

ORDINANCE NO. 751

AN ORDINANCE AMENDING SECTIONS 18.04.030, 18.080.030 AND 18.08.040 OF THE MILLS ZONING ORDINANCE, ORDINANCE NO. 719 TO INCLUDE TWIN HOMES AS A PERMITTED USE WITHIN THE ESTABLISHED RESIDENTIAL (E-R) AND MIXED SIZE RESIDENTIAL (MSR) ZONING DISTRICTS

WHEREAS, the Town of Mills is a Municipal Corporation under the laws of the State of Wyoming; and

WHEREAS, the Town recognized a need to amend the Zoning Ordinance in order to keep up with housing trends and offer more flexibility by including twin homes as an option within the E-R and MSR Zoning Districts; and

WHEREAS, the Town Council petitioned staff, on 14 September 2020 to include twin homes as an option within the E-R and MSR Zoning Districts; and

WHEREAS, the Town advertised a public hearing for the proposed text amendments in the Casper Star Tribune on 27 September 2020, at least 15 business days prior to the public hearing, per W.S. 15 1 602, and

WHEREAS, a public hearing was held on 22 October 2020, in which Planning and Zoning Board, forwarded a “Do Pass” recommendation to the Town Council for the proposed amendments; and

WHEREAS, the Town Council held a Public Hearing on 27 October 2020; and

WHEREAS, it is the desire of the governing body of the Town of Mills to amend Sections 18.04.030, 18.080.030 and 18.08.040 of the Mills Town Code pertaining to twin homes specified herein.

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF MILLS, WYOMING:

Section 1:

Section 18.04.030 – Definitions, is hereby amended by adding the following:

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 2:

Section 18.080.030 – Permitted Uses (Residential Districts), is hereby amended by including the following (underlined text will be added to the existing text):

A	USE ALLOWED BY RIGHT	RESIDENTIAL
S	USE PERMITTED BY SPECIAL REVIEW	
*	USE PROHIBITED	<u>ESTABLISHED</u> <u>MIXED-SIZED</u>

1.	SINGLE-UNIT FRAME DWELLINGS:	A	<u>A</u>
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2.	SINGLE MOBILE HOME:	A	<u>*</u>
3.	MOBILE HOME PARKS	*	<u>*</u>
4.	MULTI-UNIT DWELLINGS:	S	<u>*</u>
5.	DAY CARE SCHOOLS, CENTERS, AND CHILDREN'S NURSERIES:	S	<u>S</u>
6.	REST HOMES, CONVALESCENT HOMES, NURSING HOMES, AND RETIREMENT HOMES:	S	<u>S</u>
7.	HOME OCCUPATIONS:	A	<u>A</u>
8.	PUBLIC ELEMENTARY, JUNIOR AND SENIOR HIGH SCHOOLS:	S	<u>S</u>
9.	PAROCHIAL OR INDEPENDENT, PRIVATE ELEMENTARY, JUNIOR AND SENIOR HIGH SCHOOLS:	S	<u>S</u>
10.	CHURCHES:	S	<u>S</u>
11.	PUBLIC PARKS, PLAYFIELDS, PLAYGROUNDS AND GOLF COURSES	A	<u>A</u>
12.	RECREATIONAL BUILDINGS AND USES-OPERATED BY A PRIVATE, NON-PROFIT AGENCY:	S	<u>S</u>
13.	ESSENTIAL MUNICIPAL AND PUBLIC UTILITY USES, FACILITIES, SERVICES AND BUILDINGS-EXCLUDING BUSINESS OFFICES, REPAIR STORAGE AND PRODUCTION FACILITIES:	S	<u>S</u>
14.	ACCESSORY BUILDINGS AND USES:	A	<u>A</u>
15.	TWIN HOMES:	<u>A</u>	<u>A</u>

Section 3:

Section 18.08.040 Zoning District Minimum Lot Requirements, is hereby amended by including the following:

DISTRICT REGULATIONS	E-R Established Residential	MSR Mixed Residential
MINIMUM LOT AREA	5,600 SQUARE FEET; <u>(3,500 SQ. FT. FOR TWIN HOMES)</u>	4,200 SQUARE FEET; <u>(3,500 SQ. FT. FOR TWIN HOMES)</u>
MINIMUM LOT WIDTH	40 FEET; <u>(35 FEET FOR TWIN HOMES)</u>	42 FEET; (35 FEET FOR TWIN HOMES)

PASSED ON FIRST READING the _____ day of _____, 2020

PASSED ON SECOND READING the _____ day of _____, 2020

PASSED, APPROVED, AND ADOPTED ON THIRD AND FINAL READING the _____ day of _____, 2020

TOWN OF MILLS, WYOMING

Seth Coleman, Mayor

Sara McCarthy, Council

James Hollander, Council

Darla Ives, Council

Ronald Wales, Council

ATTEST:

Christine Trumbull, Town Clerk