

Abstract geometric lines in the top left corner of the page, consisting of several overlapping, irregular polygons and lines that create a complex, layered effect.

PLANNING & ZONING

TITLE 4  
RECOMMENDATIONS

8/27/24

# AGENDA

Aligning with Priorities

Assessing the Need

Prior Studies

Title 4 Recommendations

Final Takeaways



# ALIGNING WITH CITY PRIORITIES

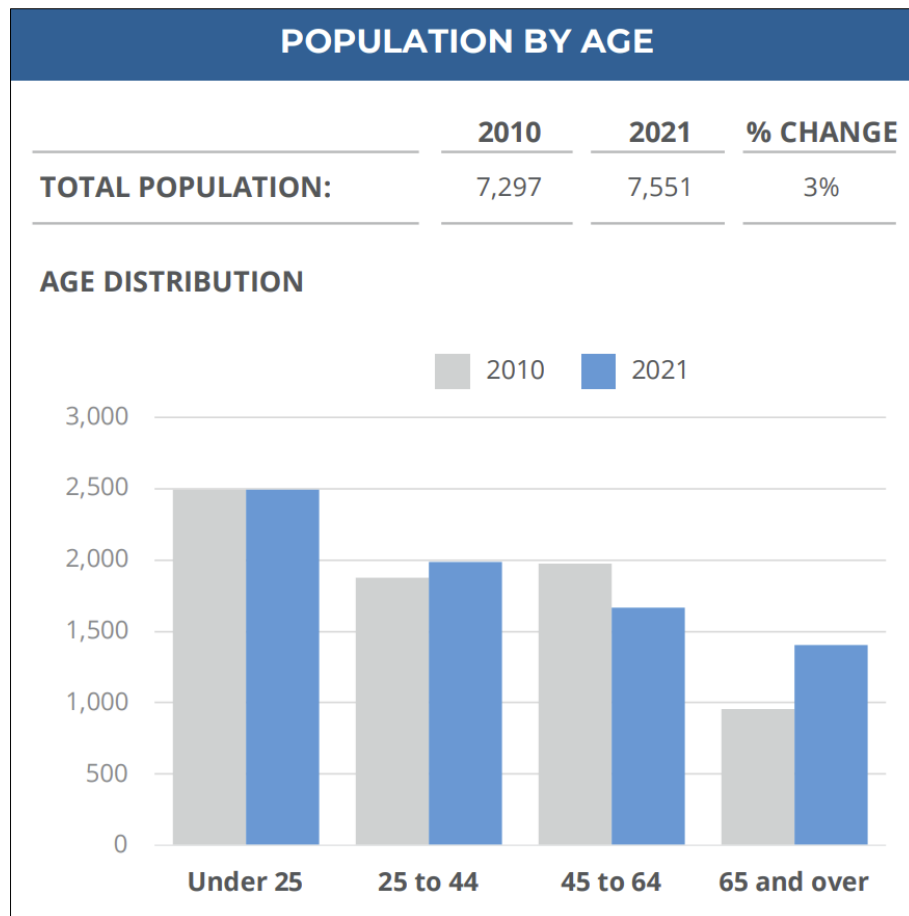
## 2012 Lander Master Plan – policy recommendations

- 1-1 Encourage infill development
- 1-2 Develop a zoning plan that promotes graduated densities and intensities of development with the highest density and intensity in the downtown and the lowest at the edge of the planning area
- 1-6 Protect established residential neighborhoods from incompatible development.
- 1-8 Expand opportunities for workforce, senior, and first-time homebuyer housing.
- 1-9 Allow small scale, well designed multi-family housing in more areas of the City.

