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MEMORANDUM

Date: 28 September 2020
To: Mills Town Planning & Zoning Board
From: Scott Radden, Town Planner
Subject: 22 October P&Z (Special) Meeting

TX -02-2020 Public Hearing: A petition by the Mills Town Council to consider a text amendment to the Mills Zoning Ordinance, Ord. No. 719, to include twin homes as a permitted use within the Established Residential (E-R) and Mixed-Size Residential (MSR) Zoning Districts.

Background:

The Mills Town Council has identified the need to include twin homes as a permitted use in the E-R and MSR Zoning Districts. Twin homes have been a functional and economical housing option, for many years, around the Casper area. The council has recognized this need, through the success stories of realtors, developers and homeowners, as a viable option for safe, affordable housing within Mills. This was already approved as Ordinance 681 in 2016 but was mistakenly left out of the major revision and approval of Ordinance 719, in 2018.

As required by the Mills Zoning Ordinance and State Statutes, notification of the proposed text amendment was published in the Casper Star Tribune a minimum of 15 days in advance of the public hearing. The ad appeared in the 27 September 2020 edition of the Casper Star Tribune.

Section 17.04.030 - Definitions:

Twin Homes: A single family dwelling attached to one other single family dwelling by a common wall, each of which is located on an individually owned, and separately platted subdivision lot, and sharing one common lot line.

Section 17.080.030 – Permitted Uses (Residential Districts)

15. Twin-Homes Allowed by Right in Established Residential and Mixed-Size Residential Zoning Districts

Section 17.08.040 Zoning District Minimum Lot Requirements

Established Residential - Minimum Lot Area: (Twin Homes) 3,500 Square Feet; Minimum Lot Width: (Twin Homes) 35 Feet;

Mixed-Size Residential - Minimum Lot Area: (Twin Homes) 3,500 Square Feet; Minimum Lot Width: (Twin Homes) 35 Feet;

Staff Recommendation: Staff recommended the Planning and Zoning Board forward a “do pass” recommendation to the Town Council to approve TX-02-2020, an amendment of Ordinance No. 719, to include twin homes as a permitted use within the E-R and MSR Zoning Districts.