

2024 proposed Title 4 changes

### **Why are we updating Lander's Title 4 Zoning Code?**

Lander's code was adopted in 1978. The most recent update was in November 2020 in response to the lack of Housing Opportunity in Lander. Today, there are several areas where Lander's code seems to simply be broken. For example, there are many homes and rental properties today that-if something happened to them-could not be rebuilt due to current code requirements.

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 were the results of the 2019-20 Community Builders Housing Study and code review funded by Wyoming Business Council?**

Findings:

- The WBC published Lander and Lovell study findings in a Wyoming Zoning Toolkit that can be found at: [https://www.wyopass.org/planning\\_resources/zoning\\_toolkit.php](https://www.wyopass.org/planning_resources/zoning_toolkit.php)
- There is both a housing shortage AND housing affordability issue in Lander.
- Current Zoning Codes make it hard to build units to decrease the housing shortage.
- Current economics and median household incomes will not be addressed with code changes.

Wyoming Zoning Toolkit Suggestions showing Lander's 2020 Title 4 update actions:

- Allow Accessory dwelling units in residential zones. **Suggested but NOT passed.**
- Allow homes on smaller lots in some zones. **Suggested and passed.**
- Allow pocket neighborhood (cottage cluster) housing in some zones subject to special standards. **Suggested but NOT passed.**
- Reduce minimum lot size to make multiunit housing more feasible in some zones. **Suggested and passed.**
- Reduce off-street parking requirements and/or allow on-street credit. **Not suggested in 2020.**
- Reduce the regulation of form-based standards like height, maximum lot coverage, and setbacks. **Not suggested in 2020.**

### **What were the results from the 2023 Harvard Growth Lab Study that was prepared for Governor Gordon's Task Force on Housing opportunity?**

Findings:

- There is a persistent housing shortage and affordability issue State-wide.
- Individual Municipal Codes regarding density make it difficult to build units to decrease the housing shortage.
- Current economics and median household incomes will not be addressed with code changes.
- There has been insufficient public investment in arterial infrastructure.

#### 2023 Harvard Growth Lab Suggestions:

- Reduce lot sizes and restrictions on multifamily housing.
- Reduce regulations on Building Height and parking regulations.
- Use the state statute for public comment and petition processes (many municipalities allow more public involvement than State Statutes.
- Increase State and local investment in infrastructure, reducing the amount of cost burden on the individual developer.

#### **What Title 4 Zoning changes are proposed for 2024?**

- Reduce lot widths in R-2, R-3, R-Med and R-5 to allow for smaller lots.
- Reduce setback requirements in all zones to allow a larger buildable area on lots.
- Reduce off-street parking requirements in all zones to allow a larger buildable area on lots.
- Delete the maximum lot coverage requirements in all zones to allow for more buildable area on lots.
- Increase the number of dwellings allowed in multiplexes in R-3 and R-5 to allow for higher density on a single lot in these two zones.
- Increase the number of separate residential structures allowed in R-2, R-3, R-Med, and R-5 zones to allow for more housing units on single lots and provide for a wider range of housing options in those zones.
- Increase the maximum height of structures in all zones to allow for taller multistory buildings to increase housing opportunity.
- Add short-term rentals to be allowed by permit only in R-Med, Ag and Commercial zones. (This is in addition to the 2020 changes that allow short-term rentals in all residential zones.)
- Allow RV campgrounds in Agricultural zone by permit only. (This is in addition to the original code that allows RV campgrounds in R-3 zone by permit only.)
- Restrict accessory buildings (including garages and both temporary and permanent storage structures) to 2 per lot in R-1 and R-2 zones.

#### **What is NOT changing in the 2024 proposed changes?**

- R-1 remains a single-family residential district with no accessory dwelling units allowed.
- Conditional use permits are needed for home businesses, short-term rentals, professional structures, daycares and other Wyoming Department of Health licensed facilities.
- Manufactured homes (mobile homes) are still NOT allowed in R-1 and R-2 districts.