

Section 7 Zoning District Regulations

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4-7-1 District Regulations - Agricultural District (A)

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

1. single family detached dwellings.
2. manufactured homes.
3. agricultural (shall include horticultural uses, nurseries and the production of crops and livestock).

B. Permitted Accessory Uses: Any use which complies with all of the following conditions may be operated as an accessory use:

1. is clearly incidental and customary to and commonly associated with the operation of the permitted use.
2. is operated and maintained under the same ownership and on the same lot as the permitted use.
3. does not include structures or structural features inconsistent with the permitted use.
4. to include one secondary residential unit.
5. To include use of the single residential unit allowed in 4., above, as a short-term rental OR Bed and breakfast operation subject to the conditions listed in the Decision and Order.
6. if operated wholly or partly within a structure containing the permitted use, the gross floor area utilized by the accessory use shall not exceed 30% of the gross floor area of the permitted use.

C. Minimum area of lot: 1 acre.

D. Minimum width of lot: 100 feet.

E. Minimum setback requirements for structures:

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: 30 feet.

4-7-2 [District Regulations - Single Family Residential District \(R-1\)](#)

- 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: subject to the conditions listed in the Decision and Order.
1. Childcare
 2. Foster care
 3. home business
 4. bed and breakfast OR 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 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: 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 on corner lot: 28 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: one per lot.
- H. Maximum Number of Accessory Structures: No limit
- I. Maximum Height of Principle Structure: 30 feet.
- J. J. Maximum Lot Coverage 40%

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;
 3. churches.
 4. private or public elementary and secondary schools.
 5. public park, playground and other public recreational facilities.

B. Conditional

Uses: subject to the conditions listed in the Decision and Order.

1. Childcare.

2. Foster care.
3. home business.
4. bed and breakfast OR 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 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, 3,750 square feet.

E. Minimum Width of Lot:

1. Rectangular lots: 50 feet at front setback line.
2. Pie-shaped lots and other nontraditional lots: 50 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 units are to be sold separately and ownership of the land is deeded separately each family dwelling unit shall be served by a separate water, sewer and all utilities where there is no homeowners association .
 - c. where units are to be sold separately without ownership of the land, separate utilities are optional with proof of how the utility billing will be handled in a Homeowners association recorded document.
3. rear yard:
 - a. 20 feet or 20% of lot depth, whichever is smaller.
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: one per lot.

H. Maximum Height of Residential Structures: 30 feet.

Maximum Lot Coverage 1. Detached Single family dwellings, childcare, foster care: 40% 2. Multi family dwellings and other permitted uses: 50

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: must meet all zoning requirement listed herein and the layout requirements of the current Subdivision Rules and Regulations as may be amended from time to time, and the current version of the adopted International Building Codes.
5. churches.
6. public or private elementary and secondary schools.
7. public parks, playground and other public recreational facilities.

B. Conditional

Uses: subject to the conditions listed in the Decision and Order.

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: 3,750 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:

3. front yard: 20 feet.
4. side yard:
 - a. side yard:
 - (1) 10 feet
5. 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 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.
6. rear yard:
 - a. 10 feet or 20% of lot depth, whichever is smaller.
 - b. excepting a manufactured home park where the rear setback is 15 feet.
5. side yard on flanking street or corner lot: 20 feet.
6. 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.

- F. Maximum Number of Structures Containing Permitted Uses Per Lot: two per lot excepting approved layouts for manufactured home parks.
- G. Maximum Number of Accessory Structures: No limit
- H. Maximum Height of Principle Structures: Three Stories not to exceed 40 feet.
- I. Maximum Lot Coverage 1. Detached Single family dwellings, childcare, foster care: 40% 2. Multi family dwellings and other permitted uses: 50%
- J.

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

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

- 1. single family detached dwellings.
- 2. multi-family dwellings, number of units is not restricted excepting all structures must meet all setback, height, and full accommodations for off-street parking.
- 3. churches.
- 4. public or private elementary or secondary schools.
- 5. public park, playground and other public recreational facilities.
- 6. office space for a single user.
- 7. family day care home.
- 8. professional structures.

- B. Conditional

Uses: subject to the conditions listed in the Decision and Order.

- 1. Childcare.

- 2. Foster care.
- 3. Clinics, assisted living, and nursing homes.
- 4. Motels, hotels and hostels.
- 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 OR /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 and when appropriate also subject to the conditions listed in the Decision and Order 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 to the public between the hours of ten p.m. and seven a.m. without a conditional use permit.
 5. Uses in Structures. All uses shall be operated primarily within an enclosed structure. Limited seasonal outdoor displays and sales may be permitted if approved in the site plan review or by the Planning Commission.
- D. Loading Areas Screened. All loading areas shall be screened from public view or from view from any adjacent residential use or zone district by a maintained wall or screened fence not to exceed ten feet in height.
- E. 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 permitted use.
- F. Minimum Area of Lot : 3,750 square feet.
- 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.;
 - a. side yard
5 feet
 2. rear yard:
 - a. 10 feet or 20% of lot depth, whichever is smaller;
 3. side yard on flanking street on corner lot: shall be 12 feet.
- I. Maximum Number of Structures Containing Permitted Use per Lot: number of residential structures is not restricted excepting all structures must meet all setback, height, and full accommodations for off-street parking.
- J. Maximum number of Accessory Structures: No limit
- K. Maximum Height of Principle Structures: 40 feet.
- L. Maximum lot coverage 60%

4-7-6 District Regulations - Single Family, Multi-Family Residential And Medical Services District (R-MED)

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:
1. single family detached dwelling.
 2. multi-family dwellings (up to four units).
 3. churches.
 4. public or private elementary and secondary schools.
 5. public park, playground and other public recreational facilities.

