- iii. Parking is to be provided to meet the planned capacity; including animal trailers.
- iv. Competitions are limited from 9am to 9pm.
- v. Written approval for septic system utilized and water well by local and state agencies prior to approval by Planning and Development.
- vi. All other applicable zoning district requirements and local and state requirements are to be met.





# LARAMIE COUNTY LAND USE REGULATIONS

## j. Commercial Landscape Businesses

A commercial landscape business is the use of buildings, land and structures which a contractor uses for storage of plant material, equipment for construction of a landscape, equipment for maintaining a landscape as well as materials other than plants which are part of a landscape.

- i. All principal structures for the use are to be a minim of 50 feet from any property line.
- ii. All outside storage of compost is to be contained and screened by a solid 6-foot-high wooden fence. The compost shall be contained to avoid wind distribution.
- iii. Outdoor storage of equipment shall be screened by a solid wooden fence at least 6 feet tall.
- iv. Outdoor storage of plant material shall be screened by a solid 6-foot-high solid wooden fence.
- v. Hours of operation are limited to 7am to 7pm.
- vi. Employee and customer parking is to be provided on the site.

## k. Commercial Nurseries

A commercial nursery is the use of buildings, land and structures for the growing and storing of trees, flowers and plants for wholesale or retail sale.

- i. All principal structures for the use are to be a minim of 50 feet from any property line.
- ii. All outside storage of compost is to be contained and screened by a solid 6-foot-high wooden fence. The compost shall be contained to avoid wind distribution.
- iii. Outdoor storage of equipment shall be screened by a solid wooden fence at least 6 feet tall.
- iv. Outdoor storage of plant material shall be screened by a solid 6-foot-high solid wooden fence.
- v. Hours of operation are limited from 7am to 7pm.
- vi. Employee and customer parking is to be provided on the site.

## l. Energy Systems – Large-Scale Wind and Solar Farms

### i. Purpose and Intent of Rules

- A. Wind and solar farms provide renewable energy to the electric power grid system for distribution and consumption. Both act similar to a power plant. Wind





## LARAMIE COUNTY LAND USE REGULATIONS

and solar farms are typically located on out-of-the way, large parcels of open land.

- B. Like any energy production, wind and solar farms impact the community as well as the environment. Altered drainage patterns and habitat areas along with increased monetary resources to local government are built-in components. The utility scale projects impact local roads and property values in the surrounding area. The conspicuous structure types contrast with the natural landscape on open lands within Laramie County by shape, sound, size, movement and reflection.
- C. Wind and solar farms are a benefit to Laramie County; their impacts require thoughtful planning and mitigation to uphold the health, safety and general welfare of the community. Project representatives are encouraged to contact Planning and Development as early as possible in their planning phase to ensure appropriate guidance and direction for these large utility scale projects.

### ii. Location

A wind farm or solar farm shall only be located within the LU – Land Use Zoning District.

### iii. General Standards

- A. A wind farm or solar farm is a Class C Conditional Use only within the LU - Land Use Zoning District and shall comply with all of the requirements.
- B. A wind farm or solar farm shall comply with all of the requirements for a Commercial Site Plan.
- C. A wind farm or solar farm shall acquire all approvals and permits as required by these regulations.

### iv. Industrial Siting Council Approval

- A. A wind farm or solar farm required to have the approval of the State of Wyoming Industrial Siting Council and shall receive that approval prior to applying for a Class C Conditional Use Permit.
- B. A wind farm or solar farm not requiring the approval of the State of Wyoming Industrial Siting Council may initiate a Class C Conditional Use application process after the required Pre-Application meeting.



# LARAMIE COUNTY LAND USE REGULATIONS

## v. Specific Standards

### A. Setbacks

#### 1. *Wind Farms*

- I. The center of the base of each wind tower shall be located no less than 1.5 (hub height + rotor diameter) from adjacent unplatted nonparticipating property lines and dedicated public roads.
- II. No tower or other structure, other than underground structures, transmission lines, roadways and structures appurtenant to roadways, shall be located at a distance of less than five and one-half (5.5) times the maximum height of the tower, but in no event less than one thousand (1,000) feet from any platted subdivision unless this restriction is waived in writing by the owners of all lands included within the distance specified in this paragraph.
- III. The base of any tower shall not be located at a distance of less than five and one-half (5.5) times the maximum height of the tower, but in no event less than one thousand (1,500) feet from a residential dwelling or occupied structure, unless waived in writing by the person holding title to the residential dwelling or occupied structure;
- IV. The base of any tower shall not be located at a distance of less than one-half (1/2) mile from the limits of any town or city.