Central focus of 2024 Master Plan  
Top priority in 2023 Strategic Plan

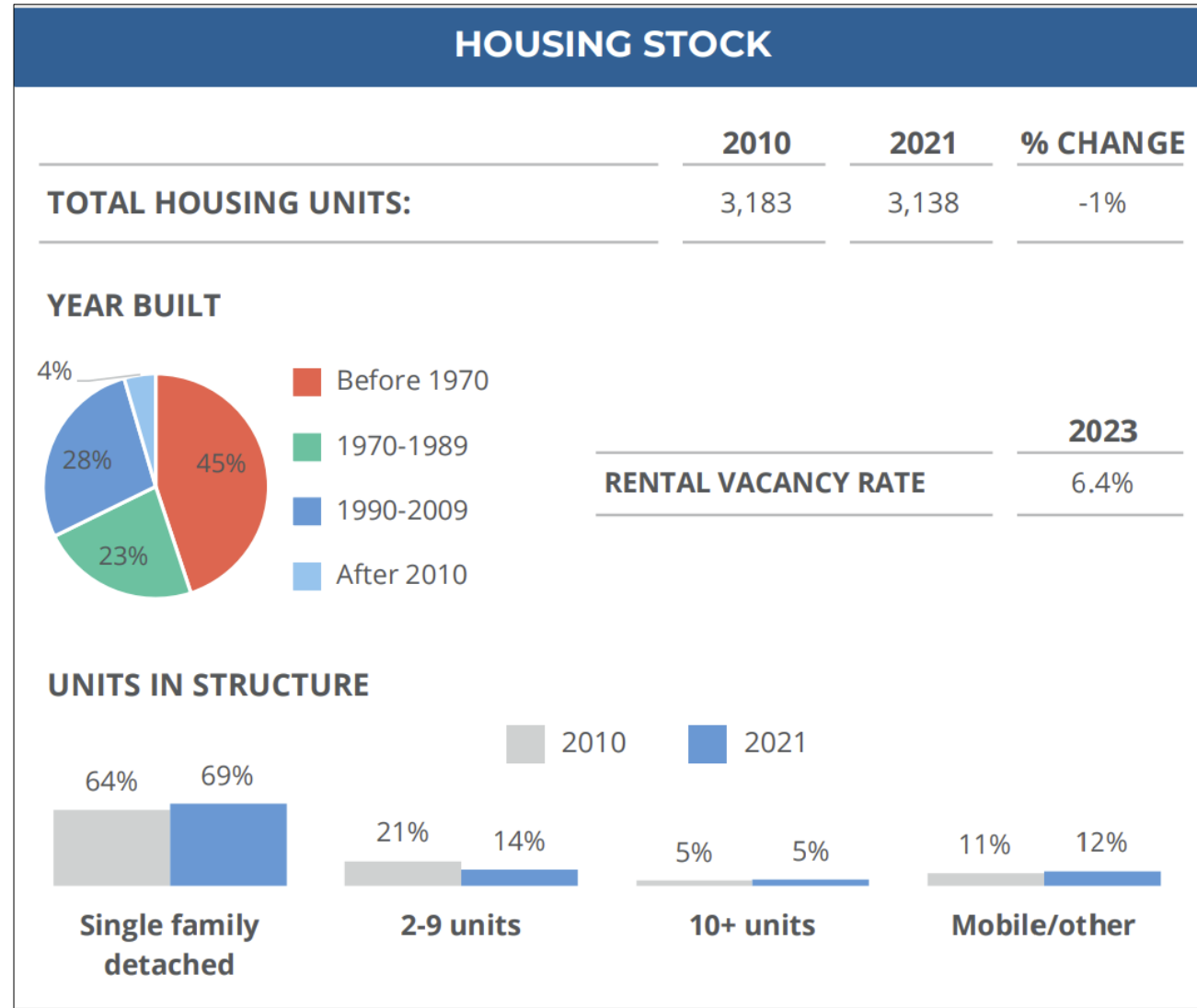
# ASSESSING THE NEED

## Wyoming Community Development Authority Lander Profile

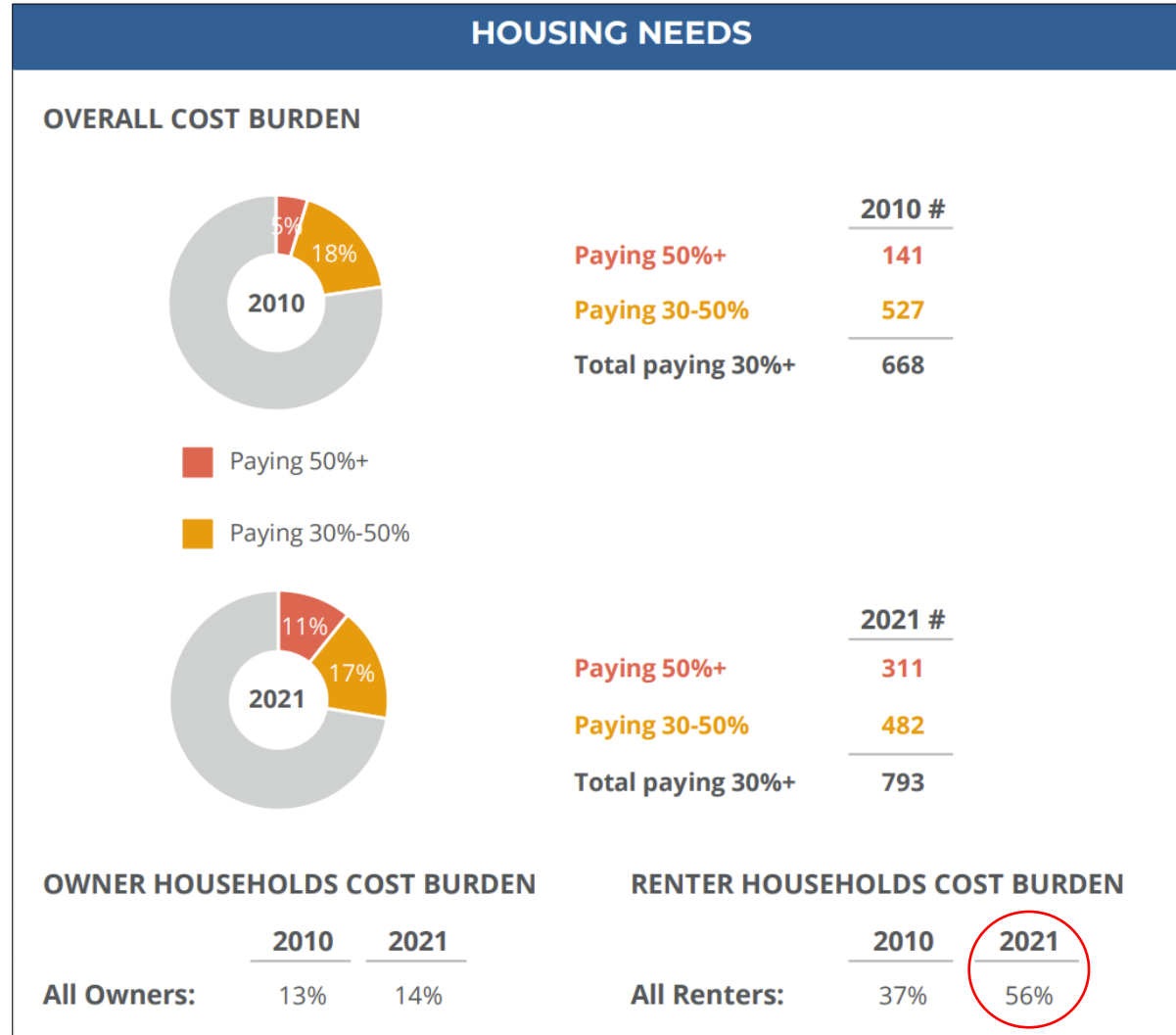


May not include temporary  
workers who are primarily renters.

# ASSESSING THE NEED



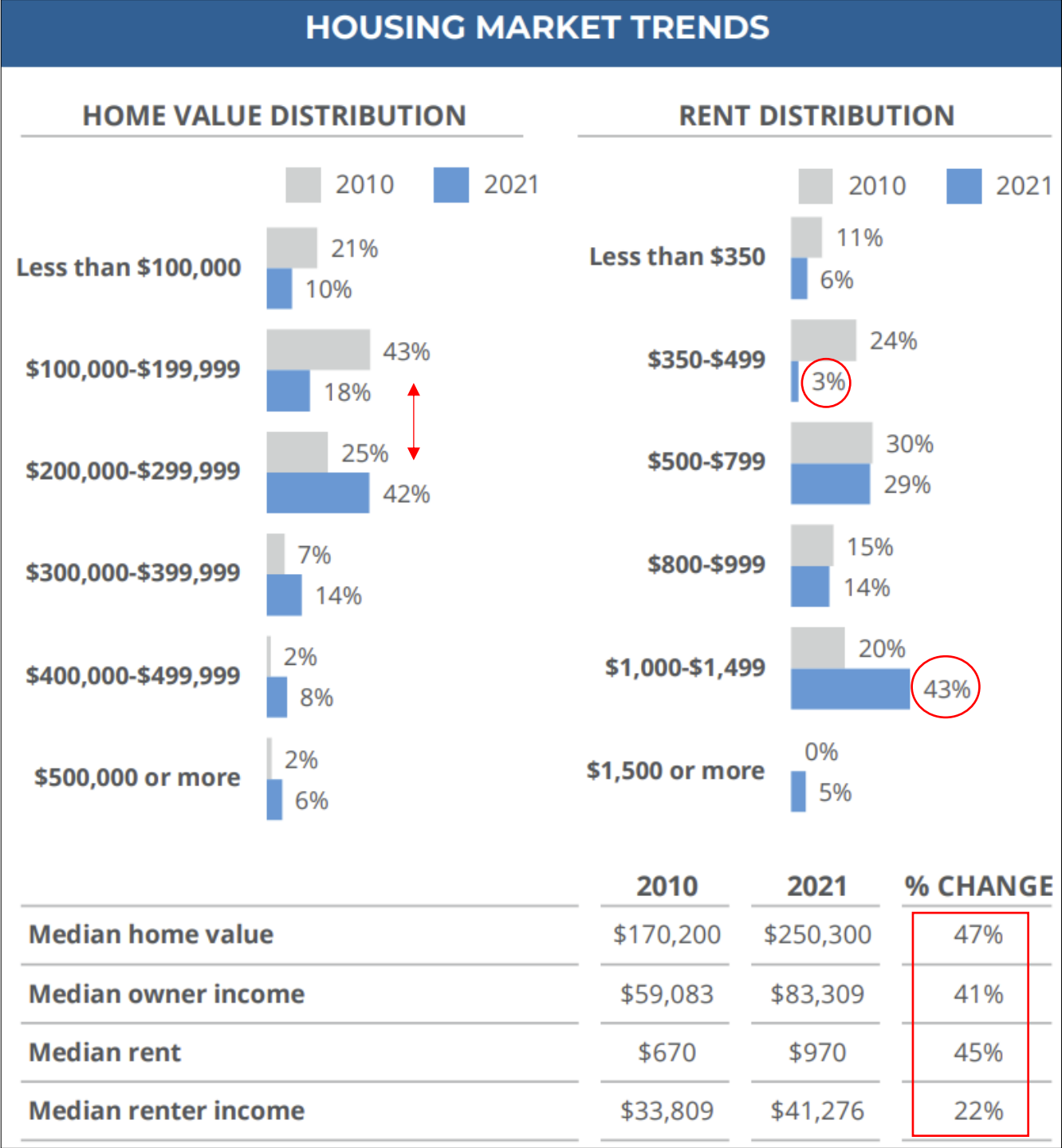
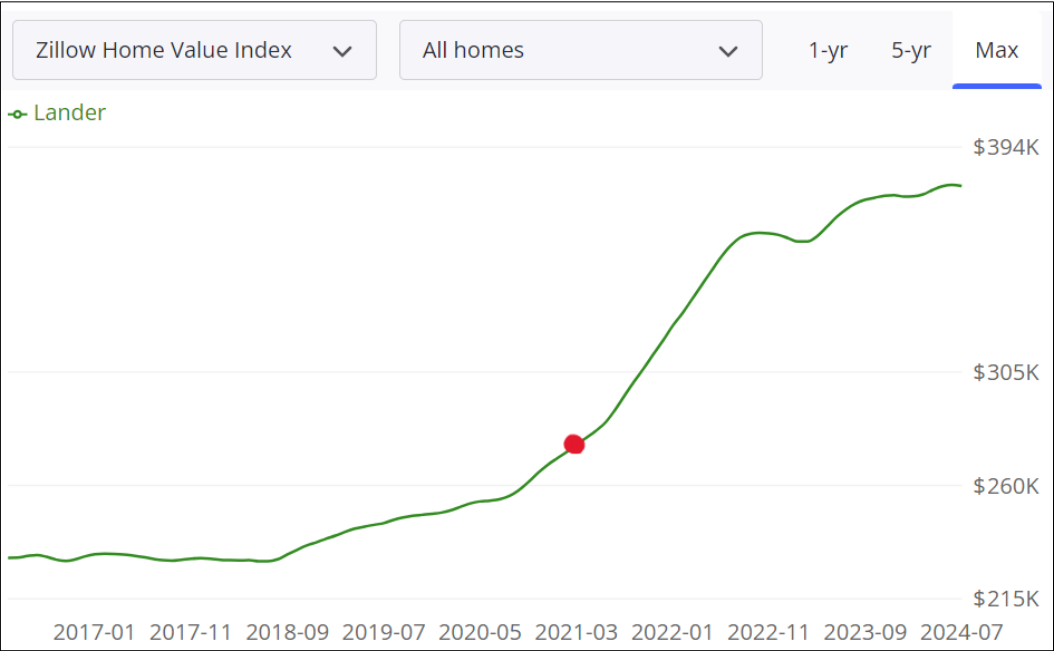
# ASSESSING THE NEED



