



Zoning Code Updates for Housing Opportunities

Why is the zoning code proposed to be updated?

Lander’s code was adopted in 1978. While it has been edited and added to several times, it has never been reviewed and updated to reflect housing goals from the 2012 Lander Master Plan. Today, there are several areas where Lander’s code seems to simply be broken. For example, there are many homes today that—if something happened to them—could not be rebuilt due to current code requirements that don’t reflect the reality of our existing community.

Lander is a desirable place to live and has received national attention on many fronts. However, while people continue to move here, the pace of building new homes and reinvesting in our existing neighborhoods is lagging. As has happened in other desirable locations, if nothing is done, Lander risks becoming a place where locals and/or elderly are priced out of the housing market. Strategically loosening some regulations to allow the market to provide more and better housing choices is one way to promote reinvestment in our neighborhoods and keep Lander affordable for locals.



What changes are proposed?

Allow homes on smaller lots in some zones



Many existing lots are too small to meet current zoning standards. This would legalize new housing on these lots in the R-2, R-3, R-MED, and R-5 zones.

The changes would also allow two or three homes on corner lots and for cottage-style housing on larger lots.

Allow Accessory Dwelling Units in all zones



An Accessory Dwelling Unit (ADU) is a small home that is located on the same lot as another home, such as a backyard cottage or a basement apartment.

This change would legalize some existing ADUs and allow new ADUs if they meet certain standards.

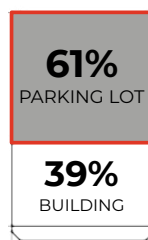
Provide opportunities for a wider range of housing options in some zones



Duplexes, triplexes, and small apartment buildings can provide additional housing types in some areas. However, they are very difficult to build due to the City’s minimum lot size requirements.

This change would remove barriers to building these types of housing in the R-2, R-3, R-MED, and R-5 zones.

Provide more flexibility for accommodating parking with new housing



Current parking requirements may result in excess parking spaces. In some cases, parking may consume up to 65% of the lot.

These changes would reduce the amount of off-street parking that is required and allow the market to better determine how much is needed.

Allow cottage-style housing on larger lots in some zones.



Cottage housing are small homes oriented around a common green with shared parking. They are homes built on permanent foundations that meet the building code. They are not mobile homes or tiny homes.

These changes would allow cottage-style housing in the R2, R3, R-MED, R-5, and GC zones.

Apply new standards to ensure new housing is compatible with existing housing



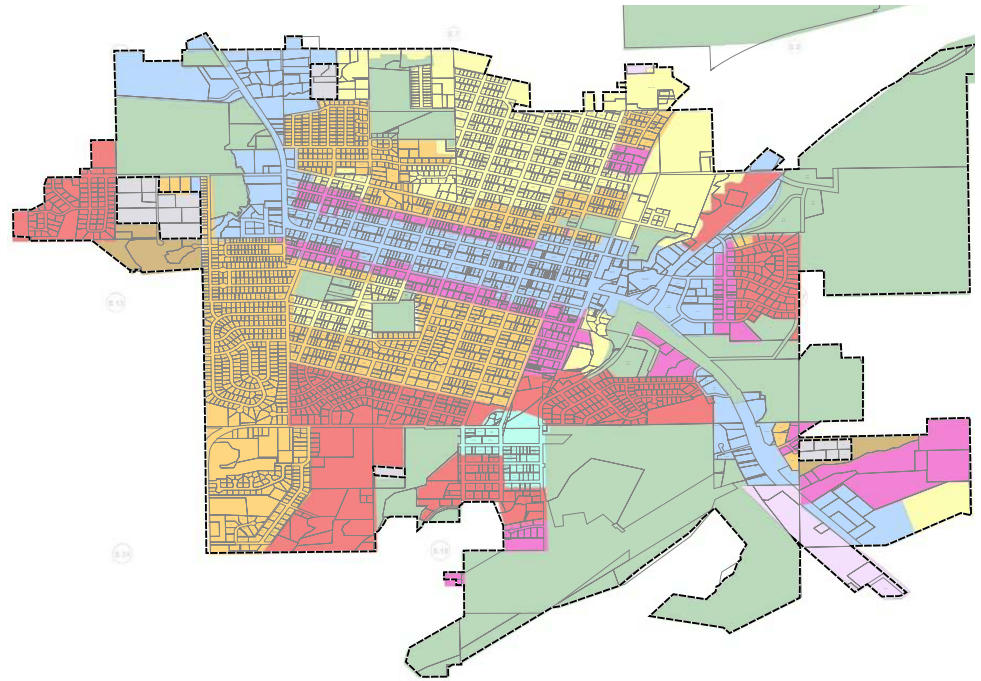
Where new housing types are allowed, the new standards will place limits on the size of residential buildings to make sure they are visually compatible with existing houses in the area.



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Where would the proposed changes apply?

City of Lander Zoning Map



GC

GC Zone

- Reduced parking requirements

R-5 R-3 R-2 R-MED

R-5, R-3, R2, and R-MED Zone

- Allow wider range of housing
- Reduced parking requirements
- Allow cottage-style housing
- Allow Accessory Dwelling Units

R-1

R-1 Zone

- Allow Accessory Dwelling Units

What change are not proposed?

It is important that proposed changes don't negatively impact the nature and character of existing neighborhoods. Therefore:

- Existing setbacks requirements remain as they are
- Future buildings are required to adhere to current building codes
- Proposed development will adhere to existing review processes

How can I provide input on the proposed changes?

A Public Hearing will be conducted at the **Regular Council Meeting** on **June 9, 6:00 pm** at **Lander City Hall**.

To respect the current COVID-19 health orders we will only allow 25 people (including council) in City Hall for the June 9th meeting.

We encourage you to join by Zoom Meeting at:

<https://zoom.us/j/91961563890?pwd=eXdDSkN3Q1hRbTJ1VlhWYnIUbXlIQT09>

OR dial in to the public hearing at **253-215-8782**

Meeting ID: **919 6156 3890**, Password: **461131**

All City Ordinances require 3 readings before enactment. In addition to the Public Hearing and First Reading of June 9th, there will be opportunities to comment on the proposed zoning code changes at the Regular Council meetings of July 14th and August 11th.

Written questions and comments should be submitted by email to landercity@landerwyoming.org prior to **June 24, 2020**.