#### 2. *Solar Farms*

- I. Solar energy system utility scale structures shall be setback from all property lines and public rights-of-way at least fifty feet. Additional setback may be required to mitigate noise and glare impacts, or to provide for designated road, fire protection access or utility corridors, as identified through the review process.
- II. To ensure the appropriate setback from all property lines and adjacent public rights-of-way, the applicant shall provide an analysis from solar glare hazard analysis software for PV systems that provide a quantified assessment of when and where glare will occur throughout the year on to nearby properties and public roadways. If glare is predicted, the applicant shall provide mitigation measures to address the impacts of solar glare. Mitigation measures may include and are not limited to textured glass, anti-reflective coatings, screening, and angling of solar PV modules, or other accepted



# LARAMIE COUNTY LAND USE REGULATIONS

practices in a manner that reduces glare to surrounding land uses. The glare hazard study is to be provided as part of Class C Conditional Use application.

## B. Height

### 1. *Wind Farms*

The total height of a wind farm tower shall comply with all federal, state and local regulations, including FAA guidelines. Applicants are required to contact the Cheyenne Regional Airport Manager and the Pine Bluffs Municipal Airport Manager concerning airport operations, approaches and local matters critical to flying safety and airspace conflicts prior to submitting an application for review; and comply with the FAA Regulations as may be required.

### 2. *Solar Farms*

All solar farm energy system structures shall not exceed 25 feet in height.

## C. Clearance from Ground – Wind Farm Turbine Blade

The vertical distance from ground level to the tip of a wind farm energy system turbine blade when the blade is at its lowest point shall be at least 25 feet.

## D. Access to Wind Tower

A wind tower, including any climbing aids, shall be secured against unauthorized access.

## E. Electrical Wiring for Wind and Solar Farms

Electrical wiring for wind and solar farms shall be underground when practicable.

## F. Landscape Plan – Wind and Solar Farms

A wind farm and a solar farm are exempt from the Landscape Plan requirements.

## G. Signs - Wind and Solar Farms

No tower, array, or structure associated with a wind or solar farm may be used to advertise any product or service. Only identification, warning, ownership or manufacturer identification signs are allowed. All others are prohibited.



# LARAMIE COUNTY LAND USE REGULATIONS

## H. Lighting

### 1. *Wind Farms*

Wind farms shall meet FAA Regulations for the wind tower structures. No accessory lighting is allowed on the tower structure unless it is necessary for operational or safety purposes.

### 2. *Solar Farms*

Solar farms lighting is to be for operational and safety purposes only.

## I. Noise – Wind Farm and Solar Farm

1. A noise analysis study shall be performed as part of the application process for a Class C Conditional Use Permit.
2. The noise generated by the operation of a large wind or solar energy system or wind farm may not exceed a noise level of more than fifty (50)dB(A) as measured at any point along the common property lines between a nonparticipating property and a participating property. This level, however, may be exceeded during shortterm events such as utility outages, severe weather events, construction or maintenance operations. Noise levels may exceed the 50dB(A) limit along common property lines if written permission, as recorded with the Laramie County Clerk, is granted by the affected adjacent nonparticipating property owners. Sound measurements shall be made five (5) feet above ground level over 10-minute measurement periods, on the basis of equivalent sound pressure levels and wind speed equal to 8 meters/second, using the procedures established by IEC 61400- 11 (International Electrotechnical Commission, 2nd Edition, 2002

