

## TITLE 4: ZONING

### CHAPTER 1 ESTABLISHMENT OF ZONE DISTRICTS

#### 4-1-100 GENERAL

Specific Zone Districts have been established in portions of the county to provide appropriate standards for all types of development. The districts outline minimum standards for development.

The following should be considered when applying the specific district regulations:

- a. Density for residential lots is computed using the entire net area of the lot or tract which *excludes* any area encompassed in adjacent public rights-of-way. For example, in an MR-1 district, 7,000 square feet is required per single-family unit. On a 28,000 square foot site where there are no requirements for roads or right-of-way dedications, four (4) single-family units are permitted, provided the site is subdivided into individual lots. Units may be clustered on the site as long as the remainder of the site is developed as open space if approved by the applicable governing body.
- b. As long as State law requires, all subdivisions are subject to review by and shall conform to the State Department of Environmental Quality Rules and Regulations. Should a situation arise whereby State Department of Environmental Quality Rules and Regulations require minimum lot or tract sizes in excess of those stated in this zoning regulation, the greater lot or tract size shall be required.
- c. Uses listed under each district are specific and exclusive to that district. Uses not listed are specifically prohibited unless otherwise provided for.
- d. If a specific development standard is not listed in a district, there are other sections of the regulation which may need to be consulted. Parking requirements, screening and buffering requirements, site plan requirements and landscaping requirements may be applicable. In addition, certain uses have specific requirements outlined in general sections of the regulation. Examples are: Home Occupations; Child Care and Assisted Living Facilities; Manufactured Housing; and Stables, Arenas and Kennels.
- e. There may be other laws and policies of the County which may also affect development. Those are, but not limited to, the Uniform Technical Codes in the Laramie County Fireworks Regulations; Laramie County Nuisance Regulations; and the Laramie County Subdivision Regulations.

#### **4-1-101 ZONING DISTRICTS**

For purposes of this regulation, portions of Laramie County, Wyoming are divided into districts and classified as follows:

##### **a. Zoning Districts**

- i. AR** Agricultural Residential
- ii. A1** Agriculture and Rural Residential
- iii. A2** Agricultural
- iv. LR** Low Density Residential
- v. MR** Medium Density Residential
- vi. HR** High Density Residential
- vii. NB** Neighborhood Business
- viii. CB** Community Business
- ix. LI** Light Industrial
- x. HI** Heavy Industrial
- xi. P** Public
- xii. MU** Mixed Use
- xiii. PUD** Planned Unit Development
- xiv. ASU** Archer Special Use District

##### **b. Overlay Districts**

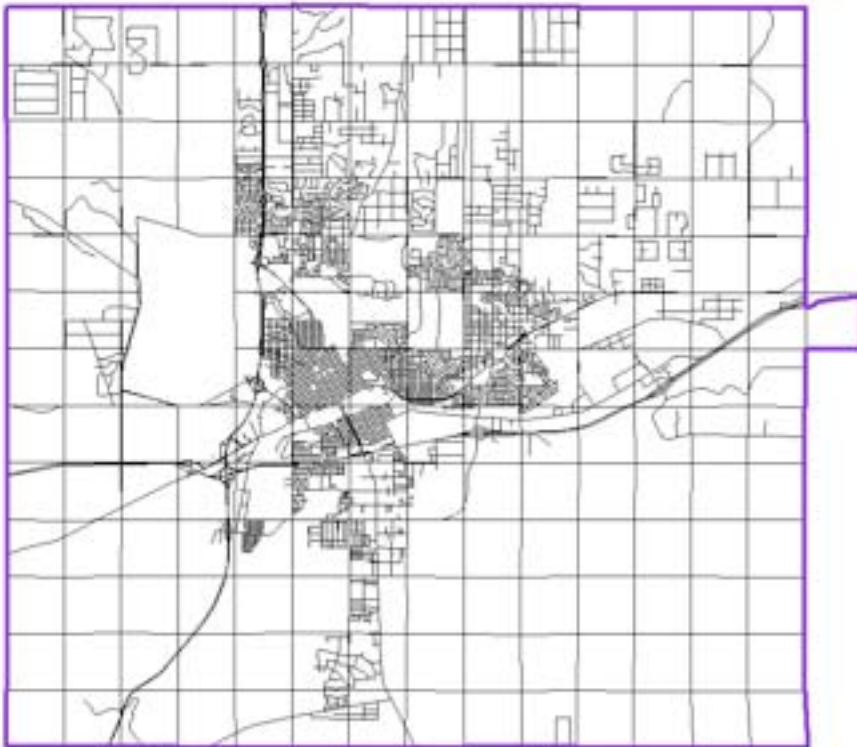
- i. DI** Development Incentive District
- ii.** (reserved.)

