



CITY OF LANDER SPECIAL PLANNING COMMISSION MEETING

**Thursday, September 10, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/81446733950?pwd=jSpbZ3bu9rWBPusb9l8OtFafS60uWF.1>

Attendance: Chair Zach Mahlum, Members, Jonathan Rensch, Joe Henry, Kara Colovich, and Mary Greene are excused. City Attorney Adam Phillips, Council Liaison Chad Cassady, Dan Hahn. Assistant Public Works Director Hunter Roseberry, Recording Secretary RaJean Strube Fossen

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2. APPROVAL OF MINUTES No Action**
- 3. BOARD OF ADJUSTMENT - OLD BUSINESS**
- 4. PLANNING COMMISSION - NEW BUSINESS**
- 5. PLANNING COMMISSION - OLD BUSINESS**
 - A. Proposed edits to Title 4 Ord 2026-XX
 1. Proposed Sections 4-7-7 R-3 to end
 2. Short term rental final policy edits
- 6. ADJOURNMENT**

ORDINANCE 2026-XX

REPEALING CITY OF LANDER MUNICIPAL CODE
TITLE 4 - ZONING, SECTIONS 4-1-1 THROUGH 4-15-9 IN ITS ENTIRETY
AND REPLACING IT WITH TITLE 4 - PLANNING AND ZONING

NOW THEREFORE, be it ordained by the Governing Body of the City of Lander, Fremont County, Wyoming that the City of Lander Title 4 Zoning Code Sections 4-1-1 through 4-15-9 shall be repealed in its entirety and replaced with Title 4 Planning and Zoning to better serve the housing, zoning, planning and subdivision needs of the community.

WHEREAS, notice of a public hearing and first reading was published in the Lander Journal September 14 and 21, 2024; and

WHEREAS, a copy of the proposed Title 4 Planning and Zoning Code is posted on the City of Lander website.

WHEREAS, repealing Title 4 shall necessarily supersede the following ordinances: Ordinance 1023, 3/14/2000, Ordinance 1041 4/10/2001, Ordinance 1093 4/26/2005, Ordinance 1152 1/13/2009, Ordinance 1198 10/27/2015, and Ordinance 1234 3/10/2020.

WHEREAS, the following summary of changes are being proposed:

1. Title 4 will be reorganized to clarify the distinct authorities and duties of both the Board of Adjustments and the Planning Commission.
2. The Subdivision Rules, including Public Unit Development and Development Plans, will be moved to a separate document and adopted by a Resolution of City Council concurrently with Title 4.
3. Adopt a newly created Airport Overlay Zone 4-7-11 in accordance with FAA circulars and regulations.
4. Incorporate legal changes to meet state statutes regarding regulations for appeals procedures and water rights affidavits.
5. Correct omission of maximum number of dwellings in R-2 district to allow for up to 4 dwellings units where there is currently no limit.
6. Clarify the maximum height of R-5 to a maximum of 40 feet in lieu of the ambivalent term “three stories”.
7. Increase flexibility in the constructability of lots by removing the restriction of “Maximum Lot Coverage from all Residential zones.
8. Allow flexibility in the use of a Recreational Vehicle as a temporary dwelling for a specific timeframe to allow summer occupancy and occupancy during construction with an approved permit.
9. Replace Section titled “Solar Rights” with Section 4-5-9- to match state statutes and refer to City ordinance 1214, adopted June 13, 2017.
10. Allow short-term rentals in all residential, agricultural, and commercial zones with specific conditions as set forth by the Board of Adjustment approval process.
11. Publish a new zoning map to reflect lot line discrepancies and adopted zoning changes and annexation changes approved through the Planning Commission and Board of Adjustment from 2022-2026

NOW, THEREFORE, BE IT RESOLVED City of Lander City Code Title 4 Planning and Zoning be amended to read as follows:

TITLE 4 PLANNING AND ZONING

- Section 1 - Zoning General Provisions**
4-1-1 Authority
4-1-2 Purpose
4-1-3 Definitions
4-1-4 Application

4-1-1 Authority

This ordinance is adopted pursuant to and in accordance with the authority vested in the City Council of the City of Lander, Wyoming by the statutes of the State of Wyoming, W.S. §§ 15-601 through 15-1-611 as from time to time may be amended.