## J. Impacts to Public Roads – Wind and Solar Farms

The use of dedicated public roads shall be in accordance with and in compliance with federal, state, county and local regulations governing such activities. The owner shall be responsible for any degradation to or damage of dedicated public roads by any and all parties affiliated with the installation of the wind farm or solar energy system and will bear all costs required to return the public roads to their original or better condition prior to their use of same. The use of any dedicated public road for the purpose of transporting parts, materials and/or equipment for construction of a large wind or solar energy



# LARAMIE COUNTY LAND USE REGULATIONS

system or wind farm shall require the following prior to approval of any wind or solar energy Class C Conditional Use application:

1. A detailed mapping of known haul routes shall be submitted with the wind or solar energy permit application. Haul routes shall be updated as transit information becomes available. Final haul routes must be submitted at least ten (10) days prior to the start of construction.
2. Completion of a pre-construction baseline survey prepared by a mutually agreed upon professional engineer to determine existing road conditions.
3. An engineer's assessment of the potential for damage or impact to the roads detailed in the haul route.
4. A mitigation plan and/or long-term road maintenance plan to address the impacts to the roads as determined in the assessment.
5. Preparation of an engineer's estimate for the total estimated cost to improve, maintain or repair the existing roads as detailed in the mitigation/maintenance plan.
6. Documentation of the establishment of a bond for the repair of roads along the haul route for a wind farm or solar energy system in an amount of not less than 115 percent of the cost for infrastructure improvement or repair as determined in the engineer's estimate of cost, but in no case less than \$25,000 for the purpose of repairing any damage to public roads caused by constructing, operating or maintaining the system. Prior to commencement of any work on the participating property, the owner shall enter into a Developer Agreement that documents the owner's obligations for the County roads.

## K. Reclamation and Decommissioning: - Wind and Solar Farm

Documentation of a guarantee between the owner and the participating property owner for the reclamation and decommissioning of the wind farm or solar energy system shall be provided at the time of the site plan application. A guarantee should be in the form of financial assurance, lease agreements, or other terms as negotiated between the owner and the participating property owner. At the time of abandonment or removal as further described in this article, the participating property shall be reasonably restored to the physical state as existed before the wind or solar energy system or wind farm was constructed. A decommissioning plan shall be submitted as part of the wind or



## LARAMIE COUNTY LAND USE REGULATIONS

solar energy site plan application. If a wind or solar energy permit is granted, the owner shall provide an updated reclamation and decommissioning plan to the Laramie County Planning and Development Office every five (5) years. The plan shall specify and provide for the following:

1. The physical removal of wind or solar energy systems, equipment, security barriers and transmission lines from the site.
2. All above ground improvements and outdoor storage, those to remain at the discretion of the participating land owner.
3. Foundations, pads and underground electrical wires as indicated in the decommissioning plan, in accordance with an agreement between the owner and participating property owner.
4. Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.
5. Stabilization or re-vegetation of the site as necessary to minimize erosion. The decommissioning plan may allow the owner to leave landscaping or designated below-grade foundations and other below-grade infrastructure as agreed upon by the participating property owner in order to minimize erosion and disruption to vegetation.
6. Identification of all physical elements that may remain on the property at the discretion of the participating property owner.
7. The owner shall restore the following to their original or better condition:
  - I. County roads damaged by the removal of equipment, or their components from the wind or solar farm.
  - II. Soils and vegetation on the site.

### L. Termination of Operations – Wind and Solar Farms

1. The owner of a solar or wind farm shall provide Planning and Development written Notice of Termination if the operation is to be terminated for any period of time. The notice shall be provided at least 30 days prior to the operational termination.
2. The non-continuous operation of a wind or solar farm for 12 consecutive months is subject to a Notice of Abandonment. The owner shall provide Planning and Development written verification showing the wind or solar farm has not been abandoned; and the Notice of Abandonment may be withdrawn.



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## M. Liability Insurance – Wind and Solar Farms

At the time of a wind or solar farm Class C Conditional Use application, the owner shall provide evidence of liability insurance for a duration of not less than 24 months from the estimated time of project completion to cover loss or damage to persons and structures occasioned by the failure of the facility.

