

P. Annual Registration Requirement - To enable the City of Lander to insure safety requirements of commercial communication towers and antennas with the City limits, on an annual basis, no later than June 30 each year, 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. The commercial communication tower/antenna owner/operator may be required by the City to submit more frequent certification should there be reason to believe that the structural and electrical integrity of the tower/antenna is jeopardized. The City reserves the right upon reasonable notice to the owner/operator of the tower/antenna to conduct inspections for the purpose of determining whether the tower/antenna facility complies with the City of Lander adopted structure and safety codes and all other construction standards provided by local, state and federal laws.
2. The name, address, email, and telephone number of any new owner, if there has been a change of ownership of the tower and or any individual/ antenna.
3. The name, address, email, and telephone number of the operator.

HISTORY

Amended by Ord. 1031 on 10/24/2000

Amended by Ord. 1098 on 5/10/2005

Amended by Ord. 1152 on 1/13/2009

**4-12-14-12-2      4-19 District Regulations - Agricultural District (A)**

~~A. Intent. This district is intended to provide for a compatible mixture of single family residential dwellings and agricultural uses at a density slightly lower than that for single family districts alone, plus accessory public and semi-public uses offering services to the surrounding areas. This zone encourages animal husbandry, agriculture, viniculture, horticulture, aquaculture and family or small commercial farming. Such areas will by nature be on the outer fringes of the City.~~

**B.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).

**C.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. 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;

~~D.C.~~ Minimum area of lot: 1 acre.

~~E.D.~~ Minimum width of lot: 100 feet.

~~F.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;
- ~~5. When a lot or parcel of ground in the district adjoins a residential district, the setback requirements that apply to the yard area of that residential district shall be required.~~

~~F.~~ Maximum Number of single family or manufactured homes per lot: ~~one~~ two per lot.

~~G.~~ Maximum number of agricultural structures ~~or accessory structures~~: three per acre.

~~H.~~ Maximum Height of Structures: ~~30~~ 40 feet.

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HISTORY

Amended by Ord. 1152 on 1/13/2009

**4-12-24-12-3 District Regulations - Single Family Residential District (R-1)**

~~A. Intent. This district is intended to be applied to lands which are suitable for low density residential development within the existing community. The district also allows uses which are compatible with, and provide support to a low density residential environment.~~

~~B.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.

**G.B.** Conditional Use:

1. Childcare;
2. Foster care
- ~~2-3.~~ home business. ~~(Section 4-12-3(C) amended by Ordinance 855, effective 4-23-91.)~~
- ~~3-4.~~ bed and breakfast/short-term rental
- 4-5. mortuary/crematory
- 5-6. related uses of similar type as approved by the Board of Adjustment.

**D.C.** Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

**E.D.** Minimum Area of Lot: 7,500 square feet.

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

**G.F.** Minimum Setback Requirement for ~~Principle~~Principal Structures:

1. front yard: ~~33-28~~ feet;
2. side yard: ~~12-10~~ feet;
3. rear yard: ~~20-15~~ 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 ~~porch or deck~~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: two per lot

**I.** Maximum Height of Principle Structure: ~~30-45~~ feet.

**J.** Maximum Lot Coverage: 40%.

HISTORY

Amended by Ord. 1152 on 1/13/2009

Amended by Ord. 1198 on 10/27/2015

Amended by Ord. 1236 on 11/10/2020

**4-12-34-12-4 District Regulations - Single And Multi-Family Low Density  
Residential District (R-2)**

~~A. Intent. This district is intended to provide for a compatible mixture of single and two family dwellings at a density slightly higher than that for single family districts alone, plus the accessory public and semi-public uses offering services to the surrounding area.~~

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

1. single family detached dwellings;
- ~~2. two family dwellings;~~
- ~~3.2. multi-family dwellings, up to four units;~~
- ~~4.3. churches;~~
- ~~5.4. private or public elementary and secondary schools;~~
- ~~6.5. public park, playground and other public recreational facilities.~~

~~C.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

~~D.C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.~~

~~E.D. Minimum Area of Lot, 3,750 square feet.~~

- ~~1. The lot on which there is erected a detached single family dwelling, childcare facility, foster home, or group foster home shall contain an area of not less than 3,750 square feet.~~
- ~~2. The lot on which there is erected a two-family or multi-family dwelling shall contain an area of not less than 1,875 square feet per dwelling unit and no less than 3,750 square feet in total.~~
- ~~3. The lot on which there is erected any other permitted use in the district shall contain an area of not less than 3,750 square feet.~~

E. Minimum Width of Lot:

1. ~~Rectangular lots: 40~~~~50~~ feet at front setback line.
2. ~~NEEDS WORK - Flag lots: 20 feet at the street frontage for driveway access and 20 feet at the front yard setback to the vertical plane of the front door of the structure.~~
3. ~~Pie-shaped lots and other nontraditional lots: 40 feet at front setback line.~~
- 4.