4-1-2 Purpose

These regulations have been made in accordance with the policies and recommendations set forth in a duly adopted Master plan, as may be amended from time to time, and have been enacted with the following purposes in mind:

- A. to lessen congestion in the streets by coordinating land use with adopted transportation plans and policies, as may be amended from time to time.
- B. to secure safety from fire, floods and other hazards.
- C. to provide adequate light and air for urban dwellers.
- D. to promote the most appropriate use of land to ensure orderly growth and to prevent overcrowding.
- E. Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements to serve present and future populations.
- F. to conserve the value of structures and lands by insuring a compatible arrangement of land uses; and
- G. to otherwise promote the public health and general welfare of the community.

4-1-3 Definitions

The following words, terms and phrases are hereby defined and shall be interpreted in the same fashion throughout this ordinance. The word "shall" is mandatory. The word "may" is permissive. Words used in the present tense shall include the future tense and words in the singular shall include the plural. Terms not herein defined shall have the meaning customarily assigned to them.

For the purpose of interpreting these regulations, the following definitions shall apply:

"Access" permission, liberty or ability to enter, approach or pass to and from a place or to approach or communicate with a person or commercial business or any other approved/legal use of a property.

"Accessory Structure." A subordinate structure with or without a permanent foundation, including but not limited to, detached garages, sheds, temporary and permanent storage structures, the use of which is not intended for residential use and is incidental to that of a main structure located on the same lot.

"Accessory Use." Not a primary permitted use as authorized by these regulations but a subordinate use operated on the same lot as the permitted use or any accessory structure.

"Airport." Hunt Field Airport, the Lander Municipal airport.

"Airport Elevation." The highest point of an airport's usable landing area measured in feet from mean sea level.

"Airport Hazard." Any structure or object of natural growth located on or in the vicinity of a public airport, or any use of land near such airport, which obstructs the airspace required for the flight of aircraft in landing or takeoff at such airport or is otherwise hazardous to such landing or takeoff of aircraft.

"Alley." A minor public right-of-way which provides secondary access to abutting properties.

"Annexation Agreement" shall mean an agreement between the City and a landowner

whereby each agrees to not oppose annexation into the City of Lander upon prior completion of improvements within the zone and a request to do so by the City Administration.

"Approach (Airport), Transitional, Horizontal, and Conical Zones." These zones apply to the area under the approach, transitional, horizontal, and conical surfaces defined in FAR Part 77.

“ Bed and Breakfast” a dwelling where individual rooms are rented to customers for a period of 30 days or less where the owner or manager resides on-site and provides food service to guests at no additional cost.

"Board of Adjustment." The City of Lander Board of Adjustment appointed by the City Council in accordance with W.S. 15-1-605.

"Board." The Board of Adjustment of the City of Lander, Wyoming.

"Block." A parcel of land, intended for urban development, entirely surrounded by public streets or lands, streams, railroads or highways.

"Childcare." A service licensed by the Wyoming Department of Health provided on behalf of children and their parents and designed to supplement daily parental care.

"City Administration" shall mean the City Planner, City Engineer, Public Works Director, Building Official, City Clerk or their designees.

"Clinic" means an establishment where patients are seen for special study and treatment by licensed healthcare professionals and/or their professional associates.

family only.

"Dwelling, Two Family." A residential structure containing two dwelling units, designed for occupancy by not more than two families.

"Dwelling, Multi-Family." A residential structure containing more than two dwelling units for family occupancy.

"Easement." A designated area on a tract, block, or lot of land which the owner legally grants the right for the use of others, particularly city infrastructure and public utilities.

"Engineer." A licensed professional engineer registered within the State of Wyoming.

"Family." Single housekeeping unit that consists of eating, sleeping, and sanitary services which has stable, non-transient (more than 30 days) living arrangements.

"Foster Care." A service licensed by the Wyoming Department of Health and providing care for children in a facility or home on a 24-hour-a-day basis. Categories of foster care specified in this ordinance include:

- A. Foster home: allows for the care of three to six children.
- B. Group Foster home allows for:
 - 1. The care of seven to eleven children.
 - 2. Adult Day Care as licensed by the Wyoming Department of Health
 - 3. Boarding home as licensed by the Wyoming Department of Health
 - 4. Intermediate Care Facility as licensed by the Wyoming Department of Health

"Frontage." The front part of a single lot or property as determined by the main entrance and street address to the structure or use of the parcel.