## N. Impacts to Natural, Wildlife and Cultural Resources

The owner of a wind or solar farm shall comply with all federal and state requirements pertaining to Natural, wildlife and cultural resources. The owner of a wind farm or solar farm shall submit written statements that the project is in full compliance with all relevant requirements at the time of the application submittal. The owner of a wind or solar farm energy system shall make reasonable efforts to avoid siting wind and solar farm energy systems components in a manner that will adversely impact wildlife, water, historical and/or cultural resources.

## 3-1-111 STANDARDS FOR SPECIFIC COMMERCIAL USES – F THROUGH K

### a. Fireworks Stand

See “Fireworks Regulations of Laramie County, Wyoming,” first adopted January 8<sup>th</sup>, 2019, and as amended. Those regulations are hereby incorporated into this rule by reference.

### b. Gas Station

- i. Shall be located on an arterial road. May be accessed by a side road.
- ii. Shall have a minimum lot size of 1 acre served by central water or sewer in the urbanized area.
- iii. Shall have a minimum lot size of 6 acres which is approved by the Laramie County Environmental Health Division for a commercial septic facility in the LU Zoning District.
- iv. Shall have adequate spacing between pump station aisles, and adequate spacing between pump station islands, and the principal structure to allow for customer parking with 20-foot-long stalls and a backup length along any outside wall of the structure.





## LARAMIE COUNTY LAND USE REGULATIONS

- v. Landscape Plan is required.
- vi. May require landscape buffering dependent upon location.
- vii. All other zoning district regulations and local and state requirements are to be met.

### c. Golf Course

- i. A minimum size of 12 acres. A min-golf course is not considered a golf course in these regulations.
- ii. Shall not be accessed by a private road or easement.
- iii. Shall be located on a public road.
- iv. Shall meet all Laramie County Environmental Health requirements.
- v. All other zoning district regulations and local and state requirements are to be met.

### d. Kennel - Commercial

- i. Shall not be located within 500 feet of a pre-existing dwelling, except that of the owner.
- ii. Shall have an enclosed structure for the animal boarding, or structures, with an outdoor exercise area. Any structure/play area is to be adequately sized for small to large breeds, and for the expected capacity of the facility.
- iii. Open air kennels with temporary structures are prohibited.
- iv. All outdoor areas for kennel occupants shall be enclosed by a minimum of a six (6) foot tall solid wood fence, and shall deter escape over, under or through it.
- v. Landscaping as required by zoning district standards.
- vi. All other zoning district and local or state requirements are to be met.

## 3-1-112 STANDARDS FOR SPECIFIC COMMERCIAL USES – M THROUGH R

### a. Manufactured Home Parks

A manufactured home park is a tract or tracts of land under single or unified ownership used as a location for three (3) or more manufactured homes that are, or are intended to be occupied as dwellings, which are situated on specific spaces; which are not conveyable through the subdivision process.





# LARAMIE COUNTY LAND USE REGULATIONS

A manufactured home park is a rental land use. Each manufactured home is situated on a particular space and is assigned an address number within the park. The space which the manufactured home occupies is not a lot or tract created through the subdivision process; and is ineligible to be subdivided.

These regulations:

- Help to ensure the public health, safety and general welfare of manufactured home park use is upheld.
- Clarify that a tract or tract of land subdivided for the purpose of providing individual lots for manufactured home living is not a manufactured home park. Thus, each individual lot is subject to all standards of the zoning district in which it is located.
- Declare that existing manufactured home parks which do not meet these standards are non-conforming and may continue to the extent they meet the provisions of 1-2-104 Treatment and Administration for Nonconforming Uses and Structures and 1-2-105 Treatment and Administration for Nonconforming Lot Size.

## i. Establishment of Manufactured Home Parks

- A. Manufactured Home Parks May be established as a Conditional Use Class B in the LU – Land Use, URLD – Urban Residential Low Density, URMD - Urban Residential Medium Density, and the URHD – Urban Residential High Density Zoning Districts. Class B Conditional Uses are approved by the Planning Commission.
- B. May be established through a Commercial Site Plan in the MU – Mixed Use Zoning District and an established Planned Unit Development – PUD zoning district. A commercial site is approved administratively or may be referred to the County Commissioners for review and approval.
- C. May be established as a Class C Conditional Use, as part of a mixed commercial/residential development in the CB – Community Business and NB – Neighborhood Business Zoning Districts. All Class C Conditional Uses are approved by the County Commissioners.

