



PLANNING COMMISSION

2024 PROPOSED TITLE 4 CHANGES

HISTORY & STUDIES

Lander's Zoning Code was originally adopted in 1978. Like many communities around Wyoming, outdated zoning codes have not kept up with the rapid increase in housing needs, resulting in unaffordable housing situations for many residents. To address these common struggles, the Wyoming Business Council funded a 2019-20 Community Builders Housing Study and Code Review. This study suggested changes such as allowing accessory dwelling units and reducing minimum lot sizes.

In 2022, the City of Lander acted on these findings by making the following updates to the city code:

- Updating definitions to match the National Building Codes
- Reducing minimum lot sizes in all zones
- Adding safety spacing requirements for manufactured home parks to match the National Building Codes
- Adjusting restrictions on accessory storage structures

In 2023, Governor Gordon's Task Force on Housing Opportunity collaborated with the Harvard Growth Lab to further address statewide housing issues. The Harvard study proposed measures such as reducing lot sizes, relaxing building height restrictions, reconsidering parking regulations, easing density regulations, and increasing public infrastructure investment to tackle housing challenges.

Despite Lander's desirability and previous actions to update the code, the pace of housing development has lagged, posing a threat of pricing out locals. The proposed changes herein aim to take a holistic approach to residential zoning code changes and incorporate more of the researched findings from around the state.





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The following is an overview of proposed changes to the zoning code.
For the full version of the current code, please visit the City's website.
<https://lander.municipalcodeonline.com/>

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



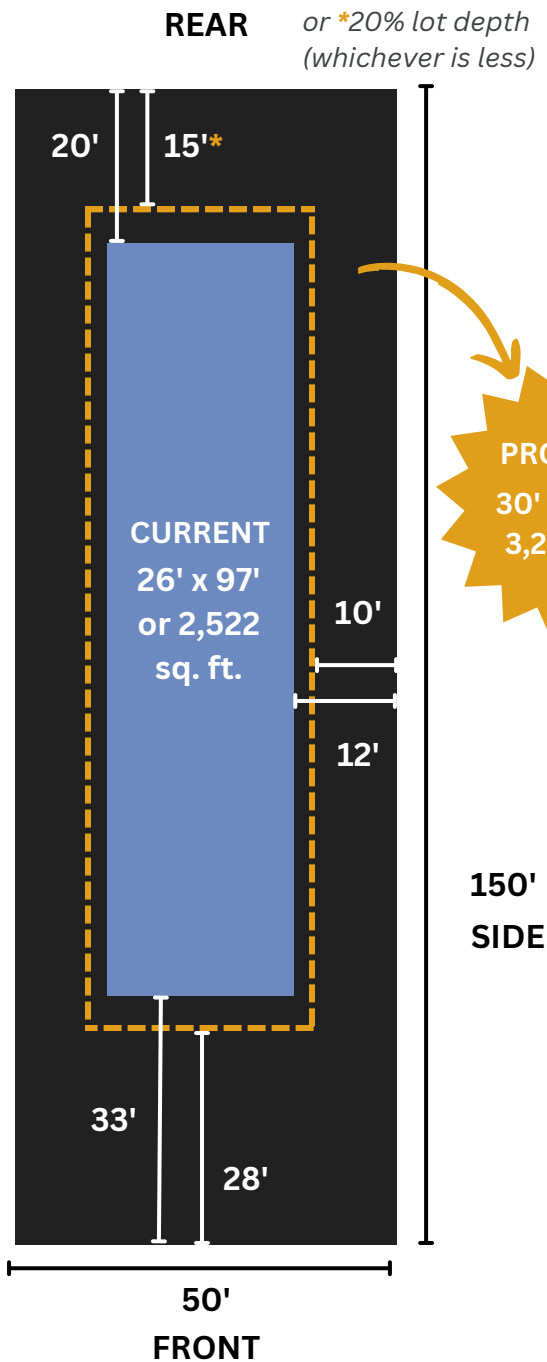
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R-1 SINGLE FAMILY

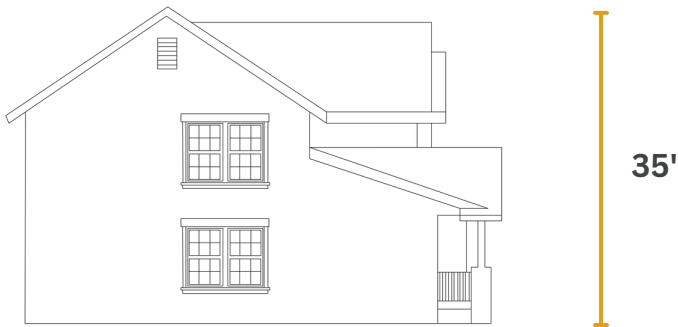
ALLOWABLE BUILDABLE SPACE

Current Proposed



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

This is not reflective of every lot configuration. To inquire further, contact City Hall at (307) 332-2870.