"Gaming Commission." The State of Wyoming Limited Gaming Commission.

"Height (Structure Height)." The vertical dimension measured from the average elevation of the finished lot grade at the front of the structure to the highest point of the structure. This definition does not apply to antennas, chimneys, cupolas, and other appurtenances usually placed above the main roof line and not intended for human occupancy.

"Home Business." An accessory use of a dwelling unit or accessory structure for gainful employment involving the manufacture, provision, or sale of goods and/or services excepting remote workers for employment that do not provide a product or service for sale.

"Horizontal Surface" A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

"Hostel." A business which rents single beds to customers for a time periods of 30 days or less, and in which all other living quarters and amenities are shared between renters.

"Hotel." A business structure which provides a common entrance, lobby, hall and stairways where all lodging is accessed from an enclosed hallway, and in which temporary lodging for a period of 30 days or less is provided for compensation.

"Improvements." Man-installed physical features such as pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, grading, street signs, structures, landscaping, and other items for the welfare of the property owners and the general public.

"Instrument." A formal document such as an easement, deed, or contract.

"Junkyard" means a place where waste, discarded or salvaged materials are bought,

4-1-4 Application

- A. After the effective date of these regulations, no land shall be used or occupied, no lot shall be occupied, altered, or modified, and no structure shall be erected, altered, used or occupied except in conformance with the provisions of these regulations and as they may from time to time be amended.
- B. These regulations shall apply to all private lands within the corporate limits of the City of Lander, Wyoming, as they may from time to time be amended, and to all public lands within the same area that are legally subject to these provisions.
- C. The existence of restrictive covenants or agreements shall not be a substitute for these zoning regulations.
- D. When higher or more restrictive standards are established by the provisions of any other applicable statute, ordinance or regulations, the provision of such other statutes, ordinance or regulations shall apply.
- E. No person, firm or corporation and no officer or employee thereof shall knowingly sell, rent, or lease or offer to sell, rent or lease any land or structure for any use of purpose contrary to the provisions of this ordinance.

Section 2 Administration

4-2-1 Administering And Enforcement Agency

4-2-2 Violations And Remedies

4-2-3 Appeals

4-2-1 Administering And Enforcement Agency

Except where otherwise provided, the City Administration shall be responsible for the general interpretation, enforcement and implementation of this Planning and Z

4-2-3 Appeals

A. Appeals of Administrative Decisions

1. Any person aggrieved by a final order, requirement, decision, or determination of the Administrator, or the Administrator's designee, made pursuant to this Title may appeal to the Board of Adjustment in accordance with W.S. § 15-1-607.
2. A Notice of Appeal shall be filed with the Administrator within thirty (30) days after the date of the decision appealed from. The Notice of Appeal shall:
 - identify the decision being appealed;
 - identify the appellant;
 - state the specific grounds upon which the appeal is based;
 - identify the relief requested.
3. A Notice of Appeal that is not timely filed shall be deemed waived, and the decision appealed from shall become final.
4. Upon receipt of a timely Notice of Appeal, the Administrator shall transmit to the Board of Adjustment the Notice of Appeal together with the administrative record upon which the appealed decision was based.
5. Filing a Notice of Appeal shall stay further proceedings in furtherance of the action appealed from unless the Administrator certifies in writing that a stay would create an imminent threat to life, health, public safety, or property. Upon such certification, proceedings shall not be stayed unless otherwise ordered by the Board of Adjustment after notice and hearing or by a court of competent jurisdiction.
6. The Board of Adjustment shall schedule the appeal for hearing within a reasonable time after receipt of the administrative record. Notice of the hearing shall be provided as required by this Title.
7. The appellant shall bear the burden of proving, by a preponderance of the evidence, that the decision appealed from should be reversed or modified under this Title.

