

ORDINANCE NO. 894

AN ORDINANCE AMENDING TITLE 18, CHAPTER 18.21, SECTION 18.21.020, AS WELL CHAPTER 18.24, SECTION 18.24.020, AS WELL CHAPTER 18.27, SECTION 18.27.020, AS WELL CHAPTER 18.06, ADDING SECTION 18.06.505 AND ADDING SECTION 18.06.520 TO THE TOWN OF SARATOGA MUNICIPAL CODE. THIS ORDINANCE ADDRESSES MULTIFAMILY, DUPLEX, AND TOWNHOUSE DEVELOPMENT BUILT ACROSS MULTIPLE LOT LINES AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, The Town Council as well as the Mayor of the Town of Saratoga, has determined that in the best interest of its residents that the above mentioned Town Code Section(s) be amended.

WHEREAS, The Town of Saratoga Planning Commission has held a public hearing on August 11th, 2026, made findings, developed the proposed changes and recommended said changes to the Saratoga Town Council. The public hearing was advertised in the Saratoga Sun on July 23rd, 2026, and July 30th, 2026.

WHEREAS, The Town Council wishes to clarify development allowances as they relate to zero-lot line development.

WHEREAS, The Town Council wishes to provide staff with clear permitting guidance on multi family structures built across multiple lots.

WHEREAS, The Town Council as well as the Mayor of the Town of Saratoga, finds it appropriate and necessary to amend the current zoning ordinances to provide guidance and clarity on the administration of multifamily structures built across multiple lot lines.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Saratoga, Carbon County, Wyoming.

SECTION 1: That Title 18, Chapter 18.21 RD6000 Medium Residential District, Section 18.21.020 “*Permitted Uses*” shall be amended to read:

§ 18.21.020. Permitted Uses

The following uses are permitted in the RD 6000 zone subject to all provisions of this title:

- A. Detached single-family dwellings;
- B. Duplexes; (Zero Lot Line; see 18.06.520)
- C. Multiple-family residences; (Zero Lot Line; see 18.06.520)
- D. Mobile home park pursuant to Chapter 18.57;
- E. Mobile homes located on individual lots outside of established mobile home parks;
- F. Gardening;
- G. Churches and Sunday schools, provided the minimum off-street parking requirements, as set forth in Section 18.45.010 are met;
- H. Public park, playground or athletic field;
- I. Public or parochial school;
- J. Museum;
- K. Buried underground utility lines and overhead electrical transmission lines of sixty-nine thousand volts or less;
- L. Library;
- M. Temporary occupancy of a recreational vehicle for a period not more than ninety-six hours within any thirty consecutive calendar days or for not more than ninety days during construction of a residence on the same premises, which periods may be extended for up to an additional ninety days upon approval by the planning commission or mayor;
- N. Condominiums;
- O. Recreational vehicle park pursuant to Chapter 18.58.
- P. Townhouse (Zero Lot Line; see 18.06.520)

SECTION 2: That Title 18, Chapter 18.24 RD9000 Medium Residential District, Section 18.24.020 “*Permitted Uses*” shall be amended to read:

§ 18.24.020. Permitted Uses

The following uses are permitted in the RD 9002 zone subject to all provisions of this title:

- A. Detached single-family dwellings, but not including mobile homes. The occupancy of mobile homes shall be prohibited at all times;
- B. Duplexes; (Zero Lot Line; see 18.06.520)
- C. Multiple-family residences; (Zero Lot Line; see 18.06.520)
- D. Gardening;
- E. Churches and Sunday schools, provided the minimum off-street parking requirements, as set forth in Section 18.45.010 are met;
- F. Public park, playground or athletic field;
- G. Public or parochial school;
- H. Museum;
- I. Buried underground utility lines and overhead electrical transmission lines of sixty-nine thousand volts or less;
- J. Library;
- K. A mobile home for not more than ninety days during construction of a residence on the same premises, which period may be extended for an additional ninety days upon application to the zoning officer.
- L. Condominiums.
- M. Townhouse (Zero Lot Line; see 18.06.520)

