

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, MARCH 22, 2016
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairman Justin Ness
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the March 8, 2016 regular meeting.

6. P&Z Board Matters (announcements, comments, etc.).

7. Council Update: Steve Miller

8. Staff Items:

9. Field Trip: Tour multiple residential areas of the City to field verify draft residential development standards.

10. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, March 8, 2016

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, March 8, 2016 at 12:00 PM

Present: Brad Payne-Vice Chairman; Reese Graham; Buzzy Hassrick; Curt Dansie; Heidi Rasmussen; Richard Jones; Sandee Kitchen, Assistant City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Assistant.

Absent: Justin Ness

Vice-Chairman Brad Payne called the meeting to order at 12:01 PM, followed by the pledge of allegiance.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the agenda. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Reese Graham, to approve the minutes for the February 23, 2016 meeting. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Site Plan Review for the Old Trail Town Museum of the West at 1831 Demaris Street.

Reese Graham made a motion, seconded by Buzzy Hassrick, to approve the Site Plan Review for the Old Trail Town Museum of the West at 1831 Demaris Street. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Architectural/Minor Site Plan Review for the Boone's Machine at 241 24th Street.

Curt Dansie made a motion, seconded by Richard Jones, to approve the Architectural/Minor Site Plan Review for the Boone's Machine at 241 24th Street subject to the installation of an ADA parking space, loading/unloading aisle, and signage. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Architectural Review for the Sunset Motor Inn at 1601 8th Street.

Buzzy Hassrick made a motion, seconded by Richard Jones, to approve the Architectural Review for the Sunset Motor Inn at 1601 8th Street. Vote on the motion was unanimous, motion carried.

Todd Stowell presented to Planning and Zoning Board, Councilman Anderson, and Councilwoman Ballinger the Draft Residential Zoning Ordinance Amendments (Dimensional Standards, etc.).

Approved Signs by Staff: None.

P&Z Board Matters: None.

Council Update: None.

Staff Items: None.

Reese Graham made a motion, seconded by Curt Dansie, to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Vice-Chairman Payne adjourned the meeting at 12:57 PM.

Lynn Stutzman
Engineering Administrative Assistant

DRAFT

DIMENSIONAL STANDARDS **FOR RESIDENTIAL ZONING DISTRICTS**

(Draft 2/22/2016 Version)

* - Refer to definition.

Zoning District→ Standard↓	Rural Zoning District	R-1 (AA) Zoning District	R-2(A) Zoning District	R-2-MH Zoning District	R-3(B-) Zoning District	R-4(B+,C) Zoning District
LOT DIMENSION AND DENSITY REQUIRMENTS:						
Minimum Lot Area*	½ acre	N/A <i>(Use Minimum Net Lot Area or Developable Acreage per Dwelling, as applicable.)</i>				
Minimum Net Lot Area* <i>(Must be served with public sewer and water to qualify. See 10-*-*)</i>	N/A	7,000 sq. ft.	5,500 sq. ft. for Single-Family Dwelling; 10,000 sq. ft. for duplex.	5,500 sq. ft. for Single-Family Dwelling; 10,000 sq. ft. for duplex.	3,200 sq. ft. for detached* and attached* single-family dwellings only. <i>(For Multi-unit dwellings see next row.)</i>	N/A <i>(Use Developable Acreage per Dwelling Requirement)</i>
Developable Acreage per Dwelling* <i>(Density Calculation Purposes)</i>	N/A				4,000 sq. ft. for multi-unit dwellings, including those in condominium ownership; also, for dwellings in residential PUD-type subdivisions with yards in common area.	1,800 sq. ft.
Minimum Lot Width*	100 feet	50 feet	50 feet	50 feet	30 feet for interior lot, 40 feet corner lot.	20 feet for interior lot, 30 feet corner lot.