## ii. Standards Specific to Manufactured Home Parks

The tract upon which the manufactured home park is to be located shall meet the following minimum lot size requirements:



## LARAMIE COUNTY LAND USE REGULATIONS

Zoning districts served by central water and sewer	2 acres minimum with planned number of spaces which shall meet all setback requirements
Zoning districts not served by central water and sewer	Dependent upon AMEC Overlay and required minimums by State Engineer and Environmental Health Department

- A. Manufactured home park spaces within any allowable zoning district shall be of sufficient size to uphold the public health and safety of its residents and to ensure that fire hazards are kept to a minimum.
- B. Roads within a manufactured home park are private roads and are required to be privately maintained.
- C. If 12 or more units are located within a manufactured home park, then there shall be a minimum of two (2) access points. Cul-de-sacs shall not be allowed within a manufactured home park in any location, urban or rural; due to safety needs.
- D. Roads shall be designed according to Title 5, Sections 5-6-109 and 5-5-110.
- E. Sidewalks shall be designed according to Title 5, Section 5-6-113.
- F. Landscaping is required. There are two options:
  - 1. Landscape along the front, side and rear setbacks meeting the requirements of any of the three types of landscape plans.
  - 2. Provide a community gathering area which is ADA compliant with outdoor seating, play area and open space which is a minimum of 4,000 square feet or 100 square feet per unit, whichever is larger.
- G. A manufactured home park shall be connected to a central water and sewer system within the urbanized area. A manufactured home park within a rural area shall have sewage facilities approved by the Laramie County Environmental Health Division or by/in conjunction with Wyoming DEQ. Water facilities are to be approved by the Laramie County Environmental Health Division in conjunction with the State Engineer's Office, Wyoming DEQ or the US Environmental Protection Agency.
- H. Adequate street lighting for nighttime security purposes is to be provided,
- I. Accessory uses and structures are allowed within a manufactured home park.
- J. Manufactured homes shall not be used as a commercial storage unit. A designated storage area for the residents' use is allowed.



## LARAMIE COUNTY LAND USE REGULATIONS

- K. Recreational vehicles shall not be allowed within a manufactured home park as a living unit.
- L. Building Permits and Zoning Approval are required for placement of a manufactured home.
- M. For any sized manufactured home, spacing requirements shall be met. This applies to any manufactured home, including a replacement manufactured home to be situated on a specific space. Each space in a manufactured home is to be clearly marked and defined.

### iii. Spacing Requirements for Each Manufactured Home Space

The following table shows two options for spacing at each manufactured home space. The first option is when parking is located at the manufactured home space. The second option is when parking for the manufactured home park residents is provided at a central location.

Spacing Requirements – Parking at Manufactured Home Parks:

Front – facing private road – from the front cross member of the chassis used to transport to the edge of the street. No entrance.	Side – with primary entrance – typical parking location from edge of street	Side – with secondary entrance	Rear – which faces the structural wall of the other unit or property line.
7 feet	20 feet	5 feet	10 feet
Front – facing private road – primary entrance	Side – with secondary entrance – typical parking location from edge of street	Side – with no entrance	Rear - which faces the structural wall of the other unit or property line
7 feet	20 feet	5 feet	10 feet



## LARAMIE COUNTY LAND USE REGULATIONS

- A. No manufactured home shall be situated upon any easement providing water, sewer, electric, gas, cable or access.
- B. A traffic study, with recommendations, as part of a commercial site plan or conditional use shall be provided as part of the application for a commercial site plan or conditional use, when the trip generation is expected to exceed 100 or more trips during any hour, or 200 trips per day, as determined by the County. Recommendations may be required to be incorporated with the commercial site plan and may be a condition of approval for a conditional use.
- C. A drainage study and drainage plans are required as part of the site plan or conditional use. A waiver for the drainage study may be granted by the County if the property meets the waiver requirements set forth by Public Works Standards.