# ASSESSING THE NEED

Average home value in Lander,  
August 2024

\$379,180



# PRIOR STUDIES

- 2020 Lander code audit
- 2020 Study Aligning Zoning Code with Wyoming Housing Goals
- 2023 Harvard *Housing in Wyoming: Constraints & Solutions*



LANDER CODE AUDIT PROJECT

## Zoning Code Analysis and Recommendations

City Council Hearing  
July 14, 2020



community  
builders



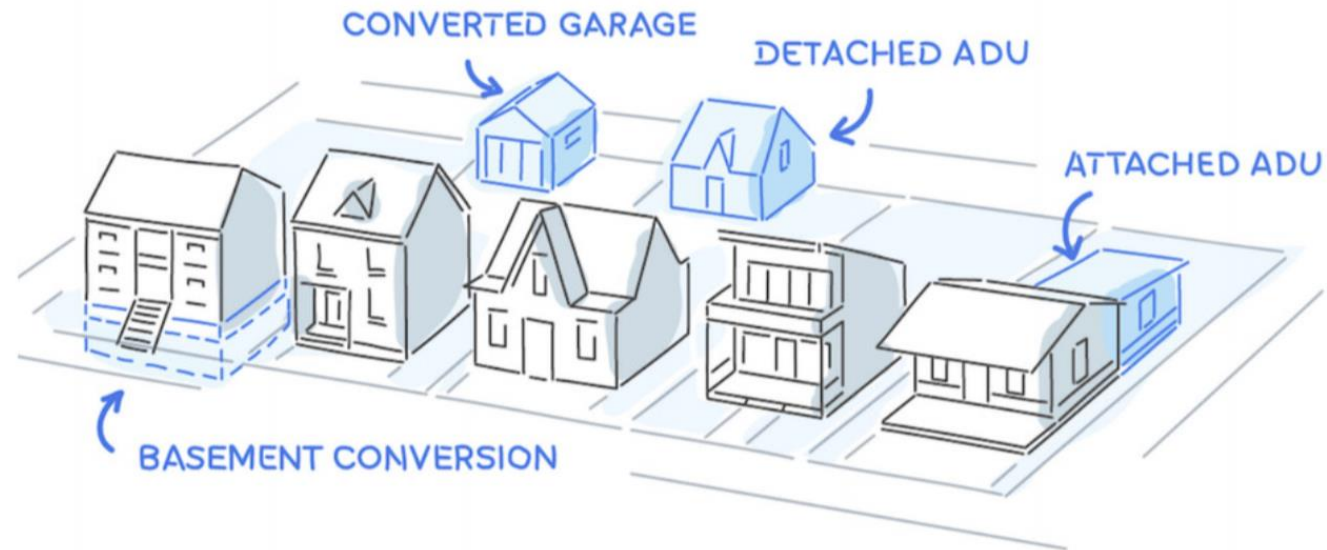




# CODE AUDIT – RECOMMENDATIONS

- ❑ Allow accessory dwelling units in all zones
- ❑ Allow homes on smaller lots in some zones
- ❑ Allow cottage cluster housing in some zones
- ❑ Provide opportunities for a wider range of housing types in some zones
- ❑ Apply building form standards to ensure new housing is compatible with existing housing
- ❑ Provide flexibility for accommodating parking with new housing

# DEFINITION OF CONCEPTS



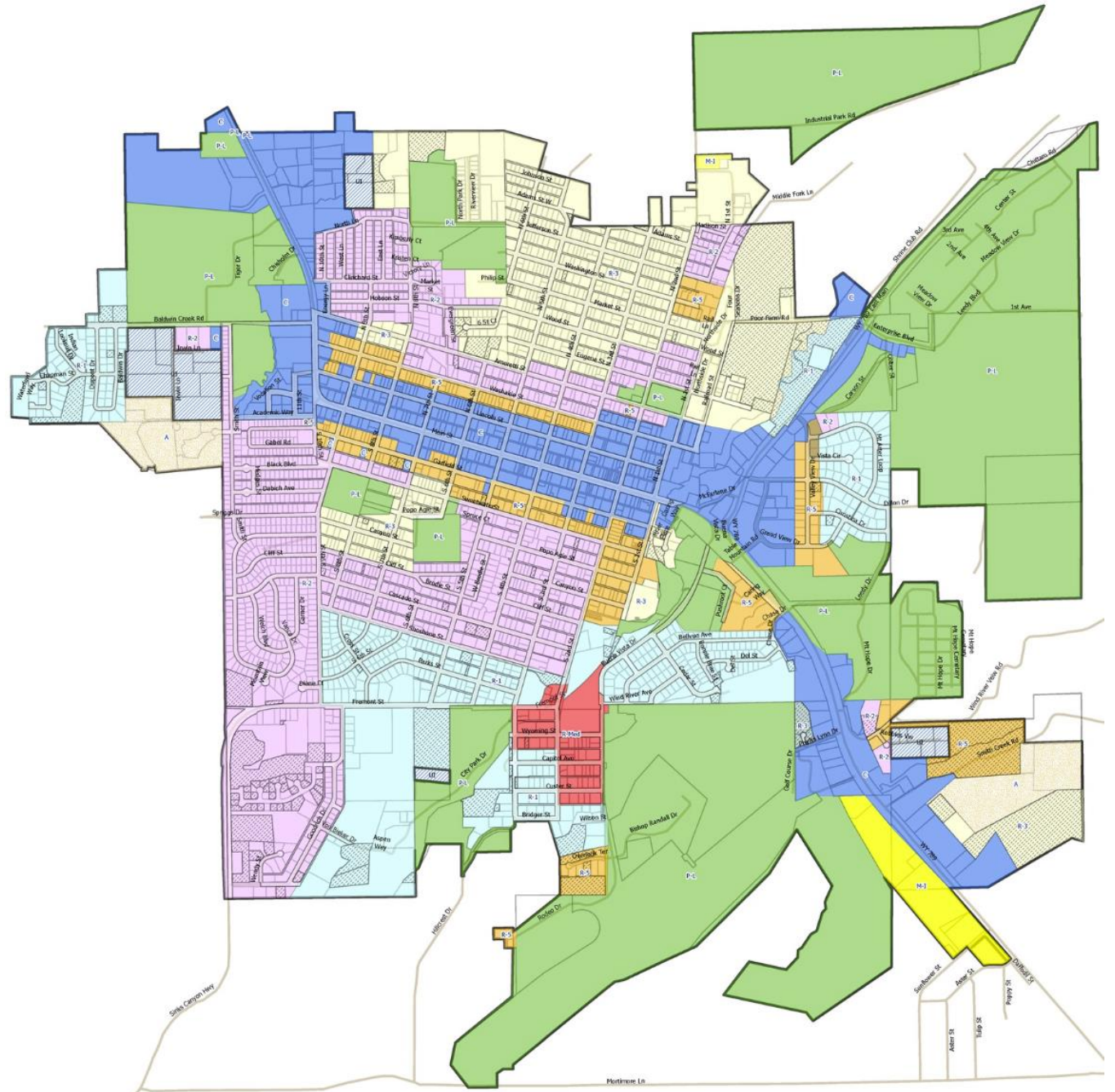
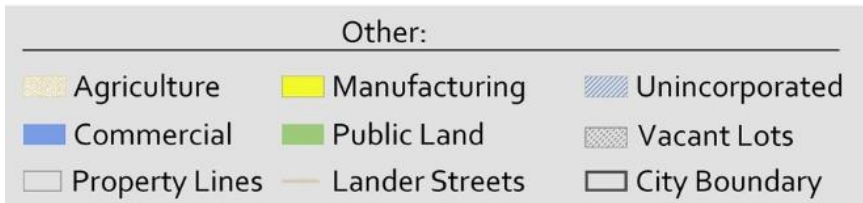
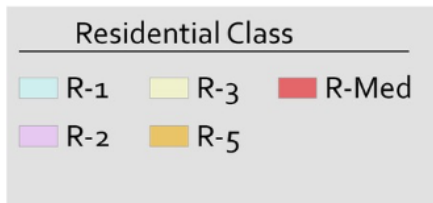
Both images represent fourplexes.