6. Medical offices, clinic, assisted living facility, skilled nursing facility.
7. parking lots.

B. Conditional

Uses: subject to the conditions listed in the Decision and Order.

1. Childcare.
2. Foster care.
3. Bed and breakfast OR short-term rental
4. hospitals*.
5. offices and office structures.
6. home business.
7. mortuary/crematory.

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. 6000 square feet

E. Minimum Width of Lot: 50 feet front setback line.

F. Minimum Setback Requirements for Principal Structures:

1. front yard: 28 feet;
2. side yard: 10 feet;
3. rear yard:
 - a. 20 feet or 20% of lot depth, whichever is smaller;
4. side yard on flanking street or corner lot: 23 feet.

G. Maximum Number of Structures Containing Permitted Use Per Lot: one per lot or as otherwise provided approved for medical facilities .

H. Maximum Height of Principle Structures: 30feet.

I. Maximum Lot Coverage 1. Detached Single family dwellings, childcare, foster care: 40% 2. Multi family dwellings and other permitted uses: 50%

4-7-8 District Regulations - General Commercial District (C)

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

1. amusement place or event center (not to include adult rated bookstore or uses of similar type).
2. auditorium and similar places of public assembly.
3. automobile and manufactured home sales, service and repair, new and used.
4. banks and other savings and lending institutions.
5. commercial recreational use facility.
6. commercial storage facilities.
7. fire station, police station and jail.
8. garage (public and private).
9. gasoline filling station.
10. hotel and motel, hostel and other temporary lodging accommodations.

11. library and museum.
12. medical, dental and health clinic.
13. mortuary/crematory.
14. offices and office structure including professional services.
15. parking of vehicles.
16. private club, fraternity, sorority and lodge.
17. radio and television studio including commercial towers permitted as a conditional use.
18. restaurant, bar and food service establishments
19. Retail establishment.
20. school including public, private, vocational, and higher education:
21. single & multi-family dwellings.
22. theater, including drive-in theater.
23. veterinary clinic, providing all animal runs or observation pens are completely enclosed.
24. wholesale establishment.
25. essential public utility and public service installation.

B. Minimum Area of Lot: None

C. Minimum Width of Lot: 30 feet on public street excepting Main Street where original Town of Lander lots were platted at 25 feet wide.

D. Minimum Setback Requirements for Principal Structures:

1. front yard: 8 feet; **excepting Main Street where original Town of Lander lots were platted and constructed with no setback**
2. side yard None
 - a. on flanking street on corner lot: 8 feet

E. Maximum Height of Structures: 45 feet

F. Conditional Uses: subject to the conditions listed in the Decision and Order.

1. Recreational vehicle and campground district (Subject to adopted Subdivision Rules and Regulations as may be amended from time to time)
2. gaming
3. commercial communications towers and antennas.
4. Child Care.
5. Foster care.
6. Bed and Breakfast OR Short-term Rentals
7. related uses of similar type as approved by the Board of Adjustment

G. 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;

H. Maximum number of structures containing an accessory use: no limit

I. Maximum number of structures containing permitted use: no limit

4-7-9 District Regulations - Manufacturing And Light Industrial District (M-I)

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.
20. truck, bus, rail or other transportation terminal.
21. veterinarian clinic.
22. vocational or training school.
23. warehousing or storage.
24. wholesale establishment.
25. public utility and public service installation.
26. single Family Dwelling lived in by the owner, caretaker or watchman.

B. Conditional Uses. subject to the conditions listed in the Decision and Order.

1. Commercial Communications Towers and Antennas.
2. Motels, hotels and hostels
3. Junk Yard.
4. Any other manufacturing or industrial use judged by the Board of Adjustment to be no more detrimental to adjacent properties than any of the same type and character as the permitted uses listed above.

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. Maximum number of structures containing an accessory use: no limit

E. Minimum Area of Lot: None

F. Minimum Width of Lot: None.

G. Minimum Setback Requirements:

1. No setbacks are required except 5 feet where there exists or are planned future utility easements

- 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.

H. Maximum Height of Structures: None.

I. Maximum Number of Structures Containing Permitted Use Per Lot: None

4-7-10 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.