F. Minimum Setback Requirements for ~~Principle~~~~Principal~~ Structures:

1. front yard: ~~28~~~~23~~ feet;
2. side yard: ~~10-10~~ feet; except that there shall be no side yard ~~set back~~~~setback~~ for the common wall side yard of a ~~two-family dwelling, where each living unit, and ½ the land upon which the two-family dwelling is located, are sold separately, provided that the following criteria are met on each family dwelling multi-plex as long as:~~
  - a. all provisions of the ~~Uniform Structure Code and Uniform Fire Code 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 ~~is shall be~~ served by a separate water, ~~and sewer line and all utilities where there is no homeowners association.~~
  - b.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. ~~G.~~ rear yard:

- a. ~~adjacent to an alley:~~
    - (1) ~~20-5~~ feet ~~where there are no existing or planned utilities easements required~~
    - (2) ~~10~~ feet ~~where there exists or are planned future utility easements required~~
  - c.b. ~~with no alley 15 feet~~ or 20% of lot depth, whichever is smaller;
- 3.4. ~~H.~~ side yard on flanking street on corner lot: 23 feet;
- 4.5. ~~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 porch or deck permitted structure within the setback area shall not be enclosed and in no case shall it be allowed beyond the property line.~~

G. ~~I.~~ Maximum Number of Structures Containing Permitted Use Per Lot: ~~one-two~~ per lot.

H. ~~J.~~ Maximum Height of ~~Principle-Residential~~ Structures: ~~30-45~~ feet.

~~I. Maximum Lot Coverage:~~

~~1. detached single family dwellings, childcare, foster care: 40%.~~

~~2. two-family dwellings, multi-family dwellings, and other permitted uses in the district: 50%.~~

HISTORY

Amended by Ord. [1023](#) on 3/14/2000

Amended by Ord. [1152](#) on 1/13/2009

Amended by Ord. [1198](#) on 10/27/2015

Amended by Ord. [1236](#) on 11/10/2020

**4-12-44-12-5 District Regulations - Single And Multi-Family High Density and  
Manufactured Home Residential District (R-3)**

~~A. Intent. This district is intended to provide for a compatible mixture of single on up to four family dwellings at a density slightly higher than that for single family~~

~~districts alone, plus the accessory public and semi-public uses offering services to the surrounding area.~~

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

1. single family detached dwellings;
- ~~2. two-family dwellings;~~
- ~~3.2.~~ multi-family dwellings (up to ~~four-eight~~ units);
- ~~4.3.~~ single manufactured homes on privately owned lots;
- ~~5.4.~~ manufactured home parks: must meet all zoning requirement listed herein and the layout requirements of City Code section 4-9-9-D, and the current version of the adopted International Building Codes. Minimum Area: For the first two (2) manufactured homes there shall be provided an area not less than seven thousand five hundred (7,500) square feet. For each manufactured home after the first two, there shall be provided an area not less than three thousand seven hundred fifth (3,750) additional square feet per manufactured home.
- ~~6.5.~~ churches;
- ~~7.6.~~ public or private elementary and secondary schools;
- ~~8.7.~~ public parks, playground and other public recreational facilities.

~~C.B.~~ Conditional Uses:

1. Childcare;
2. Foster care;
3. recreational vehicle and campground district; (See district regulations 4-13-1)
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.

~~D.C.~~ Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

~~E.D.~~ Minimum Area of Lot: 3,750 square feet

~~F. (i) 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. (ii) The lot on which there is erected a two-family~~



dwelling shall contain an area not less than 3,750 square feet.

