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	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

	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Two-family dwellings	Not allowed	Allowed	Allowed	Allowed	Allowed	One accessory residential use allowed	Allowed	Allowed
Multi-family dwellings	Not Allowed	Allowed with no limit on number of units Suggest up to 4 units	Allowed up to four units Suggest up to 8 units	Allowed with no limit on number of units Suggest up to 12 units	Allowed up to four units Suggest allowing 12 units like R-5	Not allowed	Allowed	Allowed
Manufactured homes	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Allowed	Allowed	Not Allowed
Manufactured home parks	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Not allowed	Not Allowed	Not Allowed
Family day care home	Not allowed unless with CU permit	Not allowed unless with CU permit	Not allowed unless with CU permit	Allowed	Not allowed Suggest allowing w/ CU	Not allowed	Allowed	Not Allowed
Office space for a single user home business	Not allowed unless with CU permit	Not allowed unless with CU permit	Not allowed unless with CU permit	Allowed	Not allowed suggest allowing w/	Not allowed	Allowed	Not Allowed
Professional structures (not to include home business or office space for a single user	Not allowed	Not allowed	Not allowed	Allowed	Not allowed Suggest Allowing w/CU	Not allowed	Allowed	Allowed
Assisted living facilities	Not allowed	Not allowed	Not allowed	Not allowed Suggest allowing w/ CU	Allowed	Not allowed	Allowed	Not Allowed

	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Public Parking lots	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Allowed	Not Allowed
Off Street	Required by	Required by	Required by 4-	Required by	Required by 4-	Required by	Required by	Required by 4-
Parking	4-11-10	4-11-10	11-10	4-11-10	11-10	4-11-10	4-11-10	9-7-2-B
Needs discussion regarding building area and snow plow routes	1 bed 1 space 2 bed, 1.5 spaces 3 bed, 1.75 space 4 bed+ - 2 spaces							
Agricultural	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Allowed	Not Allowed
uses such as								
nurseries								

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
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 – Maverick is in R-3	Allowed	Not allowed	Not allowed	Allowed as a conditional Use	Not Allowed

	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit
Restaurant	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Allowed as a permitted use	development 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 Make Same as professional structures above? Need a clear definition.	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	Planed 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. sides rear. 10' setback when utilities or easements are in place	Allowed- 5' setback from sides rear. sides rear. 10' setback when utilities or easements are in place	Allowed - 5' setback from sides rear. 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	30-90-days w/permit 5' or 10' side/rear	30-90-days w/permit 5' or 10' side/rear	30-90-days w/permit 5' or 10' side/rear	30-90-days w/permit 5' or 10' side/rear		No Restrictions	TBD

	setbacks as	setbacks as	setbacks as	setbacks as	setbacks as			
	listed above	listed above	listed above	listed above	listed above			
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 multifamily 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/overal I 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	5.4	2.2	5.2	5.5	5.14			51 111 11
	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	w/o alley-20 15 feet or 20% of lot which- ever is less	w/o alley-10 10 feet or 20% of lot	w/o alley-20 15 feet or 20% of lot which- ever is less	20 feet	No Restrictions unless adjoining a	Based on approved Development plan

		which-ever is less W alley, 5 ' - 10 ' if utilities or recorded easement	W alley, 5 ' - 10 ' if utilities or recorded easement	which-ever is less W alley, 5 ' - 10 ' if utilities or recorded easement	W alley, 5 ' - 10 ' if utilities or recorded easement		residential district and 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
Number primary structures allowed	One	One Suggest 2	Two Suggest 3	Two Suggest no limit	One Suggest 2	Three	No Restrictions	development Formula Based on density/overal I 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 are common now	30 feet-45 feet	Three stories, not to exceed 40 50 feet	45 30 feet	45 30 feet	55 45 feet 55 or 60' including mechanical	
Delete section Maximum lot coverage	40%	40% for some uses, 50% for others	Detached SF and manufactured homes, 40%, 50% for other	60%	40% for some, 50% for others but different than R-2	None	No Restrictions	Formula Based on density/overal Hot size Needs development plan