Maximum Lot Depth to Width Ratio	3:1	3:1	3.5:1	3.5:1	5:1	5:1
Minimum Frontage on Street/Access Easement	80 feet	45 feet ¹	45 feet ¹	45 feet ¹	30 feet	20 feet
BUILDING HEIGHT, PLACEMENT, AND SIZE REQUIREMENTS:						
Maximum Building Coverage*	30%	40%	50%	50%	65%	85%
Maximum Building Height*	Two stories and 30' above grade.	Two stories and 30' above grade.	Two stories and 30' above grade.	Two stories and 30' above grade.	Two stories and 30' above grade.	Three stories and 40' above grade.
Minimum Size of Dwelling Unit (in Gross Floor Area)	1,000 sq. ft.	1,000 sq. ft.	864 sq. ft.	720 sq. ft.?	720 sq. ft.	None—Comply w/ Bldg. Code.
Minimum Garage Entrance Setback from Front or Corner Lot Line, applicable to direction of vehicle approach (def.).	35 feet front/ 30 feet corner	20 feet ²	20 feet ²	20 feet ²	20 feet ² ; and 25 feet from any arterial or major collector R/W	20 feet ² ; and 25 feet from any arterial or major collector R/W
Minimum Front Yard Setback	35 feet	25 feet ²	25 feet ²	25 feet ²	15 feet ² ; and 25 feet from any arterial or major collector R/W.	10 feet; and 25 feet from any arterial or major collector R/W.
Minimum Side Yard Setback from Side Street ³ (Corner Lot Line)	30 feet	15 feet ²	15 feet ²	15 feet ²	15 feet ²	10 feet
Minimum Side Yard Setback from Neighboring Lot	15 feet	5 feet	5 feet; Except 0' at a common wall	5 feet; Except 0' at a common wall	5 feet; Except 0' at a common wall	5 feet; Except 0' at a common wall

¹ Lots located entirely along the circular portion of a cul-de-sac bulb or outside knuckle of a street corner may be reduced to a minimum of 30 feet, provided the lot width requirement is met.

² Park strip option: When the yard of the property abuts an improved street right of way with an existing park strip (a.k.a. planting strip - an area between the back of the curb and the sidewalk) that is at least 5 feet wide, the minimum yard setback requirement is 10 feet, provided any garage shall be not less than 22 feet from the back of the public sidewalk in this situation.

³ See "Lot Line, Front" Definition for options on selecting the front yard on corner lots.

Minimum Rear Yard Setback	15 feet	15 feet	15 feet	15 feet	15 feet	10 feet
Minimum Setback from Utility Easement	Edge of Easement, and no overhang.					
Accessory Building Location	Behind Front Yard Setback. <i>(Was back half of lot. If okay w/ behind front setback, this line can be deleted.)</i>					
Reduced Setbacks for Accessory Buildings:						
From Neighboring Lot, when wall height is 10' or less	15 feet <i>(No reduction)</i>	5 feet	3 feet ⁴	3 feet ⁴	3 feet ⁴	3 feet ⁴
From Adjacent Alley or Open Space	5 feet	5 feet	3 feet; 0' if no doorway (garage/person) in wall next to alley/ O.S.	3 feet; 0' if no doorway (garage/person) in wall next to alley/ O.S.	3 feet; 0' if no doorway (garage/person) in wall next to alley/O.S.	3 feet; 0' if no doorway (garage/person) in wall next to alley/O.S.
MULTI-FAMILY DEVELOPMENT STANDARDS:						
Multi-Family Development with >4 dwelling units.	N/A				See Supplemental Development Standards *-*-, "Multi-Family Development"	See Supplemental Development Standards *-*-, "Multi-Family Development"

⁴ Placing a structure closer than five (5) feet from an adjacent lot triggers fire resistant construction requirements pursuant to the adopted building code. If the structure is not constructed to such fire resistant standards, the minimum setback requirement is five (5) feet.

LAND USE TABLE FOR RESIDENTIAL ZONING DISTRICTS
(DRAFT for Committee Review. 1/18/2015 Version)

(Note: Words in italics are temporary reminders/discussion points.)