#### 4-1-102 LARAMIE COUNTY ZONE MAP

The boundaries of the zone districts in Laramie County are hereby established as shown on a map entitled the **Laramie County Zoning Map**. The Laramie County Zoning Map is on file and maintained at the Laramie County Planning Department. The Laramie County Zoning Map will bear the signature of the Chairman of the Board of County Commissioners, and will be updated in accordance with such zone regulation amendments as may be enacted from time to time by the County Commissioners. The Laramie County Zoning Map, as amended, together with the FEMA Laramie County Areas of Special Flood Hazard Mapping, are hereby incorporated in this regulation.

Copies of said map may be on file at the office of the County Clerk and the County Planning and Development Office. Any conflict among the maps shall be resolved in favor of the most recent update on file at the Laramie County Planning Department. Any conflicts between the FEMA Flood Insurance Rate Maps and the County Zoning Maps shall be resolved in favor of the FEMA Flood Insurance Rate Maps

#### ZONED AREA OF LARAMIE COUNTY



#### **4-1-103 DESCRIPTION OF ZONED AREA**

The specific zone area where the specific zone district regulations are effective is as follows:

- a. North:** One mile north of the township line between townships 14 and 15.
- b. West:** One mile east of the range line between ranges 67 and 68 west.
- c. South:** Township line between townships 12 and 13 north.
- d. East:** Three miles east of the range line between ranges 65 and 66 west, and including that portion of Section 27, T.14N., R.65W. lying south of the Interstate 80 right-of-way.

This area is shown on the map on page 2.

#### **4-1-104 INTERPRETATION OF ZONE DISTRICT BOUNDARIES**

Where uncertainty exists with respect to any of the boundaries of a zone district as shown on the zoning map, the following rules shall apply:

- a.** Where district boundaries are indicated as approximately following the center lines of streets or highways or railroad right-of-way lines or the lines extended, they shall be construed to be the boundaries.
- b.** Where district boundaries are indicated as approximately following the corporate limit line of the City of Cheyenne, the corporate limit line shall be construed to be the boundaries.
- c.** Where district boundaries are indicated as approximately following property lines or the lines extended, the property lines or the lines extended shall be construed to be the boundaries.
- d.** Where district boundaries are indicated as approximately following the center line of stream beds or riverbeds, the center lines shall be construed to be the boundaries.
- e.** Where district boundaries are indicated on unplatted properties, the line shall be interpreted as the 10-acre tract line created by the Federal Government under the Public Lands Survey, unless otherwise noted.

## **CHAPTER 2    ZONE DISTRICTS**

### **4-2-100    DISTRICT AR - AGRICULTURAL RESIDENTIAL**

Areas primarily used for large lot detached residential development at a density which typifies a rural lifestyle and which may include some agricultural uses are considered agricultural residential.

#### **a. Uses by Right**

- i. Accessory structures
- ii. Family child care home
- iii. Home occupations
- iv. Single-family residential

#### **b. Uses Requiring Administrative Approval**

- i. Family child care centers
- ii. Bed and breakfasts
- iii. Churches, temples or other places of worship
- iv. Primary and secondary schools
- v. Accessory living quarters
- vi. Small Wind Energy Systems. (Small Wind Energy Systems setbacks shall be equal to the largest district setbacks or the total height of the system, whichever is greater.)

#### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board.

- i. Animal hospitals or clinics
- ii. Commercial stables, arenas, kennels, bird farms and show barns
- iii. Child care centers - minor and major
- iv. Commercial nurseries or landscaping businesses
- v. Other uses similar to those permitted in this district

#### **d. Density**

Minimum area for any use in this district is 5 acres computed consistent with the following exceptions:

- i. If the property is served by an approved central water distribution

system, and/or sewer collection and treatment system, the minimum residential use lot or residential use tract area in this district may be reduced subject to a review and approval from the State Department of Environmental Quality. The computation of lot or tract sizes in this exception shall not include adjacent public or private rights-of-way, easements or reservations for roadway purposes.

- ii. Lots or tracts platted and recorded with the County Clerk prior to May 5, 1987 shall be a minimum of 2.5 acres for any use in this district.
- iii. Lots or tracts platted and recorded with the County Clerk prior to June 5, 1979 may be used as building sites for uses allowed in this district if adequate provisions can be made for water and sewer/septic.

**e. Setbacks**

All single family structures and related accessory buildings shall be set back twenty-five (25) feet from primary lot frontage lines, fifteen (15) feet from rear lot line and five (5) feet from all other property lines.

All other non-residential structures shall be set back twenty-five (25) feet from all property lines.

**f. Site Plan**

A County-approved site plan shall be required for all Administrative and Board-approved uses.

**g. Screening and Buffering**

Screening or buffering for Administrative or Board approved uses may be required to assure compatibility with the existing uses in the area.

#### **4-2-101 DISTRICT A1 - AGRICULTURAL AND RURAL RESIDENTIAL**

Areas in a natural state or in which the growing of crops, flowers, trees, or pasture, or the production of livestock or other farming or ranching activity is practiced, are considered agricultural and rural residential.