### a. Mixed Commercial/Residential Developments

Mixed residential/commercial development combines the two types of land use into a single unified project. It may occur within a structure, or within separate structures. It typically takes in the form and the requirements of a Planned Unit Development – PUD.

### b. Quarries

A land use open pit excavation where sand, stone, gravel or other minerals are dug out and separated from rock. It shall be a development action within the LU- Land Use Zoning District. Its review and decision-making are subject to stipulated public notice and public hearing requirements, as shown in these regulations. As a conditional use, a quarry is subject to 3-1-101 Property Use, C. Conditional Use Requirements and Standards.

- i. The applicant is to provide the expected life span, an operations summary, and reclamation plan as part of the application process.
- ii. Any principal structure shall have a minimum 50-foot distance from any property line.
- iii. All parking for employees, equipment and haul trucks shall be located on site.
- iv. Property boundary of lease area shall be at least 1,000 feet from nearest residence, not to include the owner.
- v. Operations are day time hours only.
- vi. All lighting shall be facing inward.



## LARAMIE COUNTY LAND USE REGULATIONS

- vii. Dust mitigation, determined by Public Works, may be required on County Road haul routes.
- viii. Signal system for blasting to be easily heard within one mile.
- ix. No fly rock to leave property.
- x. Mining area shall have a berm around it, sized to mitigate runoff
- xi. The quarry is to be a minimum of 100 feet away from any public right-of-way, unless otherwise stipulated.
- xii. Applicant may be required to enter into Developer Agreement with Laramie County concerning the designation and maintenance of County roads being used as haul routes, based upon Public Works requirements.
- xiii. All required permits from the Wyoming Department of Environmental Quality are required to be approved prior to operation.
- xiv. Reclaim the quarry as required by the State of Wyoming.
- xv. The extraction process shall demonstrate it will not potentially damage or contaminate any public, private, residential, or agricultural water supply source.
- xvi. All local, state, and federal requirements are to be followed.

### c. Offices as Conditional Uses

- i. Shall be on a lot of adequate size to fit the purpose of the office beyond minimum lot size.
- ii. Shall be limited to the owner and up to three (3) employees.
- iii. Shall provide parking for all those working and the expected amount of clientele on the site.
- iv. Shall have a landscape plan.
- v. All exterior lighting shall face inward to the site.
- vi. Shall be subject to hours of operation within the residential zoned neighborhood it is located.

### d. Race Tracks

- i. A tract sized to the type of racing, its design, audience capacity, with on-site parking for customers, participants and vendors.
- ii. Is to be located on and have direct access to a major roadway. It shall not be located on a private road or private easement.
- iii. The property boundary shall be within one (1) mile of Interstate 25 or Interstate 80.
- iv. Its property boundaries shall be at least one-half mile to the property boundaries of any residence, school or church.
- v. Hours of operation shall be from 10 am to 10 pm.



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- vi. Days of operation are Friday and Saturday.
- vii. Applicant is to demonstrate how noise is to be mitigated.
- viii. All other zoning district and local and state requirements are to be met.

### e. Resorts

A resort is a land use that is a popular destination for recreation, vacation or which serves a particular purpose.

There are no spacing requirements between resorts due to its major attraction, its ability to serve as a destination and the market forces which shape the demand for resorts.

- i. Shall be a minimum size of 20 acres.
- ii. Shall be served by central water and central sewer.
- iii. Shall have frontage along Interstate 25 or Interstate 80, or be within one-half mile located along a major roadway.
- iv. Shall have a major attraction, recreational attractions and activities, both indoor and outdoor.
- v. Shall have commercial activities which shall include restaurants, services and retail shops.
- vi. Shall have at least 200 motel rooms.
- vii. Shall contain passive and active open space areas for visitors of at least 10% of the total area of the property used a resort.
- viii. Outdoor arenas and show barns are allowed.
- ix. Shall have paved roads and sidewalks.
- x. May provide an RV Campground.
- xi. The development requires approval from the Board of County Commissioners through any or all of the following: zone change, commercial site plan, Class C conditional Use.
- xii. Landscaping is required.
- xiii. Screening and buffering may be required.
- xiv. Adequate parking for employees, guests and customers shall be provided,
- xv. Sign regulations shall be adhered to.
- xvi. Shall adhere to all local, state and federal requirements which pertain to the resort.