(iii) 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 no less than 3,750 square feet in total

E. Minimum Width of Lot:

1. Rectangular lots: 40 feet at front setback line.
  2. **NEEDS WORK** Flag lots: 20 feet at the street frontage for driveway access and 20 feet at the front yard setback to the vertical plane of the front door of the structure.
  3. Pie-shaped lots and other nontraditional lots: 40 feet at front setback line.
1. detached single family dwelling;
  2. manufactured homes, multi-family dwellings: 50 feet at front setback line.

G.E. F. Minimum Setback Requirements for ~~Principle~~Principal Structures:

1. front yard: 20-15 feet;
2. side yard:

a. side yard:

- (1) 5 feet unless there are existing utilities or platted utilities or drainage easements.
- (2) 10' if there are existing utilities or platted utility or drainage easement
- (3) except that there shall be no side yard setback for the common wall side yard of a multi-plex as long as:
  - 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
  - where units are to be sold and deeded separately each family dwelling unit shall be served by a separate water and sewer line.

a. Single-family dwelling: 10 feet

b. Multi-family dwelling: 10 feet, except that there shall be no side yard set back for the common wall of a two-family dwelling, where each living unit, and ½ the land upon which the two-family dwelling is located, are sold separately, provided that the following criteria are met on each family dwelling:

- (1) all provisions of the International Residential Code and International Fire Code are complied with, including but not limited to, an appropriate fire wall; and
- (2) each family dwelling unit is served by a separate water

~~and sewer line.~~

3. 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 ~~is in a manufactured home park~~ shall be served by a separate water and sewer service line.

4. F. rear yard:

a. adjacent to an alley:

(1) 5 feet where there are no existing or planned utilities easements required

(2) 10 feet where there exists or are planned future utility easements required

b. with no alley: 15 feet or 20% of lot depth, whichever is smaller;

c. excepting a manufactured home park where the rear setback is 15 feet.

~~a. 20 feet or 20% of lot depth whichever is smaller;~~

2. G. side yard on flanking street or corner lot: ~~23-15~~ 15 feet;

3. 1. 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 ~~porch or deck permitted~~ structure within the setback area shall not be enclosed and in no case

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shall it be allowed beyond the property line.

~~B.~~ H. Maximum Number of Structures Containing Permitted Uses Per Lot: ~~two~~ three per lot excepting approved layouts for manufactured home parks.

~~B-C.~~ I. Maximum Number of Accessory Structures: ~~3~~ per lot excepting approved layouts for manufactured home parks

~~C-D.~~ J. Maximum Height of Principle Structures: ~~30-45~~ feet.

**D. Maximum Lot Coverage:**

~~1. detached single family dwellings, manufactured homes: 40%.~~

~~2. multi-family dwellings, all other permitted uses in District: 50%.~~

HISTORY

Amended by Ord. 1023 on 3/14/2000

Amended by Ord. 1152 on 1/13/2009

Amended by Ord. 1198 on 10/27/2015

Amended by Ord. 1236 on 11/10/2020

Amended by Ord. 2022-1 on 7/12/2022

**4-12-2 District Regulations - Multi-Family Maximum Density Residential District (R-5)**

~~A. Intent. This district is intended to provide for a compatible mixture of single and multi-family dwellings at a density higher than that for single and two family districts alone, plus the accessory public and semi-private uses offering services to the surrounding area.~~

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

1. single family detached dwellings;
2. ~~two-family dwellings;~~
3. multi-family dwellings, up to twelve units;
4. churches;
5. public or private elementary or secondary schools;
6. public park, playground and other public recreational facilities;
7. office space for a single user;
8. family day care home;
9. professional structures;

~~C.B.~~ Conditional Uses:

1. Childcare;
2. Foster care;

3. Clinics, assisted living, and nursing homes;
4. motels;
5. related uses of a similar type as approved by the Board of Adjustment;
6. recreational vehicle and campground district; (*see district regulations 4-1314-1.*)
7. home business.
8. bed and breakfast/short-term rental;
9. restaurant;
10. civic or community center;
11. mortuary/crematory

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D.C. Restrictions on use - 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 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.
6. 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.D.~~ Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to permitted use.

~~F.E.~~ Minimum Area of Lot: 3,750 square feet.