##### **a. Uses by Right**

- i. Agriculture and uses incidental to an agricultural operation
- ii. Family child care home
- iii. Family child care centers
- iv. Home occupations
- v. Single-family residential
- vi. Small Wind Energy Systems (Small Wind Energy Systems setbacks shall be equal to the largest district setbacks or the total height of the system, whichever is greater.)

##### **b. Uses Requiring Administrative Approval**

The following uses may be permitted:

- i. Animal Hospitals or Clinics
- ii. Bed and breakfasts
- iii. Cemeteries
- iv. Churches, Temples or other places of worship
- v. Duplexes
- vi. Primary and Secondary Schools
- vii. Commercial nurseries and landscaping businesses
- viii. Road side Farm Stands
- ix. Accessory living quarters

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i. Commercial sales of agricultural related products, not including fuel or petroleum products
- ii. Work camps
- iii. Any other similar use
- iv. Commercial stables, arenas, kennels, bird farms and show barns

##### **d. Density**

The minimum lot size for any use in this district is ten (10) acres. For single family uses, the density may be averaged within the subdivision/

development, provided that no lot or tract shall be less than six (6) acres gross.

The following exceptions are permissible:

- i. Lots or tracts platted and recorded with the County Clerk prior to November 2, 1999, shall be a minimum of 5-acres.
- ii. Lots or tracts platted and recorded with the County Clerk prior to May 5, 1987, may be a minimum of 2.5-acres.
- iii. Lots or tracts platted and recorded with the County Clerk prior to June 5, 1979, may be used as building sites if adequate provisions can be made for water and sewer/septic.

**e. Setbacks**

All structures shall be set back twenty-five (25) feet from all property lines.

**f. Site Plan**

A County-approved site plan shall be required for all Administrative and Board-approved uses.

**g. Screening and Buffering**

Screening or buffering of proposed uses from adjacent non-similar uses may be required during the Administrative Approval or Board Approval process to assure compatibility.

## **4-2-102 DISTRICT A2 - AGRICULTURAL**

Areas in a natural state or in which the growing of crops, flowers, trees, or pasture, or the production of livestock, or other farming or ranching activity is practiced, are considered agricultural.

### **a. Uses by Right**

- i. Agriculture and uses incidental to an agricultural operation
- ii. Animal Hospitals, Clinics
- iii. Bed and breakfasts
- iv. Cemeteries
- v. Commercial nurseries or landscaping businesses
- vi. Family child care home
- vii. Family child care centers
- viii. Home occupations
- ix. Single-family residential
- x. Accessory living quarters
- xi. Small Wind Energy Systems (Small Wind Energy Systems setbacks shall be equal to the largest district setbacks or the total height of the system, whichever is greater.)

### **b. Uses Requiring Administrative Approval**

The following uses may be permitted:

- i. Churches, temples or other places of worship
- ii. Duplexes
- iii. Child care centers - minor
- iv. Primary and secondary schools.
- v. Commercial stables, arenas, kennels, bird farms and show barns
- vi. Farm stands

### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i. Agricultural equipment or product sales
- ii. Commercial animal processing plants
- iii. Commercial feed lots
- iv. Golf Course
- v. Race tracks
- vi. Work camps
- vii. Any other similar use

**d. Density**

The minimum lot size for any use in this district is twenty (20) acres.

**e. Setbacks**

All structures shall be set back twenty-five (25) feet from the property line.

**f. Site Plan**

A site plan shall be required for approval for all Administrative and Board-approved uses.

**g. Screening and Buffering**

Screening or buffering may be required during the Administrative Approval or Board Approval process to assure compatibility.

#### **4-2-103 DISTRICT LR - LOW DENSITY RESIDENTIAL**

Areas which are primarily used for low density, detached residential uses.

##### **a. Uses by Right**

- i. Family child care home
- ii. Family Child Care Center
- iii. Home occupations
- iv. Single-family residential
- v. Duplexes and townhouses, when developed on property platted for duplexes and townhouses

##### **b. Uses Requiring Administrative Approval**

The following uses may be permitted:

- i. Churches, temples or other places of worship
- ii. Primary and secondary schools
- iii. Accessory living quarters

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i. Bed and breakfasts
- ii. Group dwellings
- iii. Manufactured housing parks
- iv. Other uses similar to those permitted in this district
- v. Duplexes and townhouses, to include those developed by conversion of existing structures (to include single-family residential and commercial structures) or by splitting a previously platted lot.

##### **d. Minimum Lot Area and Maximum Building Coverage**

- i. Minimum Lot Area:
  - A. Single-family: 9,000 square feet per unit
  - B. Duplex or Townhouses: 4,500 square feet per unit
- ii. Maximum Building Coverage: Total building area shall not exceed 40 percent of the total property.

##### **e. Setbacks**

- i. The minimum front yard setback shall be the lesser of twenty-five (25) feet from the property line.
- ii. The minimum side yard setback shall be ten (10) feet.
- iii. The minimum rear yard setback shall be twenty (20) feet.
- iv. The building shall be set back twenty-five (25) feet from all streets unless the provision of (a) above allows otherwise.