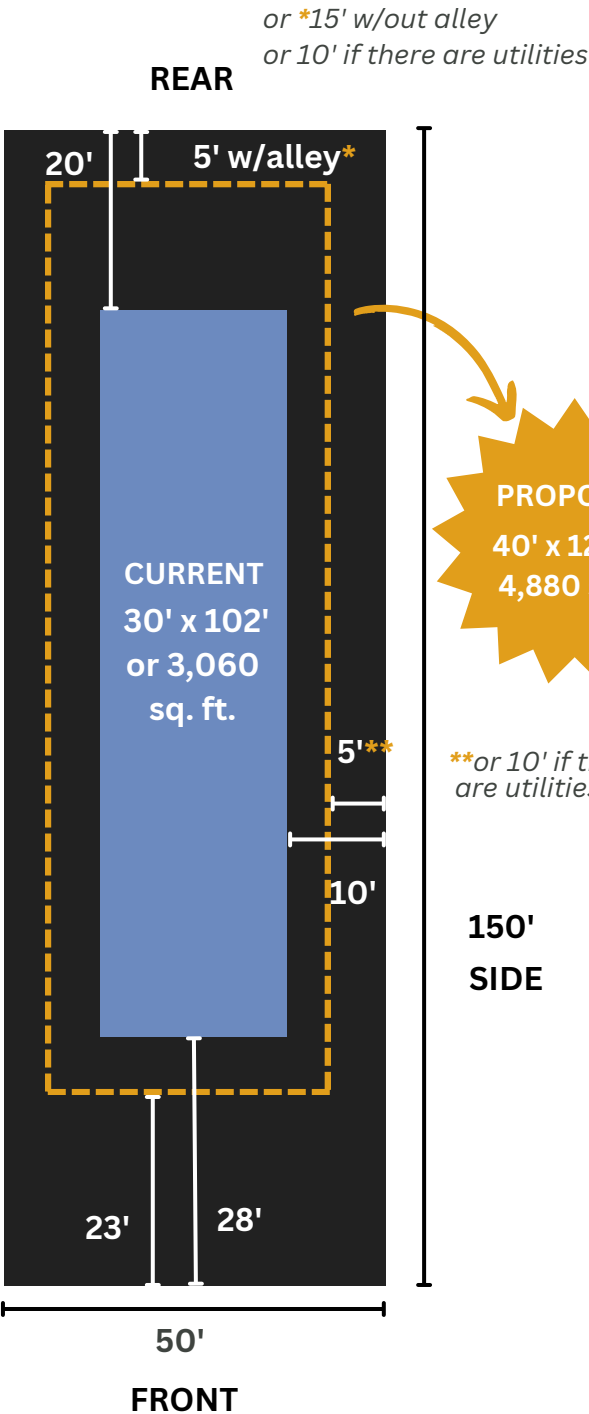
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2024 PROPOSED TITLE 4 CHANGES

R-2 LOW DENSITY

ALLOWABLE BUILDABLE SPACE

■ Current □ Proposed



PROPOSED
40' x 122' or
4,880 sq. ft.