- ~~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.F.~~ Minimum Width of Lot: 50 40 feet from front setback line. FLAG AND PIE SHAPED LOTS

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~~H.G.~~ Minimum Setback Requirements for ~~Principle~~Principal Structures:

- ~~1. front yard: shall be 12 feet or within deeded property and shall be no closer than the setback;~~
  - ~~a. side yard: 5 feet;~~
    - ~~(1) 5 feet unless there are existing utilities or platted utilities or drainage easements.~~
    - ~~(2) 10' if there is an existing utility or platted utility or drainage easement~~
  - ~~b. except that there shall be no side yard setback for the common wall side yard of a multi-plex as long as:~~
    - ~~(1) 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~~
    - ~~(2) where units are to be sold and deeded separately each family dwelling unit shall be served by a separate water and sewer line.~~
- ~~2. except that there shall be no side yard set back for the common wall side yard of a two-family dwelling, where each living unit, and ½ the land upon which the two-family dwelling is located, are sold separately, provided that the following criteria are met on each family dwelling:~~
- ~~3. all provisions of the Uniform Structure Code and Uniform Fire Code are complied with, including but not limited to, an appropriate fire~~

wall; and

~~4. each family dwelling unit is served by a separate water and sewer line.~~

2. rear yard: 10 feet or 20% of lot depth, whichever is smaller;

a. adjacent to an alley:

(1) 5 feet where there are no existing or planned utility easements required

(2) 10 feet where there exists or are planned future utility easements required

b. with no alley: 15 feet or 20% of lot depth, whichever is smaller;

a.c. \_\_\_\_\_

~~5.3. side yard on flanking street on corner lot: shall be 12 feet or within deeded property and shall be no closer than the setback; (City Code Section 4-11-9 must also be met)~~

H. Maximum Number of Structures Containing Permitted Use per Lot: two three per lot or as otherwise provided herein.

I. Maximum number of Accessory Structures: three per lot

J. Maximum Height of Principle Structures: Three stories, not to exceed 40 45 feet

K. Maximum Lot Coverage: 60%.

HISTORY

Amended by Ord. 1023 on 3/14/2000  
Amended by Ord. 1152 on 1/13/2009  
Amended by Ord. 1198 on 10/27/2015  
Amended by Ord. 1236 on 11/10/2020

**4-12-3 District Regulations - Single Family, Multi-Family Residential And Medical Services District (R-MED)**

**Commented [RSF9]:** Should we delete this designation and make it R-1 because it is surrounded by R-1? Medical clinics only allowed in R-5 but setbacks are currently similar to R-2. LMC and Showboat exist in this zone.

~~A. Intent. This district is intended to provide a compatible mixture of single and multi-family dwellings and general medical services at a density slightly higher than for single family districts alone, plus accessory public and semi-public uses offering services to the surrounding area.~~

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

1. single family detached dwelling;
- ~~2. two family dwellings;~~
- ~~3.2.~~ multi-family dwellings (up to four units);
- ~~4.3.~~ churches;
- ~~5.4.~~ public or private elementary and secondary schools;
- ~~6.5.~~ public park, playground and other public recreational facilities;
- ~~7.6.~~ Medical offices, clinic, assisted living facility, skilled nursing facility. (Section 4-12-8(B) amended Ordinance 895 effective 4-12-93)
- ~~8.7.~~ parking lots.

C.B. Conditional Uses:

1. Childcare;
2. Foster care;
- ~~3. medical clinics\*;~~
- ~~4.3.~~ hospitals\*;
- ~~5. nursing homes\*;~~
- ~~6.4.~~ offices and office structures;
- ~~7.5.~~ home business.
- ~~8.6.~~ mortuary/crematory

\*If this use encompasses two (2) structures or more on one (1) lot or is housed in one (1) structure having an area of twenty thousand (20,000) square feet or more, it shall only be reviewed by the Planning

Commission through the Development Plan process as outlined under Section 4-11-11 of this ordinance. *(Section 4-12-8(C) amended by Ordinance 887 effective 11-30-92)*

D.C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

E.D. Minimum Area of Lot. ~~The lot on which there is erected a detached single family dwelling, childcare, foster care, or medical clinics and all other permitted uses shall contain an area of not less than 6,000 square feet. The lot on which there is erected a multi-family dwelling shall contain an area not less than 4,000 square feet for each of the first two units, plus 3,000 square feet for each additional unit. 6000 square feet~~

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

F. Minimum Setback Requirements for Principal Structures:

1. front yard: 23 feet;

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2. side yard: 10 feet; except that there shall be no side yard setback for the common wall side yard of a multi-family or multi-office-plex as long as:

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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:

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a. adjacent to an alley:

(1) 5 feet where there are no existing or planned utilities easements required

(2) 10 feet where there exists or are planned future utility easements required

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b. with no alley 15 feet or 20% of lot depth, whichever is smaller;

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G.F.