**f. Height**

The maximum building height shall be thirty-five (35) feet.

**g. Parking**

Parking shall be provided in conformance with the parking requirements of this regulation. Parking lots of five or more spaces shall not be permitted in the required setback from any street. This does not pertain to parking for single-family or duplex units.

**h. Site Plan**

A County-approved site plan shall be required for all Administrative and Board-approved uses.

**i. Screening and Buffering**

The screening or buffering, in conformance with the requirements of the site plan, for uses may be required. Parking lots of five or more spaces shall be buffered from adjacent residential properties to protect the visual quality of the neighborhood. Fences shall be a maximum of six feet high. A landscaped buffer is required when parking lots abut a public street. Fences are not permitted as screening along streets or within the required setbacks from streets.

#### **4-2-104 DISTRICT MR - MEDIUM DENSITY RESIDENTIAL**

Areas which are to be primarily developed or redeveloped for medium density residential uses.

##### **a. Uses by Right**

- i. Family child care homes
- ii. Home occupations
- iii. Single-family residential
- iv. Duplexes and townhouses, when developed on property platted for duplexes and townhouses, within five (5) years of the approval date of the governing body

##### **b. Uses Requiring Administrative Approval**

The following uses may be permitted:

- i. Family child care center
- ii. Offices when the building area does not exceed 3,500 square feet. There shall be no outside storage of equipment and supplies related to the offices
- iii. Residential accessory uses
- iv. Churches, temples or other places of worship
- v. Primary and secondary Schools
- vi. Multi-family residential
- vii. Duplexes and townhouses, to include those developed by conversion of existing structures

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i. Bed and breakfasts
- ii. Dormitories
- iii. Group dwellings
- iv. Hospitals and nursing homes
- v. Reserved
- vi. Manufactured housing parks
- vii. Offices
- viii. Other uses similar to those permitted in this district
- ix. Assisted living facilities
- x. Accessory living quarters

##### **d. Minimum Property Area**

- i. Single-family: 6,000 square feet per unit
- ii. Townhouse/Duplex: 3,000 square feet per unit
- iii. Multi-family: 2,000 square feet per unit

**e. Maximum Building Coverage**

Maximum Building Coverage: Total building area shall not exceed 50 percent of the total property for nonresidential uses.

Clustered development and Best Management Practices for storm water management and open space design is encouraged. Characteristics such as shared driveways, community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

**f. Setbacks**

- i. The minimum building setback from the front property line shall be twenty (20) feet.
- ii. The minimum distance from a side property line shall be five (5) feet, except along streets, it shall be ten (10) feet.
- iii. The minimum rear yard setback shall be twenty (20) feet.
- iv. The building shall be set back twenty (20) feet from all streets when the frontage property is reversed.

**g. Parking**

Parking lots of five or more spaces shall not be permitted in the required setback from any street. This does not pertain to parking for single-family or duplex units.

**h. Site Plan**

A County-approved site plan shall be required for all Administrative and Board-approved uses.

**i. Screening and Buffering**

The screening or buffering, in conformance with the requirements of the site plan, for uses may be required. Parking lots of five or more spaces shall be buffered from adjacent residential properties to protect the visual quality of the neighborhood. Fences shall be a maximum of six (6) feet high. A landscaped buffer is required when parking lots abut a public street. Fences are not permitted as screening along streets or within the required setbacks from streets.

#### **4-2-105 DISTRICT HR - HIGH DENSITY RESIDENTIAL**

Areas primarily to be developed for a variety of attached and detached high density residential uses.

##### **a. Uses by Right**

- i. Single-family residential
- ii. Family child care homes
- iii. Home occupations
- iv. Duplexes and townhouses, when developed on property platted for duplexes and townhouse, within five (5) years of the approval date of the governing body.

##### **b. Uses Requiring Administrative Approval**

The following uses may be permitted:

- i. Bed and breakfasts
- ii. Churches, temples or other places of worship
- iii. Dormitories
- iv. Family child care center
- v. Hospitals and nursing homes
- vi. Offices when the building does not exceed 3,500 square feet. There shall be no outside storage of equipment and supplies related to the offices.
- vii. Primary and secondary schools
- viii. Multi-family residential

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i. Group dwellings
- ii. Child care center - minor and major
- iii. Manufactured housing parks
- iv. Other uses similar to those permitted in this district
- v. Assisted living facilities
- vi. Duplexes and townhouses, to include those developed by conversion of existing structures (to include single-family residential and commercial structures) or by splitting a previously platted lot
- vii. Accessory living quarters
- viii. Mixed use residential development

##### **d. Minimum Property Area**

- i. Single-family: 5,000 square feet per unit
- ii. Townhouse/duplex: 2,000 square feet per unit
- iii. Multi-family
  - A. three (3) stories and less: 1,600 square feet per unit
  - B. above three (3) stories: 1,000 square feet per unit

There shall be a minimum usable open space for multi-family buildings of 1,000 square feet per building. Board approval is required if a portion of the open space requirement will be inside the building.

