

Lander Rules for Zoning Districts Allowing Residences

Permitted Use								
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Single-family dwelling	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Churches	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Allowed	Allowed suggest not allowed
Schools Elementary/ secondary	Grade schools allowed	Elementary/ secondary allowed	Elementary/ secondary allowed	Elementary/ secondary allowed	Elementary/ secondary allowed	Not allowed	Allowed	Allowed
Public parks	Allowed if approved by City	Allowed if approved by City	Allowed if approved by City	Allowed if approved by City	Allowed if approved by City	Not allowed	Allowed	Allowed required 20% open space. Suggest reducing 20%
Private Parks with maintenance by HOA	Suggest Allowed and counted as open space by 4-9-8	Suggest Allowed and counted as open space by 4-9-8	Suggest Allowed and counted as open space by 4-9-8	Suggest Allowed and counted as open space by 4-9-8	Suggest Allowed and counted as open space by 4-9-8		Allowed	Allowed
Public/private pathways	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed	Allowed Requires HOA

Needs substantial revision to reduce required parking	1 bed 1 space 2 bed, 1.5 spaces 3 bed, 1.75 space 4 bed+ - 2 spaces							
Agricultural uses such as nurseries	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Allowed	Not Allowed

Reviewed Residential districts complete 7/20

	Conditional Uses							
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Childcare and Fostercare	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Allowed as a CU permit	Allowed Section 4-9-7-1-6
Home business	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	N/A	Allowed
B&B and short-term rental	Allowed Suggest not allowing	Allowed	Allowed	Allowed	Not allowed suggest allowing	Not allowed; Suggest allowing	No Restrictions	Allowed
Mortuary, crematory	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Allowed	Allowed
Related types as approved by BOA	Allowed	Allowed	Allowed	Not allowed Suggest allowed	Not allowed Suggest allowed	Not allowed	Allowed	Allowed
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Group foster home	Not allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Allowed as a conditional use	Allowed
Clinics and nursing homes	Not allowed	Not allowed	Not allowed	Clinics and nursing homes allowed Suggest including assisted living	Medical clinics and nursing homes allowed Suggest including assisted living	Not allowed	Allowed as a permitted use	Not Allowed
Motels	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Allowed as a permitted use	Not Allowed
RV and campground district	Not allowed	Not allowed	Not allowed only with CU permit –	Allowed	Not allowed	Not allowed	Allowed as a conditional Use	Not Allowed

			Maverick is in R-3					
Restaurant	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Allowed as a permitted use	Not Allowed
Civic or community center	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	No Restrictions	Not Allowed
Hospitals	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Allowed as a permitted use	Not Allowed
Offices and office structures Same as professional structures above?	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Allowed as a permitted use	Allowed
	Accessory Uses							
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Permanent Accessory uses as allowed by 4-11-8 Not in front setback	Allowed - 5' setback from sides rear. 10' setback when utilities or easements are in place.	Allowed 5' setback from sides rear. 10' setback when utilities or easements are in place	Allowed - 5' setback from sides rear. 10' setback when utilities or easements are in place	Allowed- 5' setback from sides rear. 10' setback when utilities or easements are in place	Allowed - 5' setback from sides rear. 10' setback when utilities or easements are in place	Yes, with some limits but allows a secondary residential unit	No Restrictions	Allowed may be joint facility owned by HOA
Temporary Accessory uses as allowed by 4-11-8	30-90-days w/permit 5' or 10' side/rear setbacks as listed above	30-90-days w/permit 5' or 10' side/rear setbacks as listed above	30-90-days w/permit 5' or 10' side/rear setbacks as listed above	30-90-days w/permit 5' or 10' side/rear setbacks as listed above	30-90-days w/permit 5' or 10' side/rear setbacks as listed above		No Restrictions	TBD

Lot Configuration								
Lot Size	7,500 square feet	3,750 square feet or 1,875 per dwelling Use 3750 sqft only	At least 3,750 square feet plus multi-family dwelling must also have 1,250 per unit Use 3750 sqft only	3,750 square feet or 1,875 per dwelling Use 3750 sqft only	At least 6,000 square feet. 8,000 for the first two units and 3,000 for each extra Use 3750 sqft only	One acre	No Restrictions	Formula Based on density/overall lot size Needs development plan
Lot Width	50 feet	50 feet 40 feet	50 feet 40 feet	50 feet 40 feet	50 feet 40 feet	100 feet	30 feet	
Flag lots and pie shaped lots need more work	50 feet							
Setbacks								
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Front	33 feet 28 feet	28 feet 23 feet	20 feet 15 feet	12 feet	28 feet 23 feet	28 feet	8 feet	
Side yard	12 feet 10 feet	10 feet except for common wall 5' setback OR 10' when utilities or easements are in place	10 feet except for common wall 5' setback OR 10' when utilities or easements are in place	5 feet except for common wall 5' setback OR 10' when utilities or easements are in place	Side yard: 10 feet; 5' setback OR 10' when utilities or easements are in place	10 feet	No Restrictions unless adjoining a residential district and 6' fence required	Based on approved Development plan
Rear yard	20 15 feet or 20% of lot whichever is less	w/o alley-20 15 feet or 20% of lot which-ever is less	w/o alley-20 15 feet or 20% of lot which-ever is less W alley, 5' - 10' if utilities	w/o alley-10 10 feet or 20% of lot which-ever is less	w/o alley-20 15 feet or 20% of lot which-ever is less W alley, 5' - 10' if utilities	20 feet	No Restrictions unless adjoining a residential district and	Based on approved Development plan

		W alley, 5' - 10' if utilities or recorded easement	or recorded easement	W alley, 5' - 10' if utilities or recorded easement	or recorded easement		6' fence required	
Side yard on corner	28 feet	23 feet	23 feet 15 feet	12 feet	23 feet	28 feet	8 feet unless adjoining a residential district	Based on approved Development plan
Delete section Encroachment for porch, etc.	Allowed up to 18 feet	Allowed up to 18 feet	Allowed up to 18 feet	Not allowed	Not allowed	No restrictions	No restrictions	
Structures								
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Number primary structures allowed	One	One Suggest 2	Two Suggest 3	Two Suggest no limit	One Suggest 2	Three	No Restrictions	Formula Based on density/overall lot size Needs development plan
Number of Accessory structures allowed, Height	# not restricted, Suggest 2/lot Max Height 20' 30 feet	# not restricted, 2/lot Max Height 20' 30 feet	# not restricted, Max Height 3/lot 20' 30 feet	# not restricted, Max Height 20' 30 feet	# not restricted, Max Height 20' 30 feet		No Restrictions	Based on approved Development plan
Height	45 30 feet	45 30 feet Note: 12:12 roof pitches	30 feet 45 feet	Three stories, not to	45 30 feet	45 30 feet	55 45 feet NOLS and CES are 52'	