1. front yard: 28 feet;

2. side yard: 10 feet;

3. rear yard: 20 feet or 20% of lot depth, whichever is smaller;



4-1. side yard on flanking street or corner lot: 23 feet.

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

H. Maximum Height of Principle Structures: 30-45 feet.

~~J. Maximum Lot Coverage:~~

~~1. detached single family dwelling, childcare, foster care, or medical clinics: 40%.~~

~~2. multi-family dwellings, all other permitted uses in the district: 50%.~~

HISTORY

Amended by Ord. 1023 on 3/14/2000

Amended by Ord. 1152 on 1/13/2009

Amended by Ord. 1198 on 10/27/2015

**4-12-4 District Regulations - General Commercial District (C)**

~~A. Intent. This district is intended to provide locations for all retail, commercial, institutional and office uses necessary for a community.~~

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

1. ~~small business machine sales, repair and service;~~
2. amusement place or event center (not to include adult rated book store or uses of similar type),
3. ~~antique shop and store, providing all merchandise is displayed and sold inside a structure;~~
4. ~~apparel and accessory store;~~
- 5.3. ~~art and art supply stores;~~
- 6.4. ~~auditorium and similar places of public assembly;~~
- 7.5. ~~automobile and manufactured home sales, service and repair, new and used;~~
8. ~~auto supply store;~~
- 9.6. ~~banks and other savings and lending institutions;~~
10. ~~barber and beauty shops;~~
11. ~~bicycle shop;~~
12. ~~books and stationery store;~~
13. ~~business and technical school and school for photography, music and dancing;~~
14. ~~carpenter and cabinet shop;~~
15. ~~church and parish house;~~
16. ~~cigar and tobacco store;~~
- 17.7. ~~clothing and costume rental;~~
- 18.8. ~~commercial recreational use facility;~~
- 19.9. ~~commercial storage facilities;~~
20. ~~custom dressmaking, furrier, millinery, or tailor shop;~~
21. ~~delicatessen and catering establishment;~~
22. ~~department store;~~
23. ~~drug store and prescription shop;~~
24. ~~dry good and notion store;~~
25. ~~dry cleaning and laundry establishment,;~~
26. ~~electric repair shop (household appliances);~~
- 27.10. ~~fire station, police station and jail;~~

- ~~28. fix-it shop (radio, television, and small household appliances repair);~~
- ~~29. florist and gift shop;~~
- ~~30. furniture and home furnishing store;~~
- ~~31. garden shop;~~
- ~~32.11.garage (public and private);~~
- ~~33.12.gasoline filling station;~~
- ~~34. greenhouse and nursery (place where young trees or other plants are raised for experimental purposes for transplanting, or for sale);~~
- ~~35. grocery store (including retail meat markets and produce stores);~~
- ~~36. hardware store;~~
- ~~37. hobby, stamp and coin store;~~
- ~~38.13.hotel and motel and other temporary lodging accommodations;~~
- ~~39. household appliance store;~~
- ~~40. implement sales and service;~~
- ~~41. interior decorator's shop;~~
- ~~42. jewelry and metal craft store;~~
- ~~43. leather goods and luggage store;~~
- ~~44.14.library and museum;~~
- ~~45. lock and key shop;~~
- ~~46. lumber yard;~~
- ~~47. mail order catalog store;~~
- ~~48.15.medical, dental and health clinic;~~
- ~~49. medical and orthopedic appliance store;~~
- ~~50. messenger or telegraph service station;~~
- ~~51.16.mortuary/crematory~~
- ~~52. music instrument sales and repair shop;~~
- ~~53. music studio, radio and television store;~~
- ~~54. newspaper office;~~
- ~~55. newsstand;~~
- ~~56.17.offices and office structure including professional services;~~