- considered by the Planning Commission.
6. The City Council shall review the appeal upon the administrative record created before the Planning Commission. Additional evidence shall be received only upon a finding that:
- the evidence could not reasonably have been presented during the Planning Commission proceedings;
 - consideration of the evidence is necessary to prevent manifest injustice; or
 - the Council determines additional evidence is necessary to fully resolve the appeal.
7. In deciding the appeal, the City Council shall determine whether the Planning Commission's decision complies with this Title, is supported by the administrative record, and is supported by substantial evidence contained in the administrative record and is not arbitrary, capricious, or otherwise contrary to law.
8. After considering the administrative record and any additional evidence admitted under subsection (6), the Council may:
- affirm the decision;
 - reverse the decision;
 - modify the decision; or
 - remand the matter to the Planning Commission with instructions for further proceedings. Upon remand, the Planning Commission shall conduct such additional proceedings as are directed by the City Council.
9. The Council shall issue a written Decision and Order containing findings of fact, conclusions of law, and the reasons supporting its decision. The Decision and Order shall constitute the final administrative action of the City unless otherwise provided by law. The City Council may affirm the Planning Commission's decision on any basis supported by the administrative record.
10. Any member of the City Council having a conflict of interest or other legal basis requiring disqualification shall not participate in the hearing or decision of the appeal.
11. Nothing in this Section shall be construed to expand or limit any right of judicial review otherwise provided by Wyoming law.

Section 3 Amendment Procedures for Title 4
4-3-1 Amendment Procedures - Statement Of Policy
4-3-2 Amendments - Type And How Made
4-3-3 Amendments - Public Hearing Requirements
4-3-4 Amendments – Right to Public Petition for Protest
4-3-5 Amendments - Limitations On Filing

C. At the time a structure is being erected or enlarged, or the use of an existing structure is changed, off-street parking spaces shall be provided as follows:

1. For all residential districts, R-1, R-2, R-3, R-5 and R-Med:
 - a. Dwellings with one bedroom shall have one off-street parking space.
 - b. Dwellings with two or more bedrooms shall have two off-street parking spaces for each living unit. (i.e., a 2+ bedroom single-family residence requires 2 off-street spaces, a 2+ bedroom duplex requires 4 spaces, a 2+ bedroom 6-plex requires 12 spaces, etc.).
 - c. Approved Conditional Uses such as Child Care, Home business, Short term rentals - As determined by the Board of Adjustment and memorialized in the Decision and Order.
2. For Commercial uses in Commercial and Residential Districts
 - a. Home business - 1 per 200 sq. ft. or fraction thereof for any businesses with a walk-in customer base. No parking required for businesses that are remote workers or have no physical customer base.
 - b. Boarding houses - 1 per each sleeping or living unit.
 - c. Retirement homes, housing project for senior citizens - .5 per dwelling unit plus 1 for manager.
 - d. Motel or hotel - 1 per sleeping room plus 1 for manager.
 - e. Clubs or lodgers - Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
 - f. Convalescent hospital, nursing home - .4 X lawful number of occupants plus 1 per each staff member on duty on maximum shift.
 - g. Hospital - 1 per bed plus .75 X maximum number of employees on duty on a maximum shift.
 - h. Churches - .35 X seating capacity of sanctuary.
 - i. Preschool, nursery or kindergarten - 2 spaces per employee.
 - j. Elementary or junior high school - 1 per employee or staff person and each faculty member.
 - k. High school and vocational schools - 1 per employee or staff person and each faculty member plus 1 per five students.
 - l. Stadia

- R. The owner/operator shall submit documentation to the City Clerk's office providing:
1. Certification in writing that the commercial communication tower/antenna conforms to the requirements of the Uniform Structure Code and all other construction standards set for by the City Code, federal and state law by filing a sworn and certified statement by an engineer, certified in Wyoming, to that effect.
 2. The name, address and telephone number of any new owner, if there has been a change of ownership of the tower/antenna.
 3. The name, address and telephone number of the operator.

