

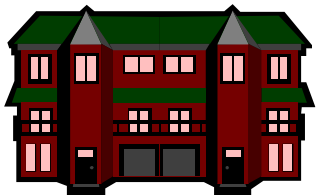
# What Can I Do In My Zone?

## R-3 Zone



### Intent:

The primary intent of this zone is to provide for higher density residential developments including single family homes, twin homes, row homes, and apartments. Conditional uses allow for commercial development that keeps in character with dense residential development.



### Permitted Uses:

- Home Occupations (subject to certain criteria)
- One-family dwellings
- Public schools
- Public utility mains, lines and substations where no public office, repair or storage facilities are maintained
- One accessory building containing up to one thousand square feet and one accessory building containing up to one hundred twenty square feet and both less than fifteen feet in height
- Any use located on a planned unit development plan as defined, processed and approved according to Chapter 17.38 of the Laramie Municipal Code.
- Churches and church schools
- Multiple-family dwellings
- Automobile parking areas
- Boardinghouses and roominghouses
- College and university buildings and uses
- Community buildings
- Fraternity and sorority houses
- Hospitals
- Group daycare homes, with not to exceed twelve children, and duly licensed by the state
- Rest homes, convalescent homes and nursing homes
- Museums and other such municipal recreation facilities
- Religious student centers
- Municipal buildings and uses

- Group home facilities of nonprofit community health and welfare service organizations (not to exceed twelve residents and two staff)
- Bed and breakfast inns.



### Conditional Uses:

- School resource center
- Accessory building(s) exceeding the two permitted in this zone or height or size limitations.
- Offices for nonprofit, community health and welfare service organizations
- Community and civic centers owned and operated by a governmental agency or by a nonprofit community organization whose membership is open to any resident of the community and whose primary objective in the operation of the center is the improvement of the community education, health, welfare, recreation and culture.
- Funeral homes

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CONDITIONAL USE CONTINUED...

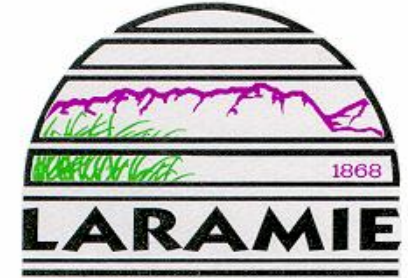
- Small businesses or offices such as firms practicing:
  - Accounting
  - Advertising
  - Public Relations
  - Architecture
  - Art or design
  - Engineering or surveying
  - Finance, investment
  - Health care, health sciences
  - Insurance
  - Law
  - Mental health, natural or physical sciences
  - Secretarial or stenographic
- Business uses in pre-existing nonresidential buildings that are compatible with the surrounding neighborhood geared to neighborhood residents including, but not limited to:
  - *Bakery*
  - *Barber shops and beauty parlors*
  - *Candy shops*
  - *Coffee shops Gift shops*
  - *Jewelry, craft and hobby shops*
  - *Other uses determined by the planning commission in keeping with the purpose and intent of an R3 zone.*
- Additional restrictions apply (such as hours of operation).



For more information please contact the City of Laramie Community Development Office at: (307) 721-5207 or visit our website at [www.cityoflaramie.org](http://www.cityoflaramie.org)



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**COMMUNITY DEVELOPMENT**

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**What Can I Do In My Zone?**

***R-3 Zone***