Consider constraints of the lot and lack of design standards.



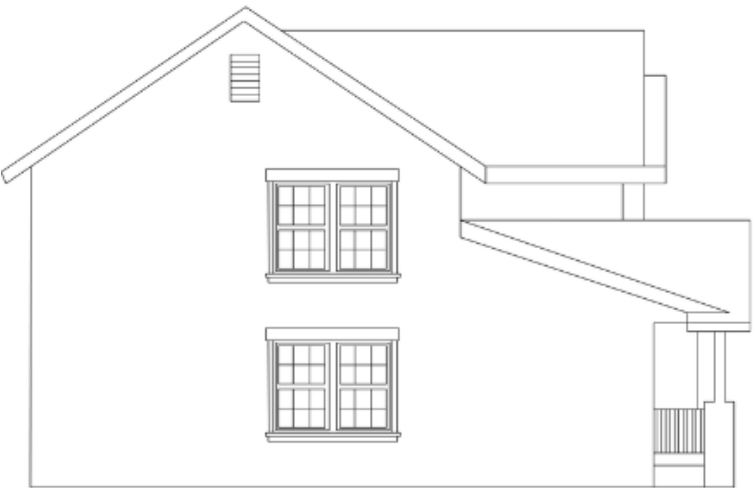
PROPOSED CHANGE	R1	R2	R3	R5	RMED	AG	COMMERCIAL
Reduce <b>lot widths</b> to allow for smaller lots.		X	X	X	X		X
Reduce <b>building setback</b> requirements to allow a larger buildable area on lots.	X	X	X	X	X		X
Reduce <b>off-street parking</b> to one spot per unit.		X	X	X	X	X	
Remove <b>maximum lot coverage</b> to allow for more buildable area on lots.	X	X	X	X	X		
Adjust the number of <b>multifamily dwellings</b> allowed on a lot.		X	X				
Increase the number of <b>residential structures</b> allowed per lot.		X	X	X	X		
Increase the <b>maximum height</b> of structures.	X	X	X	X	X	X	X
Allow <b>short-term rentals</b> by permit. (This is an addition to the 2020 changes that allow short term rentals in all residential zones.)					X	X	X
Restrict <b>accessory buildings</b> (temporary and permanent storage structure) to 2 per lot.	X	X					
Allow <b>RV campgrounds</b> by permit (RV campgrounds continue to be permitted in R-3).						X	

# LANDER ZONING MAP





# R-1 SINGLE FAMILY



35'

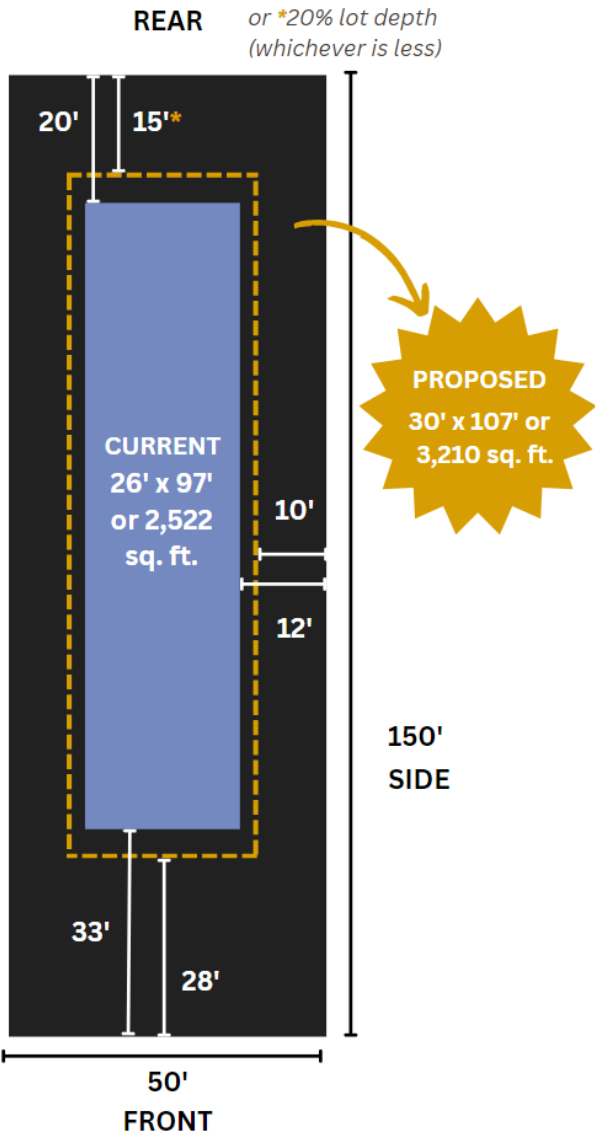
## NUMBER ALLOWED PER LOT

Units	
Current	Proposed
1	1
Residential Structures	
Current	Proposed
1	1
Accessory Structures (detached garages, sheds)	
Current	Proposed
Allowed	2

