

**TOWN OF WHEATLAND
ORDINANCE NO. 848**

AN ORDINANCE TO ADD NEW DEVELOPMENT CODE TO WHEATLAND MUNICIPAL CODE (WMC) 18.10, REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS; UPDATE WMC 18.35.020 AND 18.40.020, PERMITTED USES IN A GENERAL BUSINESS DISTRICT AND HIGHWAY BUSINESS DISTRICT; WMC 18.35.030 AND 18.40.030, SIDE YARD SETBACKS IN A GENERAL BUSINESS DISTRICT AND HIGHWAY BUSINESS DISTRICT, AND WMC 18.95.100, ACTION BY PLANNING COMMISSION

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WHEATLAND, WYOMING:

1. New development code be added to WMC 18.10 regulations applicable to all districts as follows:

Any structure without a permanent foundation, greater than 200 square feet, or any variation of a steel storage shipping container regardless of square footage, that will be on the property less than 30 days, shall notify the Building Inspector, greater than 30 days, shall require a permit with the Building Inspector, greater than 6 months, shall require a Special Use Permit approved by the Planning and Zoning Commission.

2. WMC 18.35.020(a)(16) is hereby repealed.
3. WMC 18.40.020(a)(8) is hereby repealed.
4. New development code to be added to WMC 18.35.020(b) as follows:

Dwellings, which the Special Use Permit shall be retained by the structure until such time the dwelling portion is reverted to a business, or the dwelling portion becomes uninhabitable for two years.

5. WMC 18.35.030 (c.) (2) (b.) & (c.) shall read as follows:

(b.) Side yard: 25 feet (7.6 meters) from residential property lines when abutting a residential zone; 15 feet when abutting any non-residential district, and five feet where abutting an alley.

(c.) Rear yard: 25 feet (7.6 meters) from residential property lines when abutting a residential zone; 15 feet when abutting any non-residential district, and five feet where abutting an alley.

6. New development code to be added to WMC 18.40.020(b) as follows:

Dwellings, which the Special Use Permit shall be retained by the structure until such time the dwelling portion is reverted to a business, or the dwelling becomes uninhabitable for two years.

7. WMC 18.40.030 (c.) (2) & (3) shall read as follows:

(2) Side yard: 25 feet (7.6 meters) from residential property lines when abutting a residential zone; 15 feet when abutting any non-residential district, and five feet where abutting an alley.

(3) Rear yard: 25 feet (7.6 meters) from residential property lines when abutting a residential zone; 15 feet when abutting any non-residential district, and five feet where abutting an alley.

8. WMC 18.95.100 shall read as follows:

(a.) *No changes made*

(b.) Unless postponed at the request of the applicant, the planning commission shall:

- (1.) Approve the request as proposed; or
- (2.) Approve the request with stipulations; or

(3.) Postpone to a definite time – continues the request to the next regularly scheduled meeting of the commission to allow further review to be done; or

(4) Postpone indefinitely – the request or motion is neither approved nor disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting; or

(5.) Deny the request.

(c.) In the event there is not a quorum (4 members present) the request shall be postponed to the next scheduled meeting. The cost associated with this postponement shall be at the Town's expense.

Passed and approved this 8th day of January 2024, on first reading.

Passed and approved this 12th day of February 2024, on second reading.

Passed and approved this 11th day of March 2024, on third reading.

Brandon Graves, Mayor

Attest:

Candy Wright Clerk/Treasurer