- 1. Commercial Communications Towers and Antennas
- 2. Childcare
- 3. Foster Care
- 4. Educational facilities
- 5. Other uses of a similar type as approved by the Board of Adjustments

C. Accessory Use. 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. Maximum number of structures containing permitted use: No limit

E. Minimum Area of Lot: None

F. Minimum Width of None.

G. Minimum Setback Requirements for Principal Structures:

- 1. front yard: 8 feet.
- 2. side yard : 8 feet. **Provided that there are no existing or platted utility easements.**
- 3. When a lot or parcel of ground in the district adjoins a residential district, the setback requirements that apply to the yard area of the residential district shall be required .
- 4. When a parcel of ground or lot adjoins a residential district at the rear yard, an eight-foot-high solid fence or other approved buffer shall be required.

H. Maximum Height of Principle Structures: None.

I. Maximum Number of Structures Containing Permitted Use Per Lot: None.

5 **4-7-10 Airport District**

Airport Protection District. There is created an airport protection district which boundaries are defined and fully set forth in the WYDOT Aeronautics Airport Layout Plan dated July 15, 2024, which is incorporated in the ordinance codified

in this section. The approved Airport Layout Plan, as may be amended from time to time, shall be maintained and made available for public inspection by City Administration. The Airport Layout Plan shall set forth the location of the airport and runway, horizontal surface, transitional surface, approach surface, conical surface and the geographic area of the City located within the horizontal and conical surfaces of the airport.

A. Airport Zones. There are created and established certain airport zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to the City. Such zones are shown on the airport overlay map. The airport zones are established and defined as follows:

1. Runway larger than utility with a visibility minimum greater than three-fourths mile nonprecision instrument approach zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred feet wide. The approach zone expands outward uniformly to a width of three thousand five hundred feet at a horizontal distance of ten thousand feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
2. Transitional zones. The transitional zones are the areas beneath the transitional surfaces.
3. Horizontal zone. The horizontal zone is established by swinging arcs of ten thousand feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

B. Height Limitations. No structure shall be erected, altered or maintained, and no tree shall be allowed to grow in the following zones to a height in excess of the applicable height limit herein established for such zone. Such height limitations are established for each of the zones in question as follows:

1. Runway larger than utility with a visibility minimum greater than three-fourths mile nonprecision instrument approach zone. Slopes thirty-four feet
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outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of ten thousand feet along the extended runway centerline.
2. Transitional zones. Slopes seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to a height of seven thousand three hundred eighteen feet above mean sea level.
3. Horizontal zone. Established at one hundred fifty feet above the airport elevation or at a height of seven thousand three hundred eighteen feet above mean sea level.
4. Conical zone. Slopes twenty feet outward for each foot upward beginning at the periphery of the horizontal zone at one hundred fifty feet above the airport elevation and extending to a height of three hundred fifty feet above the airport elevation.

C. Use Restrictions. No use shall be made of land or water within the Airport Protection District which may create electrical interference with navigational signals or radio communication between the airport and aircraft; make it difficult for pilots to distinguish between airport lights and other lights, which may result in visual glare for pilots using the airport; impair visibility in the vicinity of the airport; create bird strike hazards; or endanger or interfere with the landing, take-off, or maneuvering of aircraft intending to use the airport.

D. Nonconforming Uses. The owner of any existing nonconforming structure or tree shall permit the installation, operation and maintenance of markers and lights as deemed necessary by applying to the Board of Adjustments for a Nonconforming use permit on approved application provided by City Administration. The application and approval shall indicate to aircraft operators in the vicinity of the airport, the presence of an obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the owner.

- E. Future Uses. Any existing and future use of land within the airport protection district shall comply with the schedule of permitted land uses in accordance with the Airport Layout Plan and current FAA regulations as from time to time may be amended. A change in land use or height exception shall be reviewed pursuant to applicable City codes, and FAA designated height limitations for the Airport Protection District.
- F. Maintenance. For occupied or unoccupied properties, reasonable care shall be exercised by the property owner, tenant(s), contracted landscape service, or property management service, to maintain all landscaped areas in the same or similar condition that existed at the time landscaped areas were constructed. Reasonable care means promoting a healthy weed-free environment for optimal plant growth. Dead or dying plant materials shall be replaced. Irrigation systems shall be kept in good operating condition in order to maintain healthy landscaping and to conserve water. Landscaped areas that are not maintained shall constitute a nuisance as defined in Lander Municipal Code.
- G. Nonconforming properties. There are properties in the Airport Protection Zone that do not meet the requirements of this ordinance as may be amended from time to time. These properties may temporarily continue in this condition with a Nonconforming Use permit approved by the Board of Adjustments. The requirements of this section shall not apply when a change in ownership, a change in tenancy, or a change in use occurs to the property. These requirements shall not apply when interior or exterior remodeling of the building occurs. These requirements shall only apply when a building addition is constructed that exceeds 50% of the size of the existing building; when site reconstruction occurs to more than 50% of the existing property; and when abutting property is developed for expansion of the use.

End of Ordinance section

SECTION 2: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3: Severability. If any section, subsection, sentence, phrase, or clause of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

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:

STATE OF WYOMING)
)ss.
COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on _____, following passage, adoption and approval of Ordinance XXX, 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, Wyoming, the effective date and publication being _____.

Rachelle Fontaine, City Clerk