# LARAMIE COUNTY LAND USE REGULATIONS

## 3-1-113 STANDARDS FOR SPECIFIC COMMERCIAL USES – S THROUGH Z

### a. Schools - Primary and Secondary

- i. Primary and secondary schools are to be situated on property large enough to successfully locate all structures, parking areas, bus parking areas, and all outdoor areas used by students.
- ii. Parking at level to accommodate staff, any students as appropriate, visitors for a primary or secondary school showing rationale, required ADA parking.
- iii. Bus access with drop-off and pickup zone(s).
- iv. All other zoning district regulations and local and state requirements are to be met.

### b. Shooting Sports Range

The 2023 National Rifle Association Shooting Range Manual is adopted by reference for inclusion into these standards. It is located on the Planning and Development website for use.

- i. An appropriately sized tract for the type of armament used and its shooting: long-range, short-range or intermediate, is required.
- ii. An appropriately sized backdrop for the type of shooting is required.
- iii. Hours of operation are only in daylight hours.
- iv. The boundary of the outdoor shooting range shall be located no closer than on-half mile feet from the boundary line to a residence, school, or church.
- v. The construction of sound barriers appropriate to the type of shooting shall be installed, as shown in the NRA range manual standards.
- vi. A sports shooting range is be built and maintained such that it adheres to safety standards equal to or more rigorous than the construction standards in the range manual published by the National Rifle Association.
- vii. All other applicable zoning district regulations, as well as other local and state requirements shall be met.

### c. Towers

The following table provides standards for tower types:





## LARAMIE COUNTY LAND USE REGULATIONS

Tower Types	Wireless Communication, Common Carrier, Cell, Radio, TV, Microwave and and MET Tower	Other on-site project related tower and HAM Radio, but not MET Tower	Other types: rooftop cell site
Standards			
Accessory Use in all zoning districts	MET Tower only allowed in LU. All Others - Yes	Yes	Yes
Commercial Site Plan Required	Yes – All types	No	Not if situated on existing structure.
Adding antenna or maintenance on tower/sight without increasing height requires commercial site plan	No	No	No
Building Permit Required	Yes – All types	Yes	Yes
Tower height is setback to all property lines	Yes – All types	Yes	Yes
7- foot fence enclosing tower site and equipment	Yes – All types	No	Not apply
Disguising is encouraged	MET Tower shall not be disguised. Must meet FAA standards. Yes – for all others.	No	Yes





## LARAMIE COUNTY LAND USE REGULATIONS

Shall meet FAA guidance for markings and lighting	Yes – All types	If applicable	Yes
Shall adhere to Airport Overlay District requirements	Yes – All types	If applicable	Yes

- i. The setback for the tower to all property lines shall be height of the tower.
- ii. There shall be no administrative adjustment or variance allowed for this requirement.
- iii. There shall be a 7-foot fence enclosing the site.
- iv. Shall meet all FAA guidance for safety markings and lighting.
- v. A building permit shall be required.
- vi. Is subject to the Airport Overlay District requirements.

### d. Wireless Communication Towers

Wireless Communication Towers are vital to communication. It is considered necessary infrastructure like roads, water, sewer and electricity. Wireless communication towers may be a principal or accessory use within any zoning district.

Wireless Communication towers require a Commercial Site Plan and are subject to all its requirements.

- i. The setback for the tower to all property lines shall be the height of the tower. There shall be no administrative adjustment or variance allowed for this requirement.
- ii. There shall be a 7-foot fence enclosing the site.
- iii. Disguising the tower is encouraged.
- iv. Shall adhere to the requirements of the Airport Overlay District.
- v. Shall meet all FFA guidance for safety markings and lighting.
- vi. Disguising a tower is encouraged.
- vii. A building permit is required.



## LARAMIE COUNTY LAND USE REGULATIONS

- viii. The addition of antennas on an existing tower, or maintenance/equipment change out on the tower site shall not require a commercial site plan if the tower height is not increased.