**or 10' if there
are utilities

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

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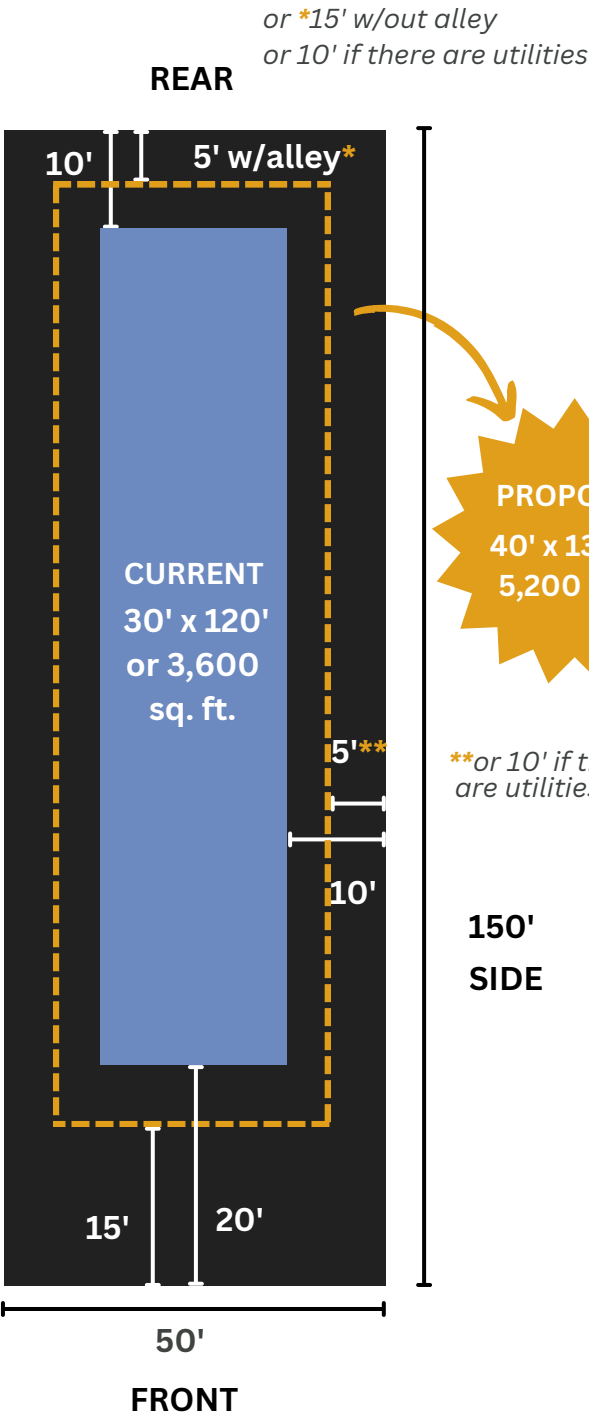
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R-3 MEDIUM DENSITY

ALLOWABLE BUILDABLE SPACE

Current Proposed



PROPOSED
40' x 130' or
5,200 sq. ft.

**or 10' if there
are utilities

NUMBER ALLOWED PER LOT

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



45'

HEIGHT ALLOWANCES

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

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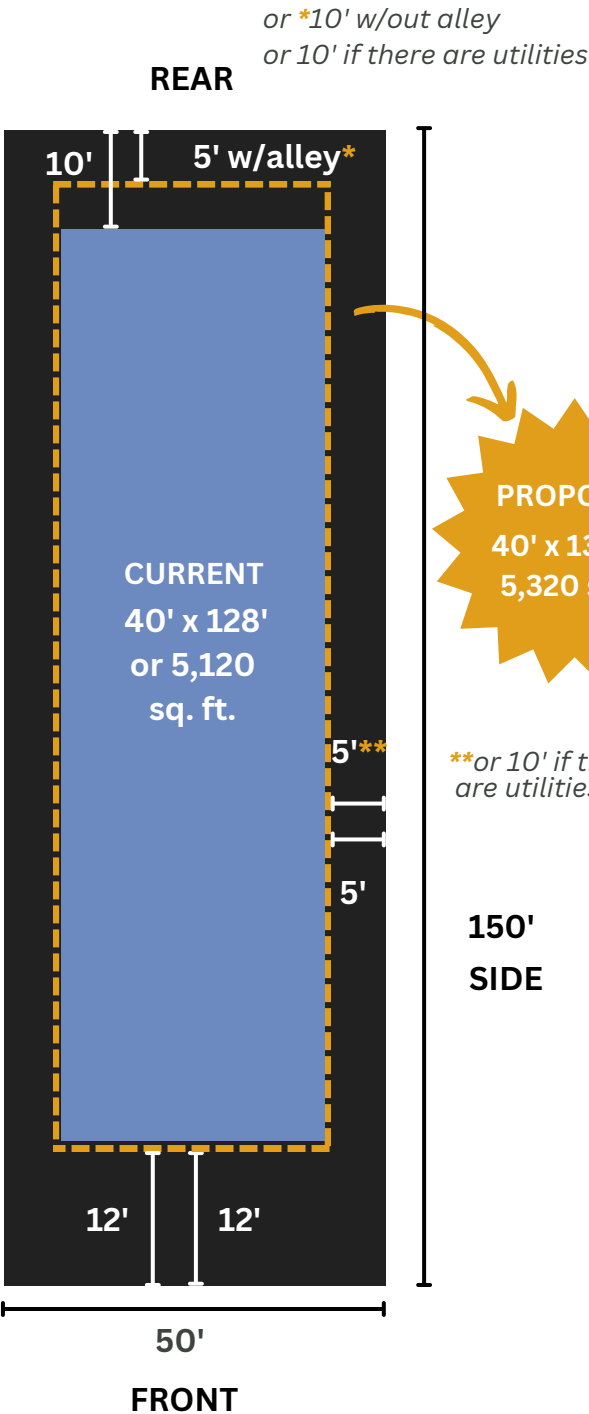
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2024 PROPOSED TITLE 4 CHANGES

