

What Can I Do In My Zone?

TO Zone District



Intent:

The TO (Technology and Office) District is designed to provide for the development of a mix of office, research and production and technology uses with the emphasis on office, research uses and technology.



Permitted Uses:

- Business Incubation
- Community garden
- Data Center
- Medical Research Company
- Research Facility
- Parks and forest preserves (private, notforprofit)
- Pharmaceutical Company
- Professional Office Complex
- Public utility mains & lines
- Small wind energy systems*
- Solar access systems*
- Vehicle Charging Stations
- Wireless communication tower and/or antenna, collocation on existing tower or similar structure*
- Wireless communication tower and/or antenna, placement on existing structure*

*Additional Use-Specific Regulations. Please see LMC Chapter 15.08.030.L and 15.14 and Use Table in 15.10

Conditional Uses:

- Administrative and professional offices
- Animal research facility
- Coffee shops
- College or university (non-exempt) *
- Community playfields and parks
- Golf course
- Government services, offices & facilities*

- Light Industrial
- Light Manufacturing or Processing
- Major energy facilities
- Office with showroom and/or warehouse facilities
- Public utility substations where no public office, repair, or storage facilities are maintained
- Wireless communication tower and/or antenna, freestanding*
- Restaurant, without drive-in or drive-thru
- School – vocational/technical/trade*

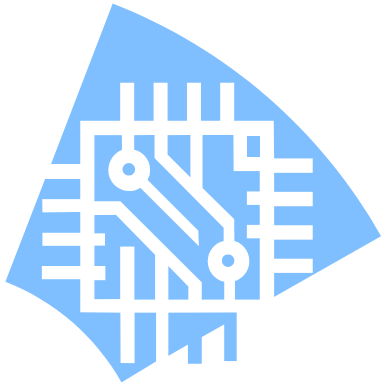
*Additional Use-Specific Regulations. Please see LMC Chapter 15.08.030.L and 15.14 and Use Table in 15.10



Additional Requirements:

- All building can be no more than 45' tall and cannot exceed 1 foot in height for every 4 feet of distance from a proposed or existing trail as shown in the Comprehensive Plan or as constructed.
- Four street frontage landscaping options are available for TO zone development that are different then other zoning districts.
- Specific Site Perimeter Landscaping and Parking Lot Landscaping and Screening exist for the TO zone.
- Use of reflective glass is not permitted.
- Light levels at the property line are not allowed to exceed 0.0 footcandles.
- In addition to the requirements found in 15.14.120, specific signage requirements apply in the TO zone district.

The above listed additional requirements is only a summary. Please see LMC Chapter 15.08.030.L, 15.10 and 15.14



The information in this pamphlet should only be used for general reference. For the complete and updated Use Table see Chapter 15.10 of Laramie Municipal Code.

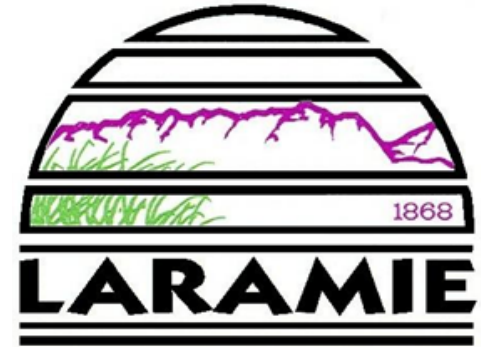


For more information please contact the City of Laramie Planning Division at (307) 721-5207, or visit our website at



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