~~57. office supply and office equipment store;~~  
~~58. optician and optometrists shop;~~  
~~59. package liquor store;~~  
~~60. paint store;~~  
~~61.18. parking of vehicles;~~  
~~62. pawn shop;~~  
~~63. pet shop;~~  
~~64. photographic equipment and supply store;~~  
~~65. photographic studio;~~  
~~66. picture frame shop;~~  
~~67. plumbing shop;~~  
~~68. printing and publishing house (including newspapers);~~  
~~69.19. private club, fraternity, sorority and lodge;~~  
~~70.20. public or private school for elementary or secondary education;~~  
~~71.21. radio and television studio including commercial towers permitted as a conditional use;~~  
~~72. rental store;~~  
~~22. restaurant, bar and tea room and food service establishments (including "drive-ins");~~  
~~73.23. Retail establishment;~~  
~~74. self-service laundry;~~  
~~75. sewing machine store;~~  
~~76. sheet metal shop;~~  
~~77. shoe store;~~  
~~78. shoe repair and shoe shine shop;~~  
~~24. school including public, private, vocational, and higher education;~~  
~~79.25. short-term rentals~~  
~~80.26. single & multi-family dwellings;~~  
~~81. sporting and athletic goods store;~~  
~~82. tailor shop;~~  
~~83. tavern or lounge;~~  
~~84.27. theater, including drive-in theater;~~

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85. tire repair shop;

86. tinsmith shop;

~~87. toy store;~~

~~88. travel agency;~~

~~89. variety store and shop;~~

90. ~~28.~~ veterinary clinic, providing all animal runs or observation pens are completely enclosed;

~~91. vocational school;~~

~~92. wallpaper store and shop;~~

~~93. watch repair shop;~~

94. ~~29.~~ wholesale establishment;

95. ~~30.~~ essential public utility and public service installation;

C.B. related uses of similar type as determined by the Board of Adjustment;

D.C. Minimum Area of Lot: ~~None~~ 3,750 square feet

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

F.E. 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

a. on flanking street on corner lot: 8 feet

a.b. no setback required where there are common wall buildings that meet all currently adopted building codes provided there are no existing or platted utility easements.

Commented [RSF10]: Add utility language

~~2.3.~~ 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, ~~otherwise no setbacks would be required.~~

~~3.4.~~ When a parcel of ground or lot adjoins a residential district at the rear yard, a six foot high solid wall/fence or other approved buffer shall be required.

G.F. Maximum Height of Structures: ~~45~~ 55 feet

H.G. Conditional Uses:

1. Recreational vehicle and campground district (see district regulations 4-13-01);

2. gaming (subject to the mandatory conditions et forth in 4-16-1; and the off-street parking requirement of 4-11-10(C);

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3. commercial communications towers and antennas;
4. Child Care;
5. Foster care

- ~~6.~~ related uses of similar type as approved by the Board of Adjustment
- ~~H. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use;~~
- ~~I. Maximum number of structures containing an accessory use: no limit~~
- ~~1. Commercial Districts are exempt from placement permits under Section 4-11-8, Portable and Temporary Storage Structures.~~
- ~~I-J. Maximum number of structures containing permitted use: no limit~~

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HISTORY

Amended by Ord. 1023 on 3/14/2000  
 Amended by Ord. 1152 on 1/13/2009  
 Amended by Ord. 1198 on 10/27/2015

**4-12-5 District Regulations - Manufacturing And Light Industrial District (M-1)**

- A. Intent. This district is intended to allow a compatible mixture of light industrial uses which do not require intensive land coverage, generate large volumes of traffic or create obnoxious sounds, glare, dust or odors. District regulations insure compatibility with adjacent or nearby residential areas.
- B. Permitted Uses. The following uses may be operated as permitted uses in this district:
1. airport;
  2. ~~animal hospital, providing it is completely enclosed in a structure;~~
  3. assembly or fabrication from component parts or from materials already processed or manufactured into their final usable state;
  4. armory;
  5. automobile sales, service and repair;
  6. ~~bottling plant;~~
  - 7-6. ~~structure~~ for material storage or sales (except for ready-mix concrete);
  8. ~~carpenter, cabinet, plumbing or sheet metal shop;~~
  9. ~~contractor's yard for vehicles, equipment and supplies;~~
  10. ~~dry cleaning or laundry plant;~~
  - 11-7. ~~fire station;~~
  - 12-8. ~~frozen food locker;~~
  - 13-9. ~~grain~~ elevator and feed mill;
  14. ~~grain elevator;~~
  - 15-10. ~~greenhouse and plant husbandry;~~