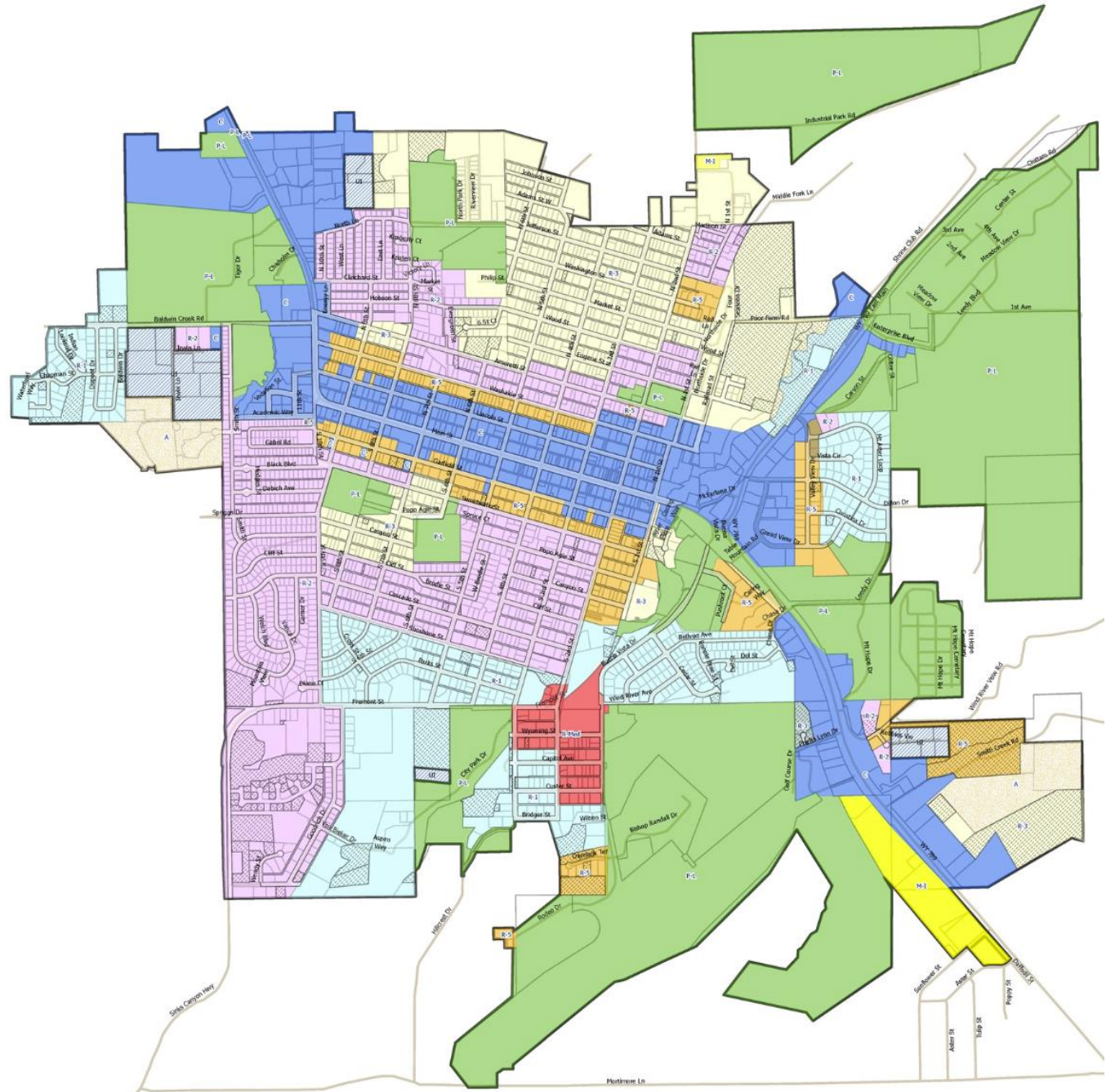
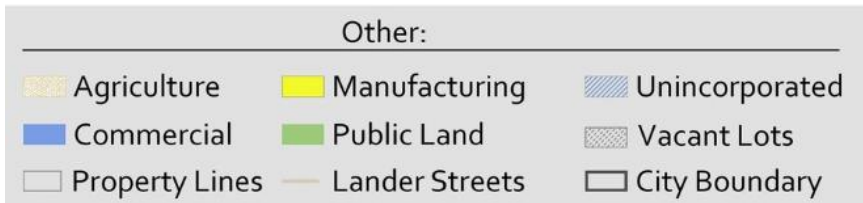
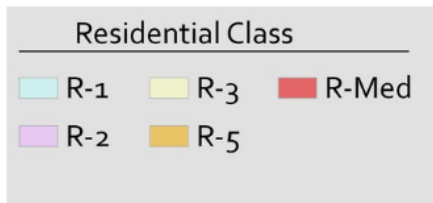
## HEIGHT ALLOWANCES

Residential Structures	
Current	Proposed
30 feet	35 feet
Accessory Structures (detached garages, sheds)	
Current	Proposed
20 feet	30 feet

Current Proposed



# LANDER ZONING MAP



R-2 LOW DENSITY



45'

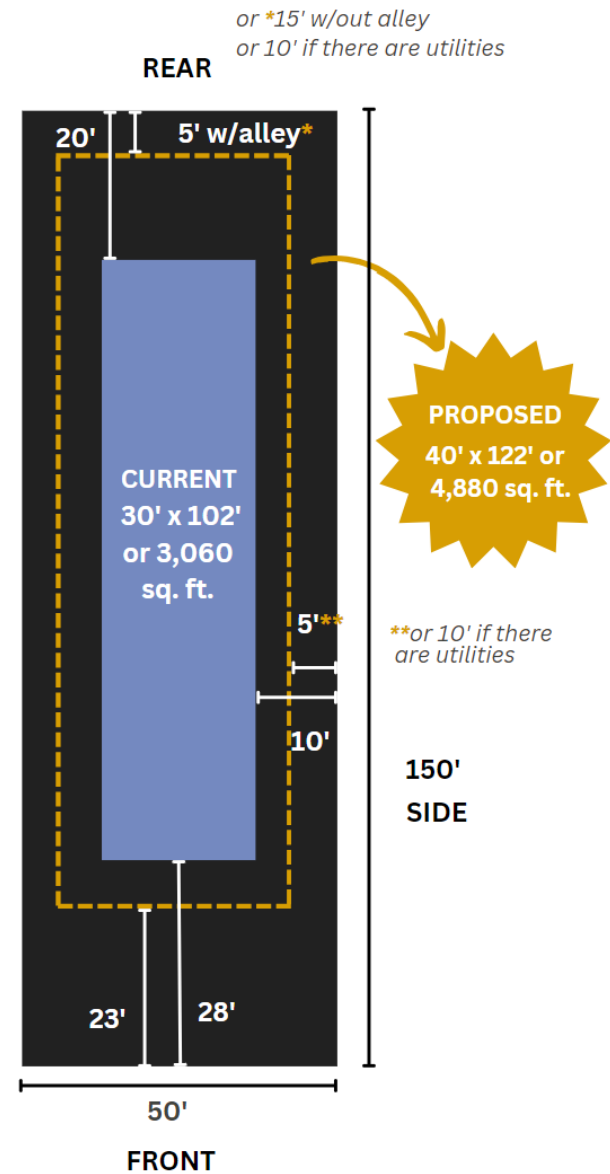
NUMBER ALLOWED PER LOT

Units	
Current	Proposed
No limit	4
Residential Structures	
Current	Proposed
1	2
Accessory Structures (detached garages, sheds)	
Current	Proposed
Allowed	2

