

## 2020 Proposed Changes to the City of Lander Zoning Code Title 4

Background: The City of Lander's zoning code was adopted in 1978. This code has been added to but never reviewed and updated. In November of 2018 the City formed a team of community leaders and sponsored them to attend a Community Builder's Workshop. During this workshop the team decided to focus on housing in Lander and what they could do to help the issues that they see in our community around housing. After the workshop this team partnered with the Wyoming Business Council and Community Builders to create a tool for Cities and Towns in Wyoming facing similar obstacles in their housing situations. The City of Lander funded an addition to the development of this tool and decided to use it in our zoning codes to see how we can improve our housing situation.

After meeting for several months the team interviewed community leaders in different industries from banking, realty, construction and development to our large employers. In November of 2019 a survey went out to our community about our neighborhoods and all aspects of housing and received an amazing number of responses. During this period the City hosted a public meeting to discuss housing in Lander and invited everyone to attend. After reviewing the gathered information from the public, two key concerns were identified as to where the team should focus their efforts; housing choice or options and affordability.

With those two concerns in mind the team met and reviewed the code to identify 1. where it hindered property owners, 2. where it required excessive land use without allowing for utilization of the land, 3. for areas where density could be modestly increased to allow for infill on properties, and finally, where the code could encourage property owners to develop housing.

From this review process the following recommendations are proposed.

- It is recommended that the set back requirements do not change in any of our residential zones to allow for continuity in our neighborhoods.
- The first proposed change is to decrease the off street parking requirements in all zones and to allow for on street parking to count toward the parking requirements.
- The second proposed change would affect all of our residential districts would be the allowance of mother-in-law units or Accessory Dwelling Units (ADU). The hope is to achieve two key goals. The first goal is being able to allow homeowners to have the ability to have a mortgage helper. The housing market in Lander is expensive and for first time homeowners it can be challenging to be able to make that purchase. If the property has additional income opportunities that goal can become achievable. This could be a benefit to our retired community that may not need a large home or the maintenance that comes with that and could convert a space on their property that would work better for their lifestyle and rent out the larger home to a family. This would allow them to increase their income and assist in property tax payments. The second goal is that by allowing ADUs it would increase the available rentals in Lander. The rental market in Lander can be hard to navigate for many of our community members. There are a few really nice single family homes and they do not come available often and can be expensive to lease. We have a limited number of available apartments and they are often full. All ADUs would still have to go through the building permit process and plans would be reviewed and go through an approval process.
- The third proposed change would affect all residential districts outside of the R-1 neighborhoods. During the 2010 Master Plan one of the goals of that document was to

## 2020 Proposed Changes to the City of Lander Zoning Code Title 4

encourage infill and density in our neighborhoods. To work in harmony with the City's Master Plan and the goals of the housing team the codes were reviewed to see where they conflict with this goal from the Master Plan. With that in mind the first proposed change toward this goal is to decrease the minimum lot required lot size for neighborhoods, and to modestly increase the number of units allowed in multiple-family buildings already allowed in residential districts, allowing them to become denser as you move from the R-2 towards the R-5 residential districts. These buildings would be restricted in height, width, and depths of the buildings depending on lot size and would have to maintain all current setback requirements.

- The last proposed amendment to the City Title 4 Zoning Code would allow for "cottage communities". These types of developments would be allowed in all residential districts except the R-1 district. These neighborhoods have smaller homes on smaller lots. All the homes face a central green space that is maintained by a homeowners association or a common landlord. These neighborhoods have design requirements to maintain continuity in their larger neighborhoods. They provide an option of a nice rental community or homeownership without the burden of maintenance of a larger property. Note that this does not include or address "tiny homes" on wheels, or mobile home parks.

Hopefully, this summary has answered some of your concerns. If you have further questions or want to read the code in its entirety it can be found here [https://www.landerwyoming.org/news\\_detail\\_T6\\_R49.php](https://www.landerwyoming.org/news_detail_T6_R49.php), on the City Website. We are working on a common questions and answers web page in our news feed to give more information on the most common questions being presented to the City Staff.