A. Buildings, structures and land shall be used only in accordance with the uses permitted in the following Land Use Table, and subject to all other applicable requirements of this Title. Many of the categories are specifically defined in Chapter *, Definitions.

B. Interpretation of the Residential Land Use Table. The symbols and letters in the Residential land Use Table have the following meanings. Refer to Chapter * for applicable review procedures for each category.

<u>Symbol:</u>	<u>Meaning:</u>
P	The use is permitted in that zoning district by right.
A	The use is permitted as an accessory use only. An accessory use cannot be established on a property unless it is in conjunction with a permitted use.
C	The use may be considered through the Conditional Use review process. See Section 10-*. <i>(NOTE: Coordinate Conditional Use/Special Use Definitions and procedures. For now Conditional Use means a discretionary review by P&Z with notice to neighbors.)</i>
N	The use is not permitted in that zoning district.
*	The use is subject to requirements applicable specifically to that use, as listed in Section 10-*, Supplemental Development Standards.

(FYI--In current zoning ordinance, permitted uses for Rural=AA and R-2-MH=A. Also, R-1 roughly corresponds with existing Residential AA zone, R-2 with Residential A, R-3 with B-, and R-4 with B+ and C.)

LAND USES	Rural Zoning District	R-1 Zoning District	R-2 Zoning District	R-2-MH Zoning District	R-3 Zoning District	R-4 Zoning District	MH Park (See Title 9, Ch. 6)
Accessory Buildings and Uses, not otherwise listed.	A	A	A	A	A	A	A
Accessory Dwelling Unit.*	C	C	A	A	A	A	A
Amateur Radio Antenna.*	See note.	See note.	See note.	See note.	See note.	See note.	See note.
Animal Husbandry, large animals.* e.g. horses, cows, swine. (Setback for pens/barns from neighboring residences, no feeding operations-feedlots, min. lot size of 0.9 ac., sanitary and humane conditions.)(Will likely remove animal categories and address through separate ordinance.)	P	N	N(C?)	P(C?)	P	P	N
Animal Husbandry, small animals.* e.g. chickens, ducks, rabbits. (setbacks for pens/barns-50 ft., no feedlots, sanitary conditions, no roosters. Definition does not include dogs, cats, etc.).	P	P	P	P	P	P	P
Assisted Living Apartments.*	N	N	N	N	C	P	N
Bed and Breakfast Inn, with up to three bedrooms for rent.*	C	C	A	A	A	A	C
Bed and Breakfast Inn, with more than three bedrooms for rent.*	C	N	C	C	C	P	N
Churches and Houses of Worship.*	C	C	P	P	P	P	C
Community Center, Private.	A	A	A	A	A	A	A
Community Gardens.*	P	P	P	P	P	P	P
Community Greenhouses.*	See Note.	See Note.	See Note.	See Note.	See Note.	See Note.	See Note.
Community Residence for the Disabled.*	P	P	P	P	P	P	P
Convalescent Care Facility/Nursing Home.	N	N	N	N	C	C	N
Country Club, Private.	C	C	C	C	C	C	C
Child Care, Family Home category. (Up to 10 children, in home.)	A	A	A	A	A	A	A
Child Care, Family Center category. (Up to 15 children.)	N	N	N	N	P	P	C