HEIGHT ALLOWANCES

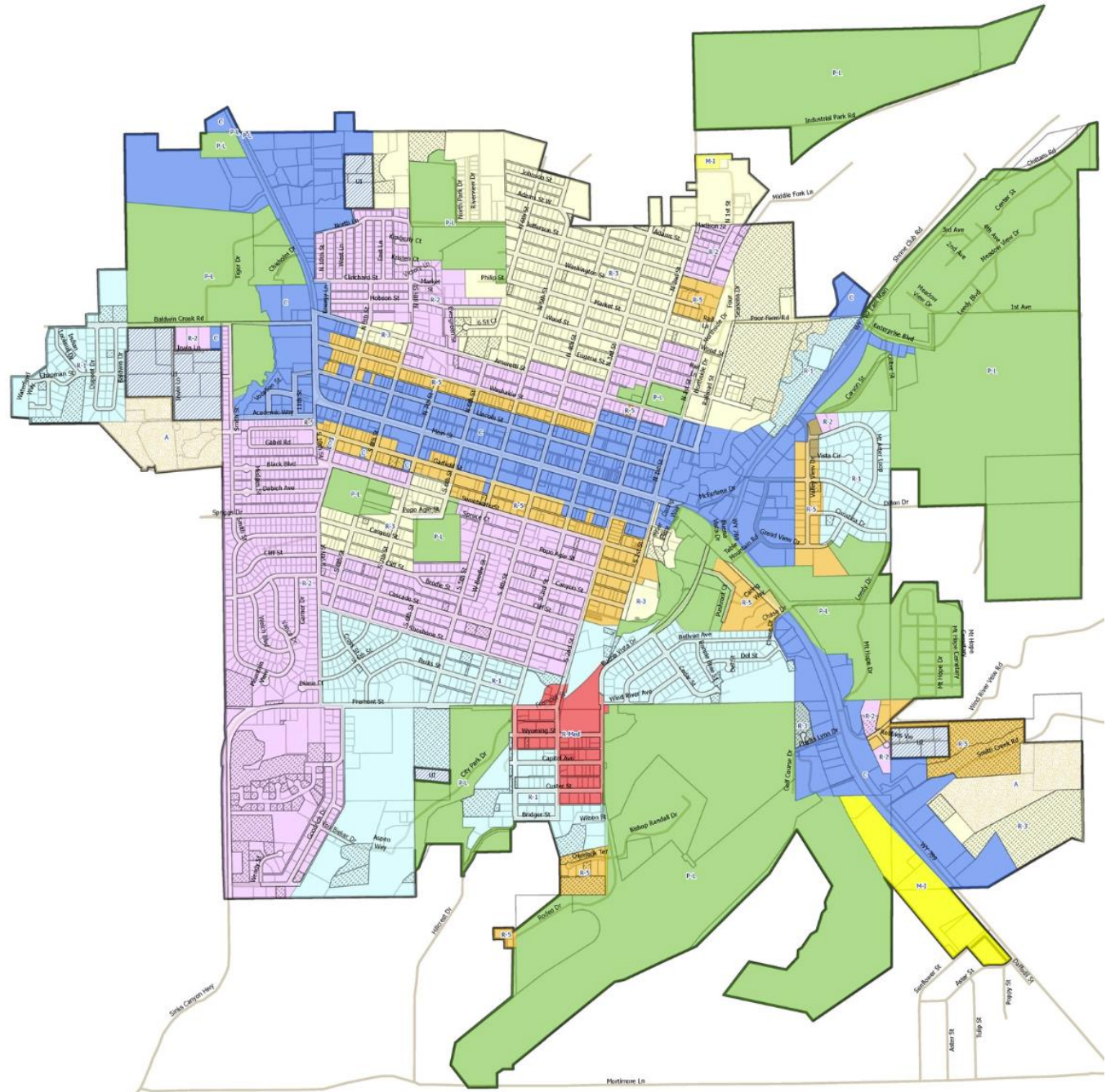
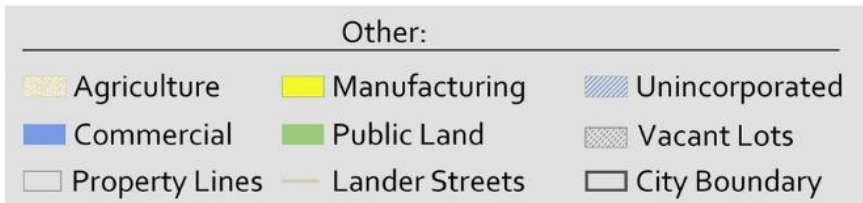
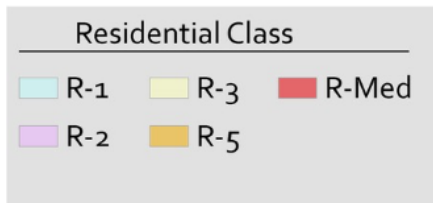
Residential Structures	
Current	Proposed
30 feet	45 feet
Accessory Structures (detached garages, sheds)	
Current	Proposed
20 feet	30 feet

Current Proposed





# LANDER ZONING MAP





# R-3 MEDIUM DENSITY



45'

## NUMBER ALLOWED PER LOT

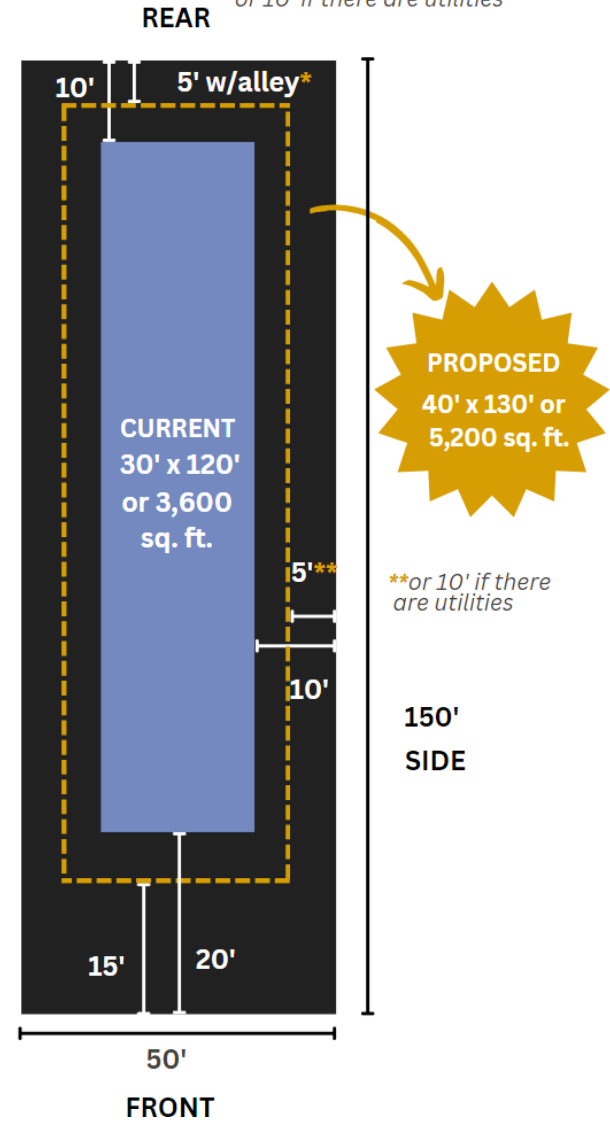
Units	
Current	Proposed
4	6
Residential Structures	
Current	Proposed
2	3
Accessory Structures (detached garages, sheds)	
Current	Proposed
Allowed	Allowed