R-5 HIGH DENSITY

ALLOWABLE BUILDABLE SPACE

■ Current □ Proposed



PROPOSED
40' x 133' or
5,320 sq. ft.

**or 10' if there
are utilities

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

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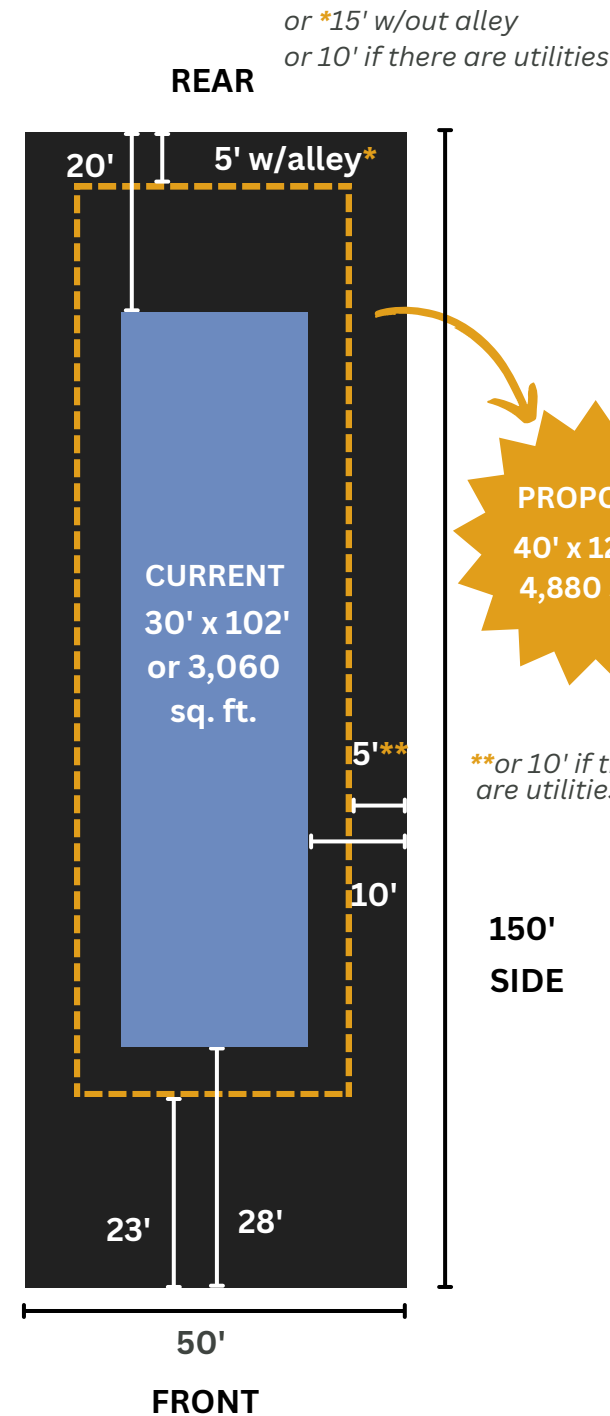
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R-MED

ALLOWABLE BUILDABLE SPACE

■ Current □ Proposed



PROPOSED
40' x 122' or
4,880 sq. ft.

