

ORDINANCE NO. 651

AN ORDINANCE AMENDING Code 1966, § 18.08.010; Ord. No. 312, § 18.08.010, 6-1-1981 ADDING **MIXED SIZED RESIDENTIAL (M-S-R)** AS A ZONING DISTRICT DESIGNATION TO CHAPTER 18.08 ZONING DISTRICTS AND DISTRICT REGULATIONS TO THE MUNICIPAL CODE WITHIN THE TOWN OF MILLS, NATRONA COUNTY, WYOMING

WHEREAS the Town Staff of the Town of Mills has initiated the proposed zone change and has after review by the Planning and Zoning Board determined that the proposed additional residential zoning district be added to the Town's Chapter 18.08 Zoning Districts And District Regulations options; and

WHEREAS the Town Staff has determined that this addition zoning district be added at this time to Section 18.08.030 Permitted Uses and only allow single-unit frame residential dwellings within a M-S-R zoning district; and

WHEREAS the Town Staff has also determined that within Section 18.08.040 Zoning District Minimum Lot Requirements the town will require a minimum 4200 square foot lot, with a minimum lot width of 42 feet, front yard setback of 20 feet for the home and 25 feet to the garage door, 15 feet rear yard setback, side yard corner setback of 15 feet, and side yard setback of 5 feet per single family residential lot with a standard utility easement of 15 feet; and

WHEREAS the Town Staff of the Town of Mills is aware that 4200 square feet lots are small, but this allows the land developer flexibility and allows many different types of single family homes within subdivisions which promotes longevity and diversity within the M-S-R subdivision.

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

The Zoning District designation of **MIXED SIZED RESIDENTIAL (M-S-R)** is hereby added to CHAPTER 18.08 ZONING DISTRICTS AND DISTRICT REGULATIONS to the Mills Municipal Code within the Town of Mills, Wyoming as follows:

Sec. 18.08.020 Zoning districts.

(a) Established zoning districts.

(1) *Purpose.* The purpose of the established zoning districts is to recognize that those areas of the town which have developed over a period of years have a mix of uses and lot sizes, and that the regulations imposed by the Ordinance this chapter are intended to preserve and protect the established character of these neighborhoods.

(2) *Application.* All platted lots which were platted on the date 180 days prior to the date of the ordinance from which this chapter is derived shall be zoned established. Lots platted after this date shall be zoned developing. Lots platted at this time, but not built upon, shall be zoned established.



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- a. *E-R Established Residential District*. INTENT: The intent of the established residential district is to allow a continued mix of single family frame and mobile home residences on smaller lots as originally platted, in order to preserve the existing character of the district, and allow for the best use of the platted lots.
- b. *E-B Established Business District*. INTENT: The intent of the established business district is to provide for continued highest and best use of the existing lots in the town having a commercial or business use.
- c. *E-I Established Industrial District*. INTENT: The intent of the established industrial district is to provide for continued highest and best use of the existing lots in town having an industrial use.

(b) Developing zoning districts.

Developing zoning districts. INTENT: The intent of the developing zoning districts is to establish regulation of land uses in areas changing from vacant or rural to urban with an increase in the intensity of land use in order to provide for safe and efficient use of the land.

(1) *D-R Developing Residential District*. INTENT: The intent of the developing residential district is to provide for a predominantly single family residential area with clustered multifamily residential development allowed by special permit.

(2) *D-MH Developing Mobile-Home-Single Lot or Mobile Home Park District*. INTENT: The intent of the developing mobile home district is to provide for neighborhoods of single lot mobile homes and to provide for development of mobile home parks.

(3) *D-B Developing Business District*. INTENT: The intent of the developing business district is to provide for areas of business and commercial uses which are conducive to commercial development.

(4) *D-I Developing Industrial District*. INTENT: The intent of the developing industrial district is to provide for large areas suitable for industrial development and industrial parks.

(5) **M-S-R Mixed Sized Residential**. INTENT: **The intent of the Mixed Sized Residential district is to provide different residential lot sizes within the same subdivision to allow the developer flexibility to provide different size single family dwelling units in a residential area.**

(c) General zoning districts.

(1) *PLI Public Land-Institutions District*. INTENT: The intent of the public land-institutions district is to provide for major public land areas and major public and semi-public institutional uses, including existing land reserves for future public and institutional use; and preservation of publicly established historical sites.

(2) *PUD Planned Unit Development District*. INTENT:

(3) The intent of the planned unit development district is to encourage flexibility of development of land in order to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the adequate and economical provision of streets and utilities; and to preserve the natural and scenic features of open areas.