## HEIGHT ALLOWANCES

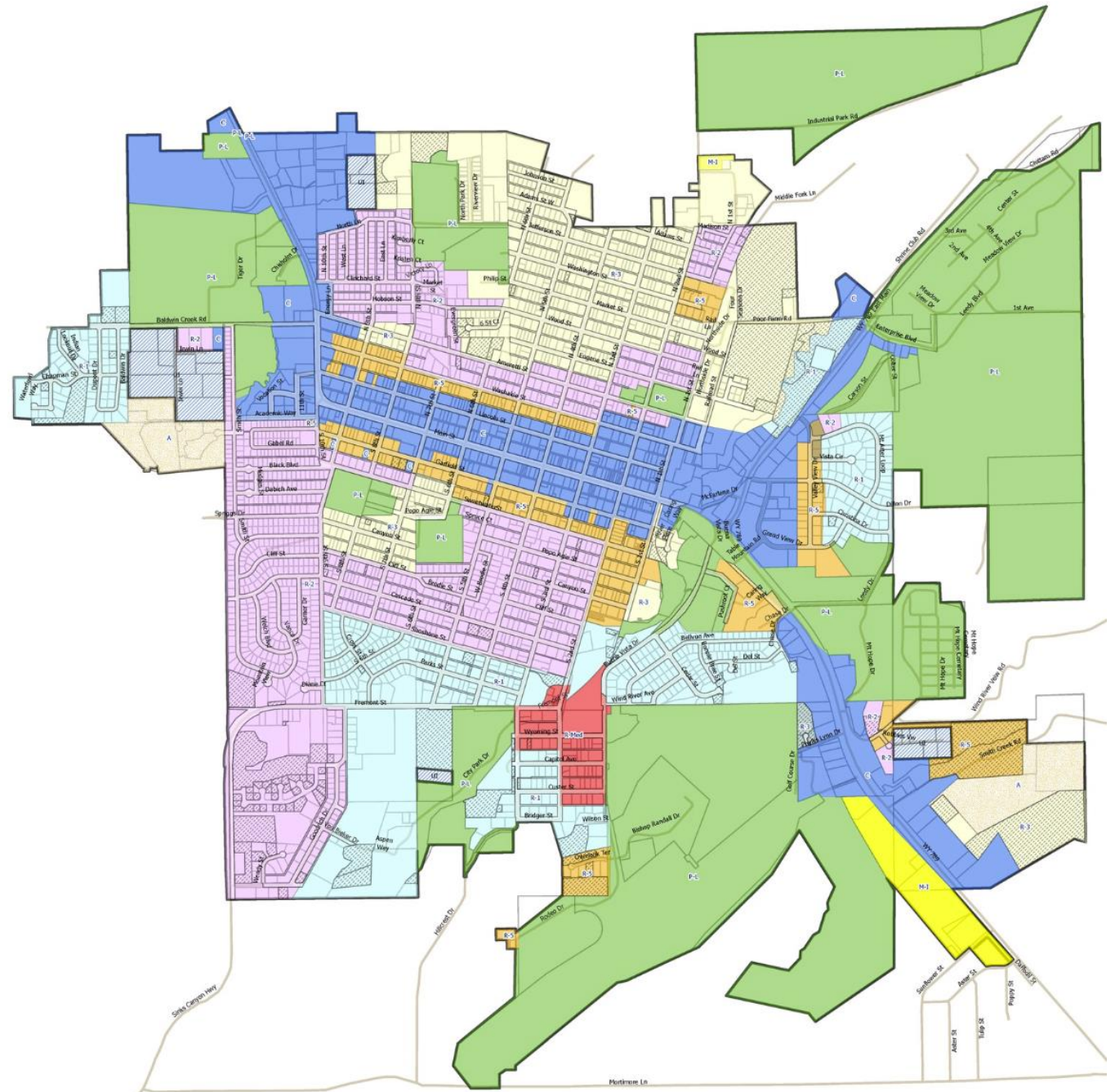
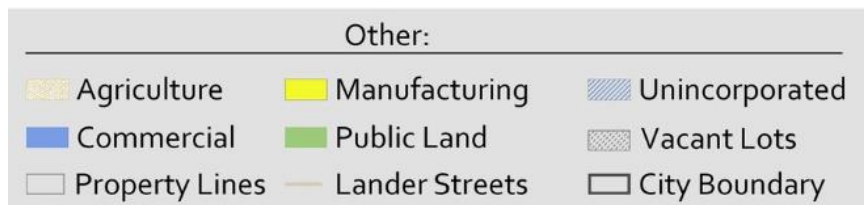
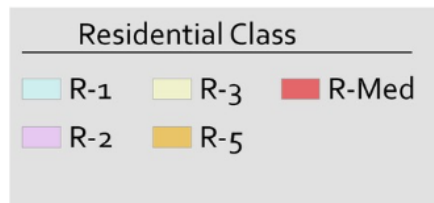
Residential Structures	
Current	Proposed
30 feet	45 feet
Accessory Structures (detached garages, sheds)	
Current	Proposed
20 feet	30 feet

Current Proposed

or \*15' w/out alley  
or 10' if there are utilities



# LANDER ZONING MAP



# R-5 HIGH DENSITY



45'

## NUMBER ALLOWED PER LOT

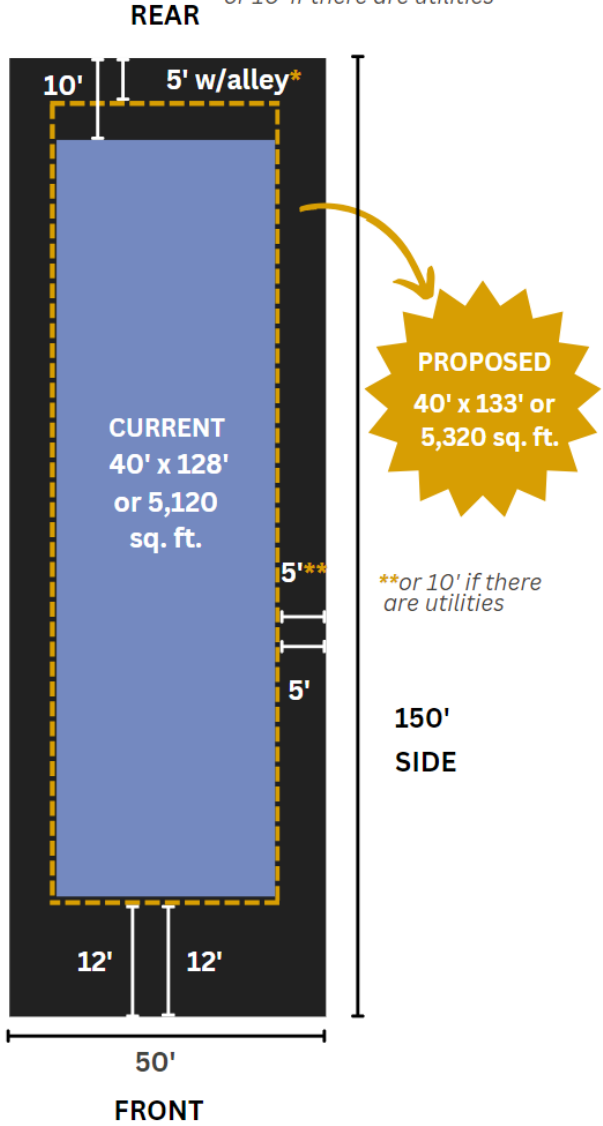
Units	
Current	Proposed
No limit	No limit
Residential Structures	
Current	Proposed
2	No limit
Accessory Structures (detached garages, sheds)	
Current	Proposed
Allowed	Allowed

## HEIGHT ALLOWANCES

Residential Structures	
Current	Proposed
3 stories	45 feet
Accessory Structures (detached garages, sheds)	
Current	Proposed
20 feet	30 feet