LAND USES	Rural Zoning District	R-1 Zoning District	R-2 Zoning District	R-2-MH Zoning District	R-3 Zoning District	R-4 Zoning District	MH Park (See Title 9, Ch. 6)
Child Care Centers and Preschools, when located within an existing church, public school, or similar existing building.	A	A	A	A	A	A	A
Child Care Centers and Preschools-not listed above. (Maximum 50 children.)	N	N	N	N	C	C	N
Dormitories and Single Room Occupancy housing. (Six or more residents)	N	N	N	N	N	C	N
Horticulture, cultivation of crops.	P	P	P	P	P	P	P
Home Occupation, Minor.*	A	A	A	A	A	A	A
Home Occupation, Major.*	C	N	C	C	C	C	C
Individual Care-Family Home Category.	A	A	A	A	A	A	A
Individual Care-Group Home Category.	C	N	C	C	C	P	C
Individual Care Center.	N	N	N	N	C	C	N
Mobile Home park.* (Refer to Title 9, Ch. 6)	N	N	N	N	N	C	P
Museums, when located at a historic site.	C	C	C	C	C	C	C
Outdoor Recreational Facilities: Parks, Playgrounds, Playfields, Pathways, and similar municipal recreation facilities. Not including stadiums and amphitheaters.	P	P	P	P	P	P	P
Reception facility.	C	N	N	N	N	N	N
Real Estate Sales Office, Temporary*	A	A	A	A	A	A	A
RV Parks.*	N	N	N	N	N	N	C
RV, Temporary—while constructing/remodeling single-family dwelling.*	A	A	A	A	A	A	A
School, Public.* (Note: Established public schools will be placed in a Civic zone, as permitted uses.)	C	C	C	C	P	P	C
Short-Term Rental*	N	N	A	A	P	P	N
Solar Energy Panel System	P	A	A	A	A	A	A
Telecommunication Facilities—Stealth Design.* (OK to change to P, as now defined?)	C	C	C	C	C	C	C
Utility Infrastructure Sites. (Electric	C	C	C	C	C	C	C

LAND USES	Rural Zoning District	R-1 Zoning District	R-2 Zoning District	R-2-MH Zoning District	R-3 Zoning District	R-4 Zoning District	MH Park (See Title 9, Ch. 6)
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<i>substations, water treatment and storage facilities, natural gas regulator stations, fiber optic booster stations, outdoor pump stations)</i>							
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Wind Energy System, Small*	?	?	?	?	?	?	?
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RESIDENTIAL DWELLING CATEGORIES:

Single-Family Detached Dwelling Categories:							
Dwelling Moved onto Lot* (<i>conventional construction/stick built, architecturally compatible</i>)	C	N	C	P	C	P	P
Manufactured Home meeting standards of ***(<i>Double-wide, New construction if in R-3, roof pitch, on foundation, min. size 24x36?, except in MH Park must be "attached" to the property so as to be taxed as real property</i>)*	N	N	N	P	P	P	P
Manufactured Home not meeting standards of ***.	N	N	N	P	N	C	P
Mobile Home. (<i>Precedes HUD standards of June 15, 1976</i>)	N	N	N	N	N	N	P
Modular home meeting IRC.* (<i>New construction only</i>)	P	P	P	P	P	P	P
Site-built home* (<i>New construction only</i>)	P	P	P	P	P	P	P
Attached Dwelling Categories:							
Semidetached Single-Family Dwelling (Two attached SF dwellings, with each dwelling unit on a separate lot.) (<i>New construction only, same standards as SFR.</i>)	N	N	P	P	P	P	N
Townhouses (3 or 4 attached dwelling units with each unit on a separate lot)	N	N	N	N	P	P	N
Townhouses (5 or more attached dwelling	N	N	N	N	N	P	N

LAND USES	Rural Zoning District	R-1 Zoning District	R-2 Zoning District	R-2-MH Zoning District	R-3 Zoning District	R-4 Zoning District	MH Park (See Title 9, Ch. 6)
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units with each unit on a separate lot)							
Multi-Unit Dwelling Categories:							
Two-Family dwelling (a.k.a. Duplex)	N	N	P	P	P	P	N
Multi-family dwelling, with 3 or 4 dwelling units per building.	N	N	N	N	P	P	N
Multi-family dwelling, with 5 or more dwelling units per building.	N	N	N	N	N	P	N
Residential Condominium* (<i>Note: Condominium refers to a form of ownership only—not a type of use or method of construction. Conversion to condominium ownership requires review by the City and filing of a condominium plat.</i>)	N	N	A	A	A	A	N