

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 1: Mountain Zone Districts

August 12<sup>th</sup>, 2022

### Introduction

The following memo provides additional information regarding the revisions to the Mountain Residential – 1 (MR-1) and Mountain Residential – 2 (MR-2) zone districts and standards for the new Resort Commercial (RC) zone district. The revisions are the result of two sub-committee meetings with key Casper Mountain residents who expressed interest in developing the development standards during the Casper Mountain Land Use Plan (CMLUP) process. Both a “redline” and a “clean” version of the zone district standards are attached to this memo.

### Summary of Revisions

The following sections are a summary of the revisions to each zone district based upon feedback from the Casper Mountain sub-committee and staff as well as internal recommendations. The two key changes to the Mr-1 and MR-2 zone districts are the “allowed density” and the allowed uses within the use table. Both topics were discussed at length by the sub-committee.

#### Mountain Residential – 1 (MR-1)

- » Residential Density
  - a. 1 primary residential structure per 10 acres
  - b. 1 exempt Accessory Dwelling Unit (ADU) for agricultural properties as defined by tax status per 10 acres
  - c. 1 Accessory Dwelling Unit (ADU) per 10 acres
  
- » Added multiple agricultural uses by right, limited commercial uses by conditional use permit, and campgrounds by conditional use permit.

#### Mountain Residential – 2 (MR-2)

- » Residential Density
  - a. 1 primary residential structure per 5 acres
  - b. 1 Accessory Dwelling Unit (ADU) per property
  
- » Added light agricultural use by right and limited commercial uses to those existing in the zone district currently.

#### Resort Commercial (RC)

- » Developed a new zone district to implement the “Resort Commercial” future land use in the CMLUP. This district focuses on permitting limited commercial uses by right which support Hogadon Ski area.