

# ORDINANCE NO. 681

## AN ORDINANCE AMENDING SECTIONS 18.04.030, 18.080.030 AND 18.08.040 OF THE MILLS ZONING ORDINANCE, ORDINANCE NO. 312 TO INCLUDE TWIN HOMES AS A PERMITTED USE WITHIN THE ESTABLISHED RESIDENTIAL (E-R) ZONING DISTRICT

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 Zoning District; and

WHEREAS, the Town Council petitioned staff, on 11 May, 2016 to include twin homes as an option within the E-R Zoning District; and

WHEREAS, the Town Staff forwarded a "Do Pass" recommendation to the Planning and Zoning Board at the 16 June, 2016 Commission meeting; and

WHEREAS, a public hearing was held on 2 June, 2016, in which Planning and Zoning Board, after further research, forwarded a "Do Pass" recommendation to the Town Council at the 16 June, 2016 Commission meeting; and

WHEREAS, the Town Council held a Public Hearing on 27 June, 2016; 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:

A	USE ALLOWED BY RIGHT			
S	USE PERMITTED BY SPECIAL REVIEW		RESIDENTIAL	
*	USE PROHIBITED	ESTABLISHED	DEVELOPING	DEVELOPING MOBILE HOMES

15.	TWIN HOMES:	A	*	*
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NATRONA COUNTY CLERK

Renea Vitto  
Recorded: GC  
Fee: \$15.00  
MILLS, TOWN OF

**Section 3:**

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

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

PASSED ON FIRST READING the 27 day of JUNE, 2016

PASSED ON SECOND READING the 13 day of July, 2016

PASSED, APPROVED, AND ADOPTED ON THIRD AND

FINAL READING the 27 day of July, 2016

TOWN OF MILLS, WYOMING

By: Marrolyce Wilson  
Marrolyce Wilson, Mayor

ATTESTED BY: Christine Trumbull  
Christine Trumbull, Town Clerk