**e. Maximum Building Coverage**

Total building area shall not exceed 55 percent of the total property area for nonresidential uses.

Clustered development and Best Management Practices for storm water management and open space design are encouraged. Characteristics such as shared driveways, community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway are encouraged.

**f. Setbacks**

- i. The minimum front yard setback shall be twenty (20) feet. Five (5) additional feet of front yard setback is required for each story above the third story.
- ii. The minimum side yard setback shall be five (5) feet, except along streets, it shall be ten (10) feet.
- iii. The minimum rear yard setback shall be twenty (20) feet.
- iv. The building shall be set twenty (20) feet from all streets when the property frontage is reversed unless the provision of (a) above requires otherwise.

**g. Parking**

Parking shall be provided in conformance with the parking requirements of this regulation. Parking lots of five (5) or more spaces shall not be permitted in the required setback from any street. This does not pertain to parking for single-family or duplex units.

**h. Site Plan**

A County-approved site plan shall be required for approval for all Administrative and Board-approved uses.

**i. Screening and Buffering**

The screening or buffering, in conformance with the requirements of the site plan for uses, may be required. Parking lots of five (5) or more spaces shall be buffered from adjacent residential properties to protect the visual quality of the neighborhood. Fences shall be a maximum of six (6) feet high. A landscaped buffer is required when parking lots abut a public street. Fences are not permitted as screening along streets or within the required setbacks from streets.

#### **4-2-106 DISTRICT NB - NEIGHBORHOOD BUSINESS**

Neighborhood business areas are to be primarily used for neighborhood commercial and office uses that provide goods and services to area residents.

##### **a. Uses by Right**

- i. The retail sale of goods or the provision of services as long as all sales and storage of equipment and supplies are conducted within a building.
- ii. Offices
- iii. Child care facilities

##### **b. Uses Requiring Administrative Approval**

The following uses may be permitted:

- i. Churches, temples or other places of worship
- ii. Mixed-use residential developments

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i. Bars, cocktail lounges, and liquor stores
- ii. Drive-up facilities
- iii. The retail sale of goods or the provisions of services that require outside sales and storage of supplies and equipment
- iv. Other uses similar to those permitted in this district

##### **d. Maximum Property Coverage**

Total building and parking area shall not exceed 75 percent of the total property area.

##### **e. Setbacks**

- i. The minimum front yard setback shall be twenty-five (25) feet. All buildings shall be set back twenty-five (25) feet from all streets.
- ii. There shall be six (6) feet minimum side and rear setbacks between the building and the property line.
- iii. Outdoor display areas shall have a minimum setback of fifteen (15) feet from all streets.
- iv. Outdoor storage areas shall have a minimum setback of twenty-five (25) feet from all streets.

**f. Height**

Building height shall not exceed thirty-five (35) feet.

**g. Screening and Buffering**

Screening or buffering is required in conformance with Site Plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. These outdoor storage areas, including the screening or buffering, shall be located behind the setback line.

**h. Site Design**

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area shall be landscaped.

Best Management Practices for storm water management and open space design are encouraged. Characteristics such as community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

**i. Parking**

Parking requirements and standards are in accordance with this regulation.

**j. Site Plan**

A County-approved site plan shall be required for approval for all Administrative and Board-approved uses.

#### **4-2-107 DISTRICT CB - COMMUNITY BUSINESS**

Community business areas are to be primarily used as retail centers which serve a number of neighborhoods and are located where retail stores and services predominate.

##### **a. Uses by Right**

- i. Child care facilities
- ii. Drive-up facilities
- iii. Entertainment and recreation facilities and uses
- iv. Food service facilities
- v. Hotels and motels
- vi. Offices
- vii. Retail and wholesale establishments
- viii. Churches, temples or other places of worship

##### **b. Uses Requiring Administrative Approval**

The following uses may be permitted:

- i. Any fabrication or processing use which does not emit noxious noise, smoke, odor, or dust beyond the confines of the property, does not emit pollutants to the soil and where all sales and storage of supplies and equipment are conducted within a building.
- ii. Fireworks stands
- iii. Personal storage units within an existing building
- iv. Adult entertainment establishments operated in accordance with these regulations
- v. Small Wind Energy Systems. (Setbacks shall be equal or greater to the total height of the small wind energy system.)

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i. Bars, cocktail lounges, and liquor stores
- ii. Storage facilities
- iii. Transportation facilities
- iv. Mixed-use residential developments
- v. Employee living quarters
- vi. Other uses similar to those permitted in this district

##### **d. Maximum Property Coverage**

Total building, parking, and outdoor storage area shall not exceed 85

percent of the property area. Best Management Practices for storm water management and open space design is encouraged. Characteristics such as community open space and pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

**e. Setbacks**

- i. All buildings shall be set back twenty-five (25) feet from all property lines adjacent to streets.
- ii. All outdoor display areas shall be set back fifteen (15) feet from all streets.
- iii. All outdoor storage areas shall be set back twenty-five (25) feet from all streets.