Section 7 Zoning District Regulations

- 4-7-1 A - Agricultural District.**
- 4-7-2 R-1 Single Family Residential District.**
- 4-7-3 R-2 Single Family and Multi-Family Residential Low-Density District.**
- 4-7-4 R-3 Single and Multi-family Medium Density and Manufactured Home Residential District.**
- 4-7-5 R-5 Multi-Family Residential High-Density District.**
- 4-7-6 R-MED - Single Family, Multi-Family Low-Density Residential and Medical Services District.**
- 4-7-7 C - General Commercial District.**
- 4-7-8 M-I Manufacturing and Light Industrial District.**
- 4-7-9 PL Public Lands District.**
- 4-7-10 APD Airport Protection District (Overlay zone)**

4-7-1 District Regulations - Agricultural District (A) NOTE: changes were suggested when approving the McKinney Ag subdivision preliminary plat.

- A. Permitted Uses. The following uses may

- 1. front yard: 33 feet.
 - 2. side yard: 12 feet.
 - 3. rear yard: 20 feet.
 - 4. side yard on flanking street or corner lot: 28 feet.
- F. Maximum Number of single family or manufactured homes per lot: two per lot.
- G. Maximum number of agricultural structures or accessory structures: three per acre.
- H. Maximum Height of Structures: 40 feet.

4-7-2 District Regulations - Single Family Residential District (R-1)

NOTE: Original Section A “Intent” was suggested to be removed from all zoning sections in the 2024 proposal.

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:
- 1. single family detached dwellings.
 - 2. churches.
 - 3. public or private grade schools.
 - 4. public park, playground or other public recreational facilities.
- B. Conditional Use:
- 1. Childcare
 - 2. Foster care
 - 3. home business
 - 4. bed and breakfast/short-term rental
 - 5. mortuary/crematory
 - 6. related uses of similar type as approved by the Board of Adjustment.
- C. Permitted Accessory Uses. Any use which complies with all the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use.
- D. Minimum Area of Lot: 7,500 square feet.
- E. Minimum Width of Lot: 50 feet at front setback line.
- F. Minimum Setback Requirement for Principal Structures:
- 1. front yard: 33 feet.
 - 2. side yard: 12 feet.
 - 3. rear yard: 20 feet or 20% of lot depth, whichever is smaller.
 - 4. side yard flanking street

all setback requirements must be met, and no structures shall be placed over a utility easement or Right-of-way.

J.

4-7-3 District Regulations – Single & Multi-Family Low-Density Residential District (R-2)

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:
- 1. single family detached dwellings.
 - 2. multi-family dwellings, up to four units; NOTE: Added to correct scribner’s error from adopted 2022 changes
 - 3. churches.
 - 4. private or public elementary and secondary schools.
 - 5. public park, playground, and other public recreational facilities.
- B. Conditional Uses:
- 1. Childcare.
 - 2. Foster care.
 - 3. home business.
 - 4. bed and breakfast/short-term rental.
 - 5. mortuary/crematory.
 - 6. related uses of a similar type as approved by the Board of Adjustment.
- C. Permitted Accessory Uses. Any use which complies with all the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use.
- D. Minimum Area of Lot, 3,750 square feet.
- E. Minimum Width of Lot:
- 1. Rectangular lots: 50 feet at front setback line.
 - 2. Pie-shaped lots and other nontraditional lots: 40 feet at front setback line.
- F. Minimum Setback Requirements for Principal Structures:
- 1. front yard: 28 feet.
 - 2. side yard: 10 feet; except that there shall be no side yard setback for the common wall side yard of a multi-plex as long as:
 - a. all provisions of the current version of the City adopted building and fire codes are complied with, including but not limited to, an appropriate fire wall; and
 - b. where

- 4. side yard on flanking street on corner lot: 23 feet.
 - 5. encroachment into the front yard setback and any side yard flanking street setbacks to within 18 feet of the curb line is permitted for use of a covered or uncovered carport, porch, or deck structure. That portion of the permitted structure within the setback area shall not be enclosed and in no case shall it be allowed beyond the property line.
- G. Maximum Number of Structures Containing Permitted Use Per Lot: two per lot.
- H. Maximum Height of Residential Structures: 30 feet.
- I. Maximum number of structures containing an accessory use: no limit except that all setback requirements must be met, and no structures shall be placed over a utility easement or Right-of-way.