46.11.laboratory;

47.12.machinery and implement sales, service and repair;

48. ~~monument making and sales;~~

49. ~~motor vehicle sales, service, repair and storage;~~

- ~~20-13~~ mortuary/crematory
- ~~21-14~~ oil field supply sales and storage;
- ~~22-15~~ office including commercial, industrial and professional;
- ~~23-16~~ police station;
- ~~24- printing and publishing~~;
- ~~25-17~~ parking or storage of vehicles, towing yards not to include crushing and dismantling;
- ~~26-18~~ radio or television transmitting station including communication towers and Antennas permitted as a conditional use;
- ~~27- railway right-of-way~~;
- ~~28-19~~ restaurant, bar, and food establishment;
- ~~29-20~~ storage of used material, auto wrecking, salvage, paper, scrap, bottles or rags;
- ~~30-21~~ truck, bus, or-rail or other transportation terminal;
- ~~31- upholstering shop~~;
- ~~32-22~~ veterinarian clinic,
- ~~33-23~~ vocational or training school;
- ~~34-24~~ warehousing or storage;
- ~~35- welding shop~~;
- ~~36-25~~ wholesaling/wholesale establishment;
- ~~37-26~~ public utility and public service installation.
- ~~38-27~~ single Family Dwelling lived in by the owner, caretaker or watchman.

C. Conditional Uses.

1. Commercial Communications Towers and Antennas;
2. Junk Yard
3. 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.

D. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use;

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

E.F. Minimum Area of Lot: None-3,750 square feet.

F.G. Minimum Width of ~~Lot: None~~30 feet.

G.H. Minimum Setback Requirements: Add side yard and utility easement language here 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.I. Maximum Height of Structures: None.

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

HISTORY

Amended by Ord. 1152 on 1/13/2009

Amended by Ord. 1198 on 10/27/2015

**4-12-6 District Regulations - Public Land District (P-L)**

A. Intent. This district is intended to provide for the proper location of necessary public utilities, facilities and activities both for the existing and future urban area.

B. 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;
- ~~6-7.~~ Publicly owned bus, rail, or other transportation terminal
- ~~7-8.~~ Parking lot.

C. Conditional Use.

1. Commercial Communications Towers and Antennas
- ~~2. Any other public facility or activity judged by the Board of Adjustment to be in harmony with the intent of the district.~~

~~3-2.~~ Childcare;

~~3.~~ Foster care,

4. Educational facilities

5. Other uses of a similar type as approved by the Board of Adjustments

D. Accessory Use. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

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D.E. Maximum number of structures containing permitted use: No limit

E.F. Minimum Area of Lot: ~~None~~ 3,750 square feet

F.G. Minimum Width of Lot: ~~None~~ 2530 feet

G.H. Minimum Setback Requirements for Principal Structures:

1. front yard: 8 feet;
2. side yard ~~on flanking street on corner lot:~~ 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, ~~otherwise no setbacks would 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.

Commented [RSF11]: Add utility easement language.

H.I. Maximum Height of Principle Structures: None

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

#### HISTORY

Amended by Ord. 1041 on 4/10/2001

Amended by Ord. 1093 on 4/26/2005

Amended by Ord. 1152 on 1/13/2009

Amended by Ord. 1198 on 10/27/2015

#### **4-12-7 Regulating And Restricting The Height Of Structures And Objects In The Vicinity Of Hunt Field Airport**

Commented [RSF12]: Use TO suggestions and reference FAA requirements

Intent. This Ordinance is adopted pursuant to the authority conferred upon the City by Section 10-5-301, Wyoming Statutes, 1977, as amended. It is hereby found that an airport hazard endangers the lives and property of users of Hunt Field Airport, a Municipal airport, and property or occupants of land in its vicinity, and also if the obstruction type, in effect reduces the size of the area available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of the Hunt Field Airport and the public investment therein. The City of Lander declares that:

- A. that the creation or establishment of an airport hazard is a public nuisance and an injury to the region served by Hunt Field Airport;
- B. that it is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of airport hazards be prevented; and
- C. that the prevention of these hazards should be accomplished, to the extent legally possible, by the exercise of the police power without compensation;
- D. that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which political subdivision may

raise and expend public funds and acquire land or interest in land;