**f. Height**

- i. Buildings shall be limited to fifty (50) feet in height.
- ii. The Director may administratively approve buildings up to seventy-five (75) feet in height.
- iii. Board Approval is required for buildings over seventy-five (75) feet in height.

**g. Screening and Buffering**

Screening or buffering is required in conformance with Site Plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. These outdoor storage areas, including the screening or buffering, shall be located behind the setback line.

**h. Site Design**

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

**i. Parking**

Parking requirements shall be in conformance with these regulations.

#### **4-2-108 DISTRICT LI - LIGHT INDUSTRIAL**

Light industrial areas are to be primarily developed for environmentally controlled manufacturing or intensive employment uses and may have accessory commercial or office uses. High quality site design, including the use of Best Management Practices for storm water management and reduction in the site's carbon emissions and energy use are encouraged.

##### **a. Uses by Right**

- i. Any industrial, manufacturing, fabrication, or processing uses, associated offices and accessory commercial activities which do not emit noxious noise, smoke, odor, or dust beyond the confines of the property, and which do not emit pollutants to the soil
- ii. Child care facilities associated with other uses permitted in the district
- iii. Recreational facilities and uses associated with other uses permitted in the district
- iv. Recycling uses
- v. Retail uses
- vi. Storage facilities
- vii. Transportation facilities
- viii. Warehousing
- ix. Wholesale uses
- x. Office buildings

##### **b. Uses Requiring Administrative Approval**

The following uses may be permitted by the Board. If any of these uses are associated with a use by right, it will be considered accessory to that use and will not require special approval.

- i. Salvage yards
- ii. Recycling uses
- iii. Pet crematory
- iv. Other uses similar to those permitted in this district

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board. If any of these uses are associated with a use by right, it will be considered accessory to that use and will not require special approval.

- i. Savage yards
- ii. Recycling uses
- iii. Other uses similar to those permitted in this district
- iv. Pet Crematory

**d. Maximum Building Coverage**

Total building, parking, and outdoor storage area shall not exceed 85 percent of the property area.

**e. Setbacks**

The minimum setback shall be twenty-five (25) feet from all property lines along streets for all buildings and outside storage.

**f. Height**

- i. Buildings shall be limited to fifty (50) feet in height.
- ii. The Director may administratively approve buildings up to seventy-five (75) feet in height.
- iii. Board Approval is required for buildings over seventy-five (75) feet in height.

**g. Screening and Buffering**

Screening or buffering is required in conformance with Site Plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. These outdoor storage areas, including the screening or buffering, shall be located behind the setback line.

**h. Site Design**

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

**i. Parking**

Parking requirements shall be in conformance with these regulations.

#### **4-2-109 DISTRICT HI - HEAVY INDUSTRIAL**

Heavy industrial areas are to be primarily developed for those uses which should be isolated and buffered in order to protect both the community and the land use. High quality site design, including the use of best practices in storm water management and reduction in the site's carbon emissions, are encouraged.

##### **a. Uses by Right**

- i. Any industrial, manufacturing, fabrication, or processing uses, including accessory office and commercial uses, which do not emit noxious noise, smoke, odor, or dust beyond the confines of the property, and which do not emit pollutants to the soil
- ii. Child care facilities associated with other uses permitted in the district
- iii. Railroad yards and maintenance buildings
- iv. Recreational facilities and uses associated with other uses permitted in the district
- v. Storage parks
- vi. Warehousing
- vii. Wholesaling

##### **b. Uses Requiring Administrative Approval**

None.

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board. If any of these uses are associated with a use by right, it will be considered accessory to that use, and will not require special approval.

- i. Other industrial, manufacturing, fabrication, or processing uses, which may emit noxious noise, smoke, odor, or dust beyond the confines of the property, and which may emit pollutants to the soil. Such operations shall be conducted in conformance with all local, State and Federal regulations.
- ii. Salvage yards or junk yards

- iii. Recycling facilities
- iv. Other uses similar to those permitted in this district

**d. Maximum Building Coverage**

Total building, parking, and outdoor storage area shall not exceed 90 percent of the property area.

**e. Setbacks**

The minimum setback shall be fifty (50) feet from adjacent commercial or residential properties and twenty-five (25) feet from all other property lines.

**f. Height**

- i. Buildings shall be limited to seventy-five (75) feet in height.
- ii. The Director may administratively approve buildings up to one hundred (100) feet in height.
- iii. Board Approval is required for buildings over one hundred (100) feet in height.

**g. Screening and Buffering**

Screening or buffering is required in conformance with Site Plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. These outdoor storage areas, including the screening or buffering, shall be located behind the setback line.

**h. Site Design**

All areas, including areas from right-of-way line to property line, that are not covered by buildings, sidewalks, and parking area shall be landscaped.

**i. Parking**

Parking requirements shall be in conformance with these regulations.