4-7-4 District Regulations - Single and Multi-family Medium Density and Manufactured Home Residential District (R-3)

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:
- 1. single family detached dwellings.
 - 2. multi-family dwellings up to 4 residential units.
 - 3. Single manufactured homes on privately owned lots.
 - 4. manufactured home parks
 - 5. churches.
 - 6. public or private elementary and secondary schools.
 - 7. public parks, playground and other public recreational facilities.
- B. Conditional Uses:
- 1. Childcare.
 - 2. Foster care.
 - 3. recreational vehicle and campground district.
 - 4. home business.
 - 5. bed and breakfast/ short-term rental.
 - 6. mortuary/crematory.
 - 7. related uses of a similar type as approved by the Board of Adjustment.
- C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use.
- D. Minimum Area of Lot: 3,7

- (1) except that there shall be no side yard setback for the common wall side yard of a multi-plex as long as:
 - a. all provisions of the current version of the City adopted building and fire codes are complied with, including but not limited to, an appropriate fire wall; and
 - b. where units are to be sold and deeded separately each family dwelling unit shall be served by a separate water and sewer line.
- b. spacing for the interior of a manufactured home park: 15 feet spacing between all sides of the interior dwelling units that are not otherwise required to meet the setback from the front, side, or rear lot line.
 - (1) all provisions of the currently adopted International Residential Code Appendix E, as from time to time may be amended, is complied with, and
 - (2) each family dwelling unit in a manufactured home park shall be served by a separate water and sewer service line.
- 3. rear yard: 20 feet or 20% lot depth whichever is smaller, except for a manufactured home park where the rear yard is 15 feet or as designated in the adopted building codes.
- 4. side yard on flanking street or corner lot: 15 feet.
- 5. encroachment into the front yard setback and any side yard flanking street setbacks to within 18 feet of the curb line is permitted for use of a covered or uncovered carport, porch or deck structure. That portion of the permitted structure within the setback area shall not be enclosed and in no case shall it be allowed beyond the property line.
- G. Maximum Number of Structures Containing Permitted Uses Per Lot: two per lot excepting approved layouts for manufactured home parks.
- H. Maximum Number of Accessory Structures: number of accessory structures is not restricted except all structures must meet all setback, height, and full accommodations for off-street parking, excepting approved layouts for manufactured home parks
- I. Maximum Height of Principle Structures: 30 feet.

4-7-5 District Regulations – Multi-family High Density Residential District (R-5)

- 5. public park, playground and other public recreational facilities.
- 6. Office/Warehouse space for a single user.
- 7. family day care home.
- 8. professional structures.

B. Conditional Uses:

- 1. Childcare
- 2. Foster care.
- 3. Clinics, assisted living, and nursing homes.
- 4. Hotels/motels.
- 5. related uses of a similar type as approved by the Board of Adjustment.
- 6. recreational vehicle and campground district.
- 7. home business.
- 8. bed and breakfast/Hostel/short-term rental.
- 9. restaurant.
- 10. health club, civic or community center
- 11. mortuary/crematory

C. Restrictions on Commercial and Conditional uses - Uses shall be subject to the following restrictions and limitations to preserve and enhance desirable neighborhood qualities:

- 1. Multiple Uses. Any number of permitted uses may be allowed on a single lot/development pad provided the specific use of some lots/development pads or structures may be limited based on access, parking limitations, or potential impacts to adjacent residential uses.
- 2. Storage Uses. Storage shall be limited to accessory storage of commodities sold at retail on the premises. All storage shall be completely enclosed within a structure unless otherwise approved by the planning commission. No commercial storage facility will be allowed.
- 3. Walls/Fences Between differing Use Districts. A six-foot-high solid wall/fence/screening or other approved buffer shall be constructed and maintained on all property lines which abut a residential use or zone district unless the property is separated from the residential use or zone district by a public road or alley. Walls or fences may be required to be set back from streets and alleys so as not to obstruct views.
- 4. Hours of Operation. No business shall be open

1. The lot on which there is erected a detached single-family dwelling, manufactured home or other permitted use of the district shall contain an area not less than 3,750 square feet.
2. The lot on which there is erected a two-family dwelling shall contain an area not less than 3,750 square feet.
3. The lot on which there is erected a multi-family dwelling shall contain an area not less than 1,250 square feet per dwelling unit and not less than 3,750 square feet in total.