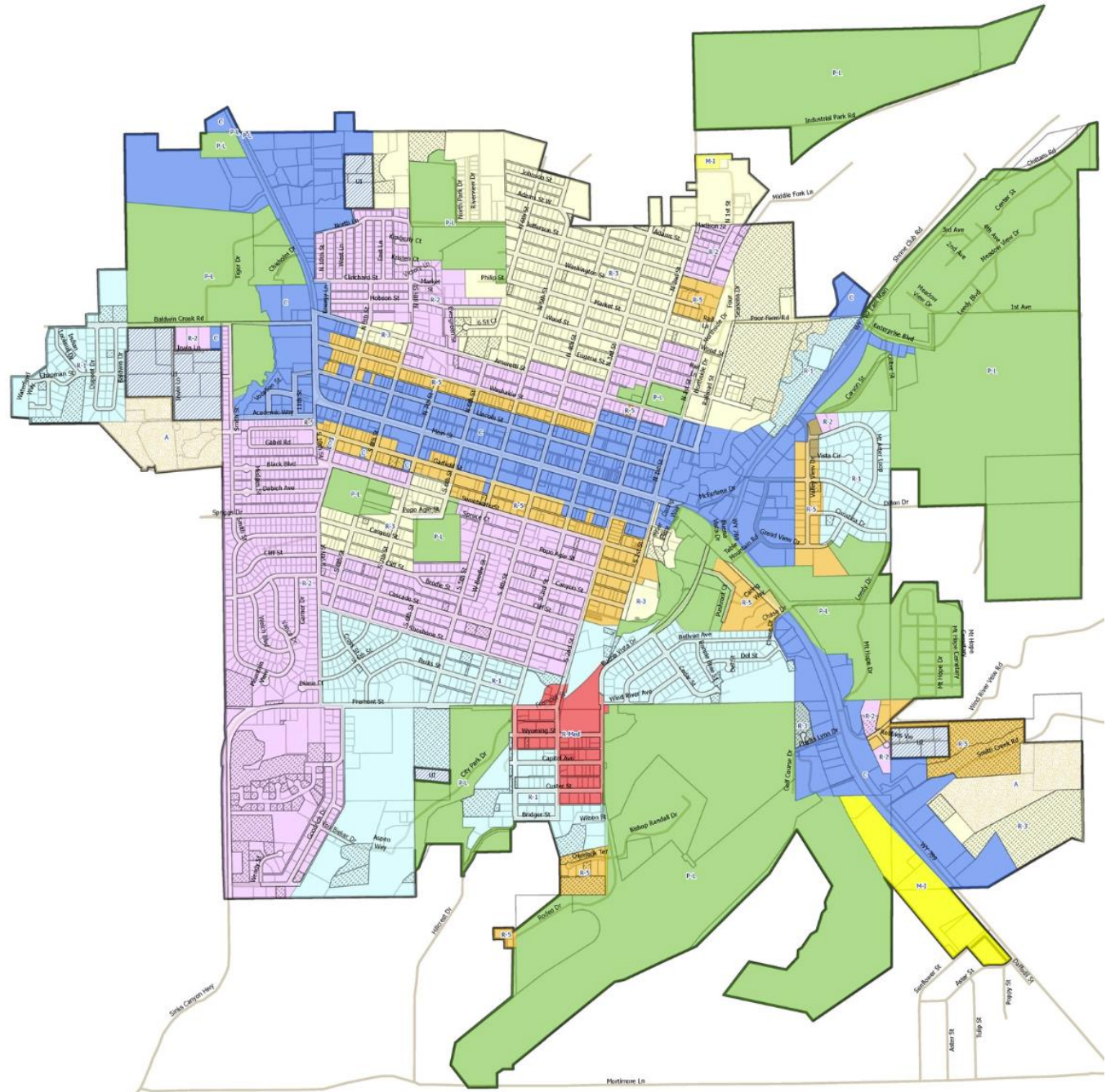
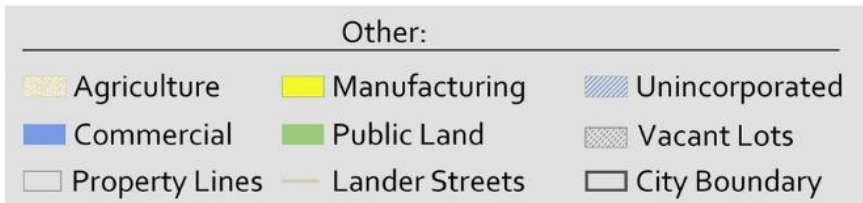
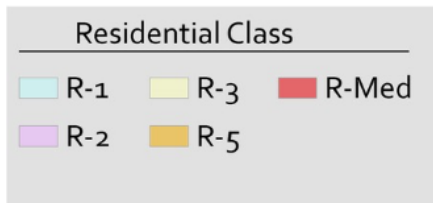
Current Proposed

or \*10' w/out alley  
or 10' if there are utilities





# LANDER ZONING MAP



# R-MED



40'

## NUMBER ALLOWED PER LOT

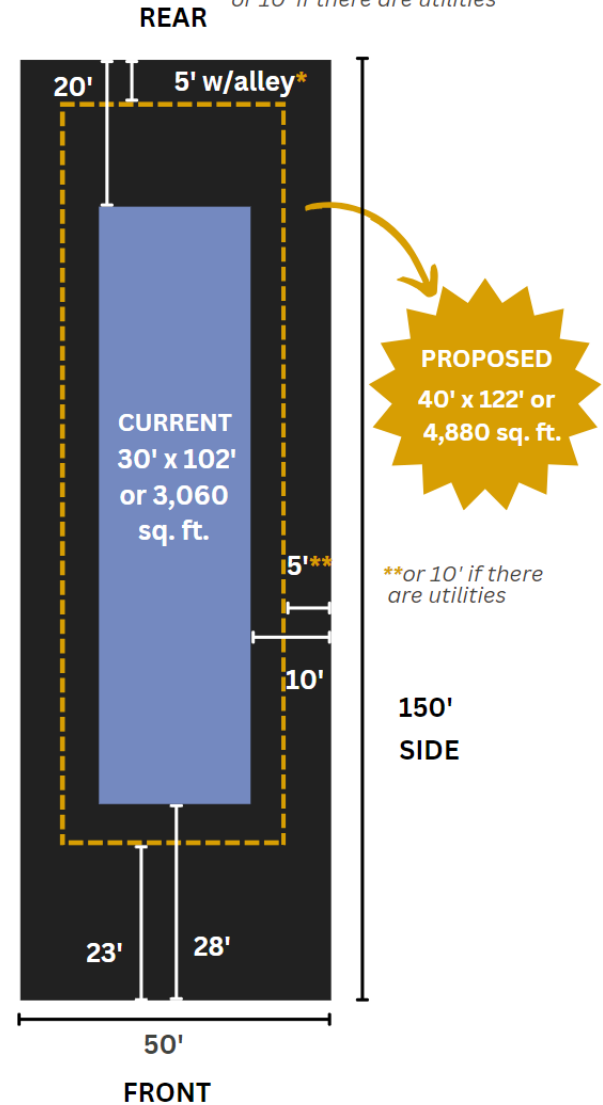
Units	
Current	Proposed
No limit	No limit
Residential Structures	
Current	Proposed
1	2
Accessory Structures (detached garages, sheds)	
Current	Proposed
Allowed	Allowed

## HEIGHT ALLOWANCES

Residential Structures	
Current	Proposed
30 feet	40 feet
Accessory Structures (detached garages, sheds)	
Current	Proposed
20 feet	30 feet

■ Current    □ Proposed

or \*15' w/out alley  
or 10' if there are utilities



# FINAL TAKEAWAY & DISCUSSION

**Takeaway:** *This will not solve all of Lander's housing problems, but it's a first step.*

## Discussion

How can we further the housing goals of the Master Plan?

- Encourage infill development
- Graduated densities and intensities of development
- Protect established residential neighborhoods from incompatible development.
- Expand opportunities for workforce, senior, and first-time homebuyer housing.
- Allow small scale, well designed multi-family housing in more areas of the City.

What other recommendations from the Lander code audit do we want to consider?

- Allow homes on smaller lots in some zones.
- Revise the Planned Unit Development section of the code.
- Apply building form standards to ensure new housing is compatible with existing housing.
- Provide flexibility for accommodating parking with new housing.

A series of white, overlapping geometric lines and polygons on a black background, located on the left side of the slide.

# THANK YOU

Lander Planning & Zoning Commission

# ASSESSING THE NEED

## WORKER AFFORDABILITY

OCCUPATION	2010 % EMPLOYMENT	2021 % EMPLOYMENT	2021 MEDIAN EARNINGS	MAX RENT	CAN AFFORD MEDIAN RENT?	MAX PURCHASE PRICE	CAN AFFORD MEDIAN PRICE?
Education, legal, community service, arts, and media occupations	17%	21%	\$55,714	\$1,393	Yes	\$241,806	No
Management, business, and financial occupations	16%	11%	\$65,714	\$1,643	Yes	\$285,207	Yes
Healthcare practitioners and technical occupations	5%	10%	\$77,438	\$1,936	Yes	\$336,091	Yes
Installation, maintenance, and repair occupations	1%	7%	\$63,170	\$1,579	Yes	\$274,166	Yes
Sales and related occupations	10%	6%	\$48,667	\$1,217	Yes	\$211,221	No
Protective service occupations	1%	6%	\$34,167	\$854	No	\$148,289	No
Food preparation and serving related occupations	5%	6%	\$32,989	\$825	No	\$143,177	No
Office and administrative support occupations	17%	6%	\$41,500	\$1,038	Yes	\$180,115	No
Healthcare support occupations	4%	5%	\$34,345	\$859	No	\$149,062	No
Personal care and service occupations	4%	4%	\$22,083	\$552	No	\$95,843	No