#### **4-2-110 DISTRICT P - PUBLIC**

This district is primarily for governmental buildings and government-sponsored uses where the activities conducted are directed to providing services to the public. It includes educational facilities and recreational areas. If the property or portions of the property with this classification are sold or transferred to a nongovernmental entity, the district classification shall be changed before the property can be used.

##### **a. Uses by Right**

- i.** Child care facilities associated with other uses permitted in the district
- ii.** Educational facilities
- iii.** Government offices
- iv.** Hospitals
- v.** Open Space
- vi.** Parks
- vii.** Buildings and uses accessory to those allowed in this district, including uses such as restaurants, bars, cocktail lounges, etc.
- viii.** Recreational facilities, including uses such as playing fields, tennis courts, swimming pools, golf courses, fairgrounds and model airplane or vehicle fields
- ix.** Cemeteries

##### **b. Uses Requiring Administrative Approval**

None.

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i.** Government buildings and structures not listed above. However, warehouses and major vehicle maintenance facilities are not permitted in this district.
- ii.** Race tracks
- iii.** Other uses similar to those permitted in this district

##### **d. Maximum Property Coverage**

Total building, parking, and outdoor storage area shall not exceed 85 percent of the property area.

Best Management Practices for storm water management and open space design are encouraged. Characteristics such as community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

**e. Setbacks**

All buildings shall be set back twenty-five (25) feet from all property lines adjacent to streets. All outdoor display areas shall be set back fifteen (15) feet from all streets.

**f. Height**

- i. Buildings shall be limited to fifty (50) feet in height.
- ii. The Director may administratively approve buildings up to seventy-five (75) feet in height.
- iii. Board approval is required for buildings over seventy-five (75) feet in height.

**g. Screening and Buffering**

Screening or buffering is required in conformance with Site Plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. These outdoor storage areas, including the screening or buffering, shall be located behind the setback line.

**h. Site Design**

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

**i. Parking**

Parking requirements shall be in conformance with these regulations.

#### **4-2-111 DISTRICT MU - MIXED USE**

Mixed use developing areas are to be used for a mix of residential and commercial uses. This district is intended to encourage rehabilitation and reuse of existing buildings in the established areas of the community.

##### **a. Uses by Right**

- i. Medium density residential
- ii. Mixed use residential developments
- iii. Family child care homes
- iv. Home occupations
- v. Churches, temples or other places of worship
- vi. Offices

##### **b. Uses Requiring Administrative Approval**

The following uses may be permitted:

- i. High density residential
- ii. The retail sale of goods when the use is proposed in an existing building and the sale and storage of equipment and supplies are conducted within the building
- iii. Child care facilities
- iv. Assisted living facilities

##### **c. Uses Requiring Board Approval**

The following uses may be permitted by the Board:

- i. Food service facilities
- ii. Bars, cocktail lounges and liquor stores
- iii. Other uses similar to those permitted in this district
- iv. Entertainment facilities

##### **d. Minimum Property Area**

- i. Single-family: 7,000 square feet per unit
- ii. Townhouse/duplex: 3,500 square feet per unit
- iii. Multi-family: 1,860 square feet per unit

##### **e. Maximum Building Coverage**

- i. Single-family: 60 percent of property area
- ii. Townhouse and duplexes: 50 percent of property area
- iii. Multi-family: 50 percent of property area
- iv. Total building and parking areas shall not exceed 60 percent of the total property area for nonresidential uses

Best Management Practices for storm water management and open space design are encouraged. Characteristics such as community open space, pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.

**f. Setbacks**

- i. The minimum front yard setback shall be twenty-five (25) feet from the front property line.
- ii. The minimum side yard setback shall be five (5) feet from a side property line.
- iii. The minimum rear yard setback shall be twenty-five (25) feet.
- iv. The building must be set back twenty-five (25) feet from all streets.

**g. Height**

The maximum building height shall be thirty-five (35) feet.

**h. Screening and Buffering**

Screening or buffering is required in conformance with Site Plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. These outdoor storage areas, including the screening or buffering, shall be located behind the setback line.

**i. Site Design**

All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

**j. Parking**

Parking requirements shall be in conformance with these regulations.

#### **4-2-112 DISTRICT PUD - PLANNED UNIT DEVELOPMENT**

A planned unit development shall permit flexibility and creativity in site, building design and location in accordance with an approved plan and specific regulation which shall be written in a manner as to prevent adverse impacts and protect the public health, safety and welfare. Design excellence or the provision of outstanding public amenities shall be considered when establishing development standards. The planned unit development regulation shall be considered the zoning regulation for the property described in that regulation.

##### **a. PUD Designation**

A planned unit development designation is appropriate when at least one of the following is incorporated:

- i. Development of compatible land uses providing private and common spaces for recreation, circulation and open space
- ii. Conservation of natural features or development of desirable amenities
- iii. Creation of areas for mixed uses not ordinarily permitted together in other districts that are of benefit to the development and that are so designed as to prevent negative impacts to the surrounding areas. Industrial uses may be developed with other uses when the negative impacts are proven to be mitigated.
- iv. Creation of large areas for a wide variety of retail uses such as shopping centers and their associated developments so that these uses can benefit from the combined planning and standards.

