

What Can I Do In My Zone?

Gateway Overlay (GO) Districts

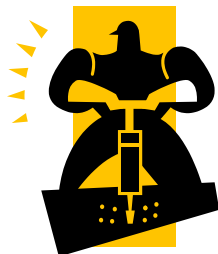


Intent:

The provisions of the Gateway Overlay district are intended to enhance the image of Laramie by increasing the visual appearance of development as viewed from important routes entering the city. It does not restrict any permitted or conditional uses along such routes, but includes different dimensional and development standards to increase the attractiveness of new buildings and their sites as viewed from motor vehicles traveling at the legal speed limit.

Applicability:

The provisions of this section apply to all property and lots located completely or partially within 200 feet of the exterior edge of the gateway corridor right-of-way boundary, along with the entirety of any lots that have frontage along or take primary or secondary access from the gateway corridor. Developments that meet any of these criteria are required to apply the Gateway development standards to the entire project regardless of the location of some of the property outside of the Gateway boundaries. All uses allowed in the underlying zoning district are permitted.



Location: Development

The Gateway Overlay District is described as follows:

- East Grand—Grand Avenue from the east city limits to Boulder Drive.
- South 287—Third Street from the south city limits to Interstate 80.
- Curtis Street—Curtis Street from the westernmost city limits to Railroad Street, excluding the Interstate 80 Interchange right-of-way.
- North 287—Third Street from the north city limits to Curtis Street.
- Snowy Range Road—Snowy Range Road from Interstate 80 to the westernmost boundary of the Henry D. Hodgeman's Addition at Snowy Range Road
- Highway 130—Snowy Range Road from the west city limits to Welsh Lane.
- Highway 230—Jackson Street from the west city limits to Snowy Range Road.

Development Standards:

Landscaping and Screening

The landscaping and screening standards in section 15.14.050 in the Unified Development Code shall apply in the Gateway Overlay district, except that:

- The number of required shrubs in street frontage landscaping shall be increased by 50%.
- The minimum caliper of required trees in street frontage landscaping shall be increased from 1.5 inches to 2.5 inches.
- Certain developments will need to provide increased buffers as described in subsection 15.08.040.E(3)(ii)(2)

Parking Lots

Buildings Larger than 15,000 Square Feet

Parking lots shall be set back a minimum of 30 feet from public rights-of-way. To the maximum extent practicable, parking shall be distributed between the

front, side, and rear of the building(s). Not more than 60% of the required parking shall be located between the primary entry and adjacent street. The front of the building with the primary entry shall face the public street on which it is located.

Buildings Smaller than 15,000 Square Feet

Parking lots in the front of buildings smaller than 15,000 square feet GFA shall be limited to one double-loaded bay. The remainder of the required off-street parking shall be located on the side or in the rear of the building.

Building Design Standards

Entryway Design and Location

Each principal building must have clearly defined, highly visible main entrances for occupants and/or customers and secondary entrances that provide access to side and rear parking. Main entrances shall be designed with features that emphasize the importance of the entrance, which must include at least two of the following options, with the choice of the features to be at the option of the owner:

- A canopy or portico.
- A roof overhang.
- A horizontal recess or projection.
- An arcade or arch.
- A peaked roof form.
- An outside patio.
- A display window.
- Architectural tilework or moldings integrated into the building design.
- Integrated planters or wing walls that incorporate landscaped areas or seating areas.



- Another architectural feature not found on the remainder of that building façade.

Fences and Walls

The fence and wall provisions of section 15.14.100 shall apply in the Gateway Overlay district, except that no wall or fence of any type may be constructed to enclose any area between the front façade of the primary structure and the street frontage.

Signs

The standards of section 15.14.120 shall apply in the Gateway Overlay district, except that:

- Each lot is limited to one freestanding sign. When multiple uses occur on a single parcel, a single, combined sign may be provided to identify each use.
- All signs shall be monument signs (i.e., the lower edge of the sign is attached to a foundation with no visible air space in between the lower edge of the sign face and the foundation), constructed of materials similar to or which are compatible in quality and appearance with the primary materials used on primary buildings on the site. The addition of skirting between the lower edge of the sign face and the foundation of a pole sign, in order to avoid visible air space between the two, is not permitted. Monument signs shall not exceed ten feet in height above street grade. The maximum sign face of a monument sign shall be 80 square feet. If the monument sign is oriented approximately perpendicular to the street frontage, or if it is located diagonally on a corner lot in order to be seen from two streets, it may contain a sign face of up to 80 square feet on each of its two sign faces. Maximum sign areas shall apply to each lot or parcel, and not per street frontage or per user.
- Pole or pedestal signs are prohibited.
- Outdoor temporary signs and banners are prohibited.
- Roof signs are not permitted, and wall signs shall not extend beyond the top edge of any façade of the building.

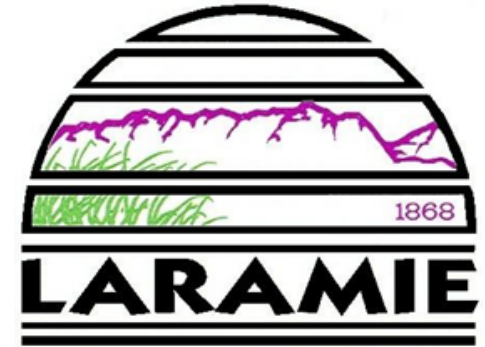


For more information please contact the City of Laramie Planning Division at (307) 721-5207, or visit our website at www.cityoflaramie.org



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