

The draft language mentioned in this memo is available for review upon request at the Natrona County Development Department. This version of the draft Zoning Resolution has since been revised. The current Zoning Resolution can be viewed here:

<https://www.natronacounty-wy.gov/zoningdraft>

# Natrona Next Zoning Resolution Rewrite

## Draft Zoning Resolution Memo – Addendum 2: Steering Committee Edits

September 1<sup>st</sup>, 2022

### Introduction

The following memo provides information regarding additional revisions to the Draft Natrona County Zoning Resolution as a result of final Steering Committee review. Both a “redline” and a “clean” version of the full Draft Zoning Resolution are attached to this memo, as well as the original memorandum and the first addendum.

### Summary of Revisions

The following sections summarize the revisions to each section based upon feedback from the Steering Committee and staff as well as internal typographical corrections. Minor Reformatting changes were made in Chapter 2 – Zone Districts to keep district standards on a single page if possible. Chapters 1, 3, and 5 received only minor formatting and reference updates.

Following discussion with staff and the Steering Committee, the minimum district size was removed from all the zone districts in Chapter 2. Previously, minimum district size was used to require property owners to cooperate with neighboring property owners to rezone properties and avoid spot zoning. Removal of the minimum district size allows for more cooperation between staff, County Planning and Zoning Commission and the Board of County Commissioners to implement the 2016 Natrona County Development Plan and address spot zoning more effectively as changes in County policy occur. Zoning map Amendments are still required to be in conformance with the 2016 Natrona County Development Plan (see Section 5.06 of the Zoning Resolution draft).

In addition, the Steering Committee defined maximum residential densities for all zone districts except Ranching, Agricultural, and Mining (RAM) and Urban Agriculture (UA). The Steering Committee decided that the RAM and UA districts do not need maximum residential densities because properties are generally large enough to accommodate multiple residences and are already limited in the number of residences that can be sited on a property by Natrona County Health Department septic system capacity and spacing regulations. This decision to not limit the residential density in the RAM and UA districts meant that the “Agricultural Residence” was not needed to allow multiple residences on a property related to an active agricultural operation.

## Chapter 2 – Zoning Districts

- » Defined Residential Density for all zone districts.
- » Relocated the reference to residential structure allowance from *2.06.02 Commercial (C) subsection A* to a footnote after the *Table 2.06-12 Commercial (C) District Dimensional Standards*.
- » Added Table 2.06-6 Use Control Area Table of Allowable Uses to *Section 2.06.06 Use Control Area (UCA)*.
- » Removed minimum district size from all zone districts.

## Chapter 4 – Use Standards

- » Alphabetized *Table 4.02-2 Table of Allowable Uses* to match the order of the use standards.
- » Replaced the “Y” in the “Use Specific Standards” column of *Table 4.02-2 Table of Allowable Uses* with hyperlinks to the section for the use standards.
- » Removed the use “Agricultural Residence”.
- » Added “Special Events” as a temporary use.
- » Clarified allowance for accessory structures to be permitted if “plans for a principal use or building must be submitted to the Applicable Director” in *Section 4.10.04 General Standards for all Accessory Uses and Buildings Subsection F*.
- » Deleted Owner-occupancy requirement for Bed and Breakfasts (4.03.02).
- » Reduced minimum lot size for campgrounds, commercial large scale from 40 acres to 4 acres to match existing permitted campgrounds.
- » Reduced minimum lot size for campgrounds, commercial small scale from 20 acres to 2 acres to match existing permitted campgrounds.
- » Updated Section 4.11.04 Supplemental Temporary Use Standards to clarify requirements for temporary dwellings.
- » Updated Child Care Center, Family Child Care Home, Family Child Care Center terminology to match the WY Department of Family Services terminology.

## Chapter 6 – Definitions

- » Removed definition for “Uniform Administrative Code” as it is not used in the document.
- » Relocated definition for “Wireless Communication Facility” to the applicable use section.