##### **b. Minimum District Requirements**

The minimum district area for planned unit developments shall conform to the Comprehensive Plan.

Uses allowed in the district shall conform to the Comprehensive Plan.

District standards shall be written in the PUD to mitigate any environmental, traffic, drainage or other area impacts that may result from the uses allowed within the district.

##### **c. Sketch Plan**

Any applicant shall meet with Planning and Development Office staff before submitting any application for approval of a PUD. The applicant

may, at the discretion of the Director, be required to submit a sketch plan detailing the applicant's intent. The plan may be forwarded to the Planning Commission for comment only. Comments shall not be construed as an approval of any sketch plan.

**d. Preliminary Plan**

An applicant may, at the discretion of the Director, be required to submit an application for preliminary plan and draft regulation for review by the Planning Commission and Board of County Commissioners.

**e. Final Plan and Regulation or Resolution**

An applicant shall be required to submit an application for final plan and regulation for review by the Planning Commission and Board.

The following criteria must be met for the Planning Commission and Board to act on the Planned Unit Development:

- i. The planned unit development regulation as proposed by the applicant will prevent adverse impacts between land uses within or adjacent to the proposed PUD, or will appropriately mitigate them to protect the public health, safety and welfare.
- ii. Wherever possible, the PUD incorporates high quality design elements, such as conservation design, on-site storm water management, centralized wastewater management, on-site renewable energy production, pedestrian and bicycle accessibility, low profile and monument signs, or other elements intended to promote aesthetic value and integration with the natural environment or other improvements.
- iii. The regulation or resolution approving each planned unit development shall specify the following if applicable:
  - A. Uses by right and location
  - B. Uses permitted by Board approval and location
  - C. Minimum property sizes, if more than one owner or lot
  - D. Maximum property area for each use
  - E. Building, property or site coverage
  - F. Maximum building height
  - G. Minimum setbacks on the front, rear and side yards
  - H. Development performance standards
  - I. Buffering and screening requirements
  - J. Common open space or facilities
  - K. Signage requirements and regulations

- L. Parking requirements, if different than those required in any other requirements and restrictions
- M. Proposed ownership of common facilities

**f. Amendments, Minor**

Any minor amendments to a planned unit development regulation or resolution after approval must be approved by the Planning and Development Director on the basis of a new final plan. A new plan map is not required if the amendment to the text of the regulation or resolution has no effect on the adopted final plan map. *Minor* is defined as not impacting the use, intensity or overall concept of the existing plan.

**g. Amendments, Major**

Any major amendments to a planned unit development regulation after approval must be approved by the Planning Commission and the Board on the basis of a new final plan. A new plan map is required if the amendment to the text of the regulation has an effect on the adopted final plan map. *Major* amendments are defined as those not meeting the definition of a minor amendment.

**h. Existing Planned Unit Developments**

All planned unit developments which have been approved and are shown on the zoning maps at the effective date of this regulation shall be developed in the manner in which they were originally approved.

All existing planned unit development regulations shall be a supplement to this regulation and shall be on file with the Planning and Development Office and the Laramie County Clerk. Any planned unit developments shown on the zoning maps that do not have a specific planned unit development regulation shall have a regulation approved by the appropriate governing body in conjunction with this regulation or prior to any future development or changes of use within that planned unit development district.

#### **4-2-113 DISTRICT ASU - ARCHER SPECIAL USE DISTRICT**

The purpose of this district is to provide for the planned development of the Archer property controlled by the Laramie County Board of County Commissioners for various public, private and recreational uses. The specific use of the property shall be governed by the most current master land use plan as adopted and provided for in these regulations.

##### **a. Extent**

Formerly known as the University of Wyoming Archer Research and Extension Center, the Archer Special Use District shall be depicted on the Laramie County Zoning Map encompassing those lands (875.91 acres) owned by Laramie County at the time of adoption of the resolution provided for this district. Original district boundaries may be amended from time to time as provided for in these zoning regulations.

##### **b. Initial Master Land Use Plan**

The Board of County Commissioners shall submit a proposed master land use plan to the Planning Commission for its review and recommendation. Prior to making a recommendation, the Planning Commission shall hold a public hearing on the plan. Upon receipt of the Planning Commission's recommendation, the Board shall hold a public hearing on the plan prior to its adoption. Procedures for public notice and publication shall be consistent with those established elsewhere in these regulations, and those in state statute, for any zoning amendment.

##### **c. Effect of Adoption**

The Board's approval of the master land use plan shall constitute authorization for use of the land as shown on the plan in accordance with the provisions of these zoning, and any other county development, regulations. Prior to development of an individual use within the district, a site plan shall be submitted and approved.

##### **d. Changes to the Master Land Use Plan**

The Board, an assignee or successor may propose changes to the approved master land use plan at any time following its original adoption. Changes shall be processed in the same manner as provided for with the initial master land use plan.