(4) The planned unit development district is applicable to any property within the town which fits the requirements of the intent and scope of the planned unit development section of this chapter.

(Code 1966, § 18.08.020; Ord. No. 312, § 18.08.020, 6-1-1981)

Sec. 18.08.030 Permitted uses.

(a) The following table lists the permitted uses for each residential district:

PERMITTED USES - RESIDENTIAL DISTRICTS

A USE ALLOWED BY RIGHT

S USE PERMITTED BY SPECIAL REVIEW

* USE PROHIBITED

Established Residential

Developing Residential

Mobile Homes

PERMITTED USES -

RESIDENTIAL DISTRICTS

E-R D-R D-MH

Single-unit frame dwellings A A *

Within Sec. 18.08.030 Permitted uses. Mixed Sized Residential (M-S-R) will be added to this table to only allow Single-unit frame dwelling units that meet all setback requirements.

Note: All other uses are prohibited other than single family dwelling units on all lots within an M-S-R zoning district.

(Code 1966, § 18.08.030; Ord. No. 351, 1983; Ord. No. 400, 1992; Ord. No. 406, § 2, 1992; Ord. No. 534, 6-6-2007; Ord. No. 556, 2009; Ord. No. 561, 2009; Ord. No. 312, § 18.08.030, 6-1-1981; Ord. No. 561, 11-4-2009)

Sec. 18.08.040 Zoning district minimum lot requirements.

The minimum lot requirements for each district will remain the same, the following will be added for the new

M-S-R Mixed Sized Residential zoning district:

Minimum lot area 4,200 square feet

Minimum lot width 42 feet

Front yard setback 20 feet

Rear yard setback 15 feet

Side yard setback 1 foot for every 3 feet of bldg. height, or 5 feet minimum whichever is greater

Corner side yard setback 15 feet

Side yard adjoining 20 feet

Minimum distance between buildings on adjacent lots 10 feet

Principal building height limitation 3 stories maximum

Garage setback front: 25 feet

Door to alley: 10 feet

Accessory building setback Front: 25 feet Rear: 5 feet Side: 5 feet

Accessory building maximum size 15% of the lot area up to a maximum of 1,200 square feet, whichever is less, 20 feet highest point.

(Code 1966, § 18.08.040; Ord. No. 557, 2009; Ord. No. 312, § 18.08.040, 6-1-1981; Ord. No. 580, 8-22-2012)

IT IS FURTHER ORDAINED: That upon passage and execution of this Ordinance that **MIXED SIZED RESIDENTIAL (M-S-R)** as a zoning district designation be added to Chapter 18.08 Zoning Districts And District Regulations to the Mills Municipal Code within the Town of Mills, Natrona County, Wyoming shall be filed with the office of the Natrona County Clerk.

PASSED ON FIRST READING the 13th day of May, 2015

PASSED ON SECOND READING the 27th day of May, 2015

PASSED, APPROVED, AND ADOPTED ON THIRD AND

FINAL READING the 10th day of June, 2015

TOWN OF MILLS, WYOMING



By: Marrolyce Wilson
Marrolyce Wilson, Mayor

ATTEST:

Lisa Whetstone

Lisa Whetstone

Town Clerk

I, Lisa Whetstone, Town Clerk of the Town of Mills, Wyoming, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 651, entitled "AN ORDINANCE AMENDING Code 1966, § 18.08.010; Ord. No. 312, § 18.08.010, 6-1-1981 ADDING **MIXED SIZED RESIDENTIAL (M-S-R)** AS A ZONING DISTRICT DESIGNATION TO CHAPTER 18.08 ZONING DISTRICTS AND DISTRICT REGULATIONS TO THE MUNICIPAL CODE WITHIN THE TOWN OF MILLS, NATRONA COUNTY, WYOMING" passed on First Reading by the Town Council of the Town of Mills, Wyoming, at a regular meeting held by the Council Members on the 13th day of May, 2015.

Lisa Whetstone

Lisa Whetstone, Town Clerk

I, the regularly appointed, duly qualified Deputy Town Clerk of the Town of Mills, Wyoming do hereby certify that signed, attested, sealed, and certified copies of this Ordinance No. 651 approved and passed as certified above, and following its passage by the Town Council, was posted in the Town Clerk's Office and at the Mills Post Office for a period of ten (10) days as required by law; that it took effect and became in force as a legal ordinance of the Town of Mills, Wyoming on the 20th day of June, 2015.

Lisa Whetstone

Lisa Whetstone, Town Clerk

