

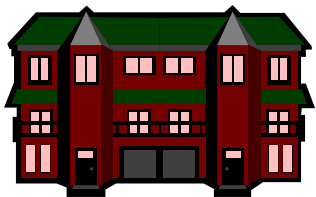
What Can I Do In My Zone?

R3 Zone District



Intent:

The R3 district is intended to promote the construction of and the continued use of the land for single-family dwellings on medium-size lots with a greater density of land use allowed than in the R2 district. In addition to single-family homes, two-family homes (duplexes), townhomes, and multi-family residential buildings are allowed. The district provides for commercial uses that may compliment the neighborhood and other uses that would not substantially interfere with the development or continuation of residential uses in this district.



Permitted Uses:

- Arboretum or botanical garden
- Bed and breakfast inns
- Child care home (type 1)
- Churches and places of worship
- Community buildings
- Community centers
- Community garden
- Community playfields and parks
- Dwelling, Single Family Detached and Attached
- Dwelling, IBC/IRC Modular Home
- Dwelling, Two-Family
- Dwelling, Multi-Family
- Dwelling, Townhouse
- Home occupations*
- Library*
- Parks and forest preserves (private, not-for-profit)
- Public utility mains & lines
- Recycling facilities, drop-off
- Retirement home, nursing home, or assisted living facility
- Small wind energy systems*
- Solar access systems*
- 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 Use Table in LMC Chapter 15.10.

Maximum of 4 unrelated people may live within one property.



Conditional Uses:

- Administrative and professional offices
- Art gallery or museum, public
- Art Studio
- Bakery–Retail
- Barber shops and beauty parlors
- Boarding, lodging, or rooming house
- Bus terminal
- Business Incubation
- Cemeteries
- Child Care Center, Nursery, or Preschool
- Child Care Center, Family
- Child care home (type 2)
- Coffee shops
- College or university (non-exempt)*
- Dry cleaners, retail & laundry services
- Dwelling, live/work
- Fraternity or Sorority Houses
- General personal services
- Golf course

CONDITIONAL USES CONTINUED...

- Government services, offices & facilities*
- Grocery stores <5,000 gross sq. ft.
- Group Homes
- Hospitals
- Hospice care facility
- Medical and dental clinics and offices
- Modular home community*
- Parking lot (accessory or commercial)
- Post office branches
- Public utility substations where no public office, repair, or storage facilities are maintained
- Rehabilitation Center
- Restaurant, without drive-in or drive-thru
- School, K-12 (public, private and parochial)*
- School resource center*
- School-vocational-technical and trade*
- Student centers*
- Wireless communication tower and/or antenna, freestanding*

*Additional Use-Specific Regulations. Please see Use Table in LMC Chapter 15.10.

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.

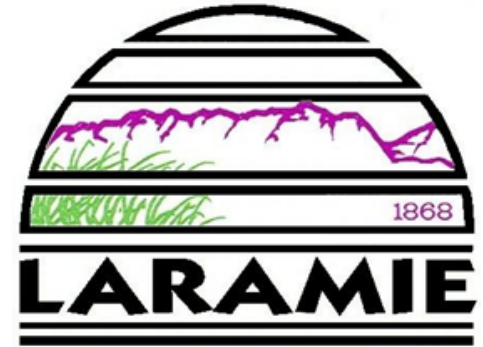


For more information please contact the City of Laramie Planning Division at (307) 721-5207, or visit our website at www.cityoflaramie.org



The data contained herein was compiled from various sources for the sole use of the City of Laramie. We have made every effort to ensure that the data are accurate and complete. We are not responsible for human error, typographical mistakes or variations. Please contact the Planning Division to verify any information herein. Any use of the data by anyone other than the City of Laramie, and its members, is at the sole risk of the user; and by acceptance of this data, the user does hereby hold the City of Laramie, and its members, harmless and without liability from any claims, costs or damages of any nature against the City of Laramie, including cost of defense arising from improper use of data, or use by other party. Acceptance or use of this data is done without any expressed or implied warranties.

Revision Date: March 15, 2018



Planning Division
P.O. Box C, Laramie, WY 82073
(307) 721-5207

What Can I Do In My Zone?

R3 Zone District