**or 10' if there
are utilities

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

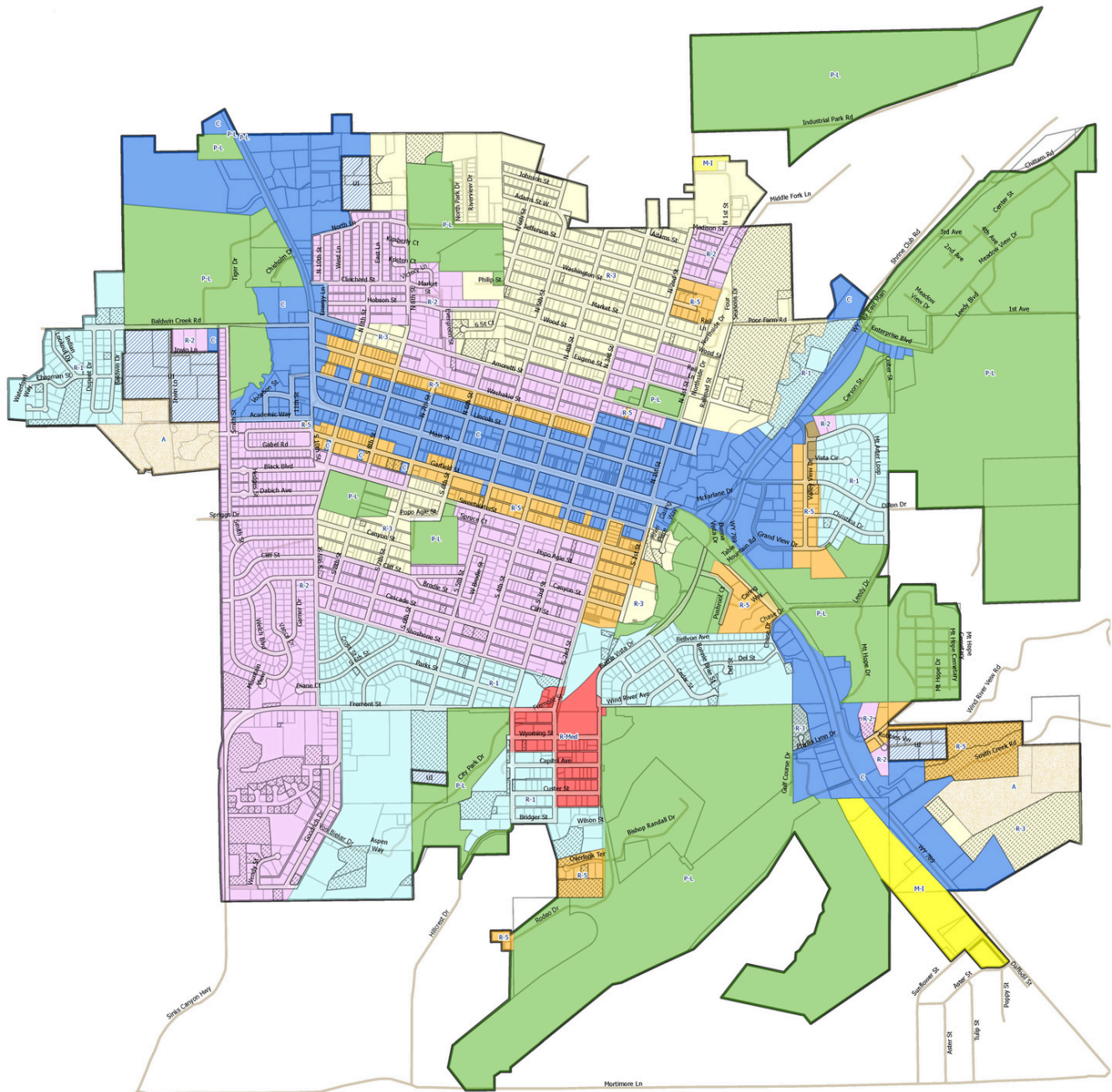
Residential Structures	
Current	Proposed
30 feet	40 feet
Accessory Structures (detached garages, sheds)	
Current	Proposed
20 feet	30 feet

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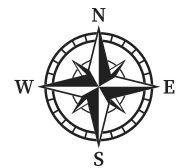


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2023 ZONING MAP



0 1,250 2,500 5,000
US Feet



Residential Class

- R-1
- R-2
- R-3
- R-5
- R-Med

Other:

- Agriculture
- Commercial
- Property Lines
- Manufacturing
- Public Land
- Lander Streets
- Unincorporated
- Vacant Lots
- City Boundary

Scale: 1:7,697

This map is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

8/22/2023