SECTION 3: That Title 18, Chapter 18.27 RD9002 Medium Residential District, Section 18.27.020 “*Permitted Uses*” shall be amended to read:

§ 18.27.020. Permitted Uses

The following uses are permitted in the RD 9002 zone subject to all provisions of this title:

- A. Detached single-family dwellings, but not including mobile homes. The occupancy of mobile homes shall be prohibited at all times;
- B. Duplexes; (Zero Lot Line; see 18.06.520)
- C. Multiple-family residences; (Zero Lot Line; see 18.06.520)
- D. Gardening;
- E. Churches and Sunday schools, provided the minimum off-street parking requirements, as set forth in Section 18.45.010 are met;
- F. Public park, playground or athletic field;
- G. Public or parochial school;
- H. Museum;
- I. Buried underground utility lines and overhead electrical transmission lines of sixty-nine thousand volts or less;
- J. Library;
- K. A mobile home for not more than ninety days during construction of a residence on the same premises, which period may be extended for an additional ninety days upon application to the zoning officer;
- L. Condominiums.
- M. Townhouse (Zero Lot Line; see 18.06.520)

SECTION 4: That Title 18, Chapter 18.06, Section 18.06.505 “*Townhouse*” shall be added and read:

§ 18.06.505. “Townhouse”

“Townhouse” means a development in which common wall(s) of separate dwellings are situated upon interior lot lines. Such as duplexes, triplexes, townhouses, etc. For the purposes of administering this code:

1. For purposes of § 18.66.020, each dwelling within a zero-lot-line development shall be considered a single-family dwelling on an individual lot, regardless of whether the individual lot meets the minimum lot area or width requirements of the zoning district.
2. The aggregate square footage of the lots of the zero-lot line development shall be conforming to the zoning district in which it is located.
3. Town house developments must still comply with the applicable setbacks of the zoning district from the exterior walls of the structure to the adjacent property lines.
4. Party-wall agreements are required to be recorded at the office of the Carbon County Clerk for all zero-lot line developments. Said agreements shall run with the land.

SECTION 5: That Title 18, Chapter 18.06, Section 18.06.0520 “Zero Lot Line” shall be added and read:

§ 18.06.520. “Zero Lot Line”

“Zero lot line means” means a development in which common wall(s) of separate dwellings are situated upon interior lot lines. Such as duplexes, triplexes, townhouses, etc. For the purposes of administering this code:

1. For purposes of § 18.66.020, each dwelling within a zero-lot-line development shall be considered a single-family dwelling on an individual lot, regardless of whether the individual lot meets the minimum lot area or width requirements of the zoning district.
2. The aggregate square footage of the lots of the zero-lot line development shall be conforming to the zoning district in which its located.
3. Zero lot line developments must still comply with the applicable setbacks of the zoning district from the exterior walls of the structure to the adjacent property lines.
4. Party-wall agreements are required to be recorded at the office of the Carbon County Clerk for all zero-lot line developments and shall run with the land.

SECTION 6: CONFORMANCE

Upon adoption of this ordinance the Town Council shall take action to confirm the seat of existing members in order to comply with This ordinance.

SECTION 7: REPEALED

All other prior Ordinances or Parts Thereof that are in conflict herewith are hereby repealed.

SECTION 8: METHODOLOGY

For purposes of clarifying the amending procedures all code sections are listed in full in the above sections. Additions are underlined and deletions are stricken through.

SECTION 9: SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by a court of complete jurisdiction, or its application to any Person or circumstances is held invalid, the remaining portion of this Ordinance shall remain in full force and effect, and the application of the provision to other persons or circumstances shall not be affected.

SECTION 10: This ordinance shall be in full force and effect upon passage, approval, and publication.

PASSED ON FIRST READING on the ___ day of ___ 2026.

PASSED ON SECOND READING on the ___ day of ___ 2026.

PASSED, AND ADOPTED ON THIRD READING on the ___ day of ___ 2026.

ATTEST:

APPROVED:

Jenn Anderson, Town Clerk

Chuck Davis, Mayor