G. Minimum Width of Lot: 50 feet from front setback line.

H. Minimum Setback Requirements for Principal Structures:

1. front yard: shall be 12 feet.;
- side yard: 5 feet except that there shall be no side yard setback for the common wall side yard of a multi-plex as long as:
 - a. all provisions of the current version of the City adopted building and fire codes are complied with, including but not limited to, an appropriate fire wall; and
 - b. **where units are to be sold and deeded separately** each family dwelling unit shall be served by a separate water and sewer line.
2. rear yard: 10 feet or 20% of lot depth, whichever is smaller

side yard on flanking street on corner lot: shall be 12 feet.

- I. Maximum Number of Structures Containing Permitted Use per Lot: 2 per lot or as otherwise provided herein.
- J. **Maximum number of Accessory Structures:** number of accessory structures is not restricted except all structures must meet all setback, height, and full accommodations for off-street parking.
- K. Maximum Height of Principle Structures: 40

that all setback requirements must be met and no structures shall be placed over a utility easement or Right-of-way.

- I. Maximum number of structures containing permitted use: no limit except that all setback requirements must be met and no structures shall be placed over a utility easement or Right-of-way.

NOTE: G, H, I added for consistency like other sections of the code.

4-7-8 District Regulations - Manufacturing And Light Industrial District (M-I) **NOTE: The list below was categorized by similar uses instead of listing 38 uses and the potential to still miss a specific type of venture.**

- A. Permitted Uses. The following uses may be operated as permitted uses in this district:
 - 1. airport.
 - 2. assembly or fabrication from component parts or from materials already processed or manufactured into their final usable state.
 - 3. armory.
 - 4. automobile sales, service and repair.
 - 5. structure for material storage or sales (except for ready-mix concrete).
 - 6. fire station.
 - 7. frozen food locker.
 - 8. grain elevator and feed mill.
 - 9. greenhouse and plant husbandry.
 - 10. laboratory.
 - 11. machinery and implement sales, service and repair.
 - 12. mortuary/crematory
 - 13. oil field supply sales and storage.
 - 14. office including commercial, industrial and professional.
 - 15. police station.
 - 16. parking or storage of vehicles, towing yards not to include crushing and dismantling.
 - 17. radio or television transmitting station including communication towers and Antennas permitted as a conditional use.
 - 18. restaurant, bar, and food establishment.
 - 19. storage of used material, auto wrecking, salvage, paper, scrap, bottles or rags.

future utility easements NOTE: added to protect existing easement like other sections

- 2. when a parcel of ground or lot adjoins a residential district an eight-foot-high solid fence or other approved buffer shall be required.

G. Maximum Height of Structures: None.

H. Maximum Number of Structures Containing Permitted Use Per Lot: no limit except that all setback requirements must be met, and no structures shall be placed over a utility easement or Right-of-way.

I. Maximum number of structures containing an accessory use: no limit except that all setback requirements must be met, and no structures shall be placed over a utility easement or Right-of-way. NOTE: added to be consistent with other districts.

4-7-9 District Regulations - Public Land District (P-L)

A. Permitted Uses. The following uses may be operated as permitted uses in the district:

- 1. essential public utility and public service installation.
- 2. governmental structures.
- 3. public schools.
- 4. public parks and recreational facilities;
- 5. Healthcare facilities.
- 6. Airport.
- 7. Publicly owned bus, rail, or other transportation terminal.
- 8. Parking lot.

B. Conditional Use.

<

SECTION 4: This Ordinance shall take effect from and after its passage, approval and publication as required by law and the ordinances of the City of Lander.

PUBLIC HEARING

PASSED ON FIRST READING

PASSED ON SECOND READING

PASSED ON THIRD READING

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on the _____.

THE CITY OF LANDER
A Municipal Corporation

By _____
Missy White, Mayor

ATTEST:

Rachelle Fontaine, City Clerk

STATE OF WYOMING

COUNTY OF FREMONT

)

)ss.

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CERTIFICATE

I hereby certify that on _____, following passage, adoption and approval of Ordinance 2026-XX, Missy White, the duly elected, qualified and acting Mayor of the City of Lander, issued this proclamation and said ordinance was published at least once in the Lander Journal, a newspaper of general circulation within Lander,