

ORIGINAL ORDINANCE NO.: 1808

INTRODUCED BY: SHUMWAY

ENROLLED ORDINANCE NO.: 1583

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF LARAMIE, WYOMING, TO PERMIT CONSTRUCTION OF A NEW ACCESSORY BUILDING 1,080 SQUARE FEET IN SIZE, EXCEEDING 1,000 SQUARE FOOT MAXIMUM ALLOWED WITHIN THE CITY, ON A 8,330 SQUARE FOOT PARCEL OF LAND ZONED R2 (LIMITED MULTIPLE-FAMILY) LOCATED AT 1007 REYNOLDS STREET, LARAMIE, WYOMING.

WHEREAS, on February 3, 2010, Jack Eva filed a petition with the City for a conditional use of a tract of land 8,330 square feet, commonly known as 1007 Reynolds Street and zoned R2 (Limited Multi-family) for construction of a new accessory building 1,080 square feet in size, exceeding the 1,000 square foot maximum allowed within the city, and more particularly described in Attachment A (plot plan & elevations, 3 pages) which is attached hereto and incorporated herein; along with a list of the names and addresses of property owners within 140 feet of the property;

WHEREAS, this tract of land is zoned R2 and pursuant to Section 17.16.020.A of the City Municipal Code, the conditional use is a permissible conditional use in a R2 district;

WHEREAS, on March 8, 2010, the City Planning Commission recommended approval of the conditional use subject to all staff conditions;

WHEREAS, City Clerk gave notice of a public hearing by publishing the notice in the *Laramie Boomerang* on April 11, 2010.

WHEREAS, the City Council held a public hearing on April 27, 2010 in Council Chambers, City Hall, to consider all comments, remonstrances and objections and as a condition to adopting the ordinance approving the conditional use herein, made the following findings as required by Section 17.09.040 of the Code of the City of Laramie, Wyoming:

- (1) That the proposed use shall not adversely affect the public interest;
- (2) That the City Council has been presented with such plot plans, elevations, building plans, specifications and covenants as has been required by it including, but not limited to:
 - (a) Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - (b) Off-street parking and loading areas where required, and the regulation of the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.

- (c) Refuse and service areas.
- (d) Utilities, with reference to locations, availability and compatibility.
- (e) Screening and buffering, with reference to type, dimensions and character.
- (f) Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district.
- (g) Required yards and other open space.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LARAMIE:

Section 1. That the foregoing recitals are incorporated in and made a part of this Ordinance by this reference.

Section 2. That City Council finds that the proposed new accessory building (1,080 square feet in size, exceeding 1,000 square foot maximum allowed within the city) on the tract of land at 1007 Reynolds Street, is a permissible conditional use in a R2 district pursuant to 17.16.020.A, and does not adversely affect the public interest of the City; and City Council has been presented with such plot plans, elevations, building plans, specifications and covenants as required pursuant to Section 17.09.040 of the City Municipal Code.

Section 3. That the zoning district map of the City of Laramie, Wyoming is amended by allowing a conditional use for a new accessory building 1,080 square feet in size, exceeding 1,000 square foot maximum allowed within the city on the following tract of land:

GENERALLY DESCRIBED AS 1007 REYNOLDS STREET OR MORE PARTICULARLY DESCRIBED AS LOT 6, BLOCK 8 OF THE HECKART ADDITION TO THE CITY OF LARAMIE, ALBANY COUNTY, WYOMING.

Section 4. That the following restrictions apply to the conditional use established by this ordinance:

A. A building permit for the proposed structure shall be applied for within 6 months of approval of this conditional use. If a building permit for the proposed accessory building is not applied for, the conditional use for the accessory building shall be considered null and void and no longer in effect.

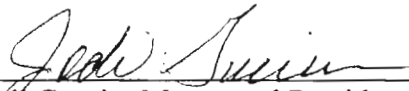
B. The proposed structure shall conform to the plot plan and all R2 zoning district setbacks.

C. A gate that spans the width of the driveway shall be permitted if it is desired by the owner at any time. The gate shall be no higher than the rear yard fence and shall not swing or slide into the public right-of-way. The gate shall meet all Laramie Municipal Codes and Building Codes if applicable.

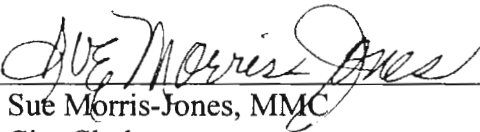
Section 5. That violation of any of the conditions contained in Section 4 herein is a violation of this ordinance and of Chapters 17.09 and 17.15 of City Municipal Code and may be prosecuted pursuant to the provisions of Chapter 17.52 of the City Municipal Code.

Section 6. That this ordinance shall become effective after its passage, approval and publication.

Passed and approved this 18th day of May, 2010.



Jodi Guerin, Mayor and President of the
City Council

Attest: 

Sue Morris-Jones, MMC
City Clerk

First Reading: April 6, 2010
Public Hearing: April 27, 2010
Second Reading: May 5, 2010
Third Reading and Final Action: May 18, 2010

Duly published in the *Laramie Boomerang* this 25th day of May, 2010.