

**ORDINANCE 1236**

**AN ORDINANCE AMENDING TITLE 4 OF THE CITY OF LANDER WYOMING CODE FOR PORTIONS OF SECTIONS 4-9-13, DEFINITIONS, 4-12-2, SINGLE FAMILY RESIDENTIAL DISTRICT (R-1), 4-12-3 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT (R-2), 4-12-4 SINGLE AND MULTI FAMILY RESIDENTIAL DISTRICT (R-3), 4-12-5 MULTI FAMILY RESIDENTIAL DISTRICT (R-5) AND 4-14-1, DEFINITIONS**

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANDER, FREMONT COUNTY, WYOMING THAT THE LANDER CITY CODE TITLE FOUR SECTIONS ARE AMENDED AS FOLLOWS:

**4-9-13 DEFINITIONS**

(xxiii) **SHORT TERM RENTAL:** a dwelling or portion of a dwelling that is rented for a period of fewer than 30 consecutive days. This includes, but is not limited to Airbnb, VRBO and similar short-term vacation and living accommodations.

**4-12-2 DISTRICT REGULATIONS –SINGLE FAMILY RESIDENTAIL DISTRICT (R-1)**

- (c) Conditional Use:
  - (iii) bed and breakfast/short-term Rental
- (e) Minimum Area of Lot: 7,500 square feet.
- (f) Minimum Width of Lot: 50 feet at front setback line.

**4-12-3 DISTRICT REGULATIONS – SINGLE- AND MULTI-FAMILY RESIDENTIAL DISTRICT (R-2)**

- (b) Permitted Uses:
  - (iii) Multi family dwellings.
- (c) Conditional Uses:
  - (v) bed and breakfast/short term rental.
- (e) Minimum Area of Lot
  - (i) The lot on which there is erected a detached single-family dwelling, childcare facility, foster home, or group foster home shall contain an area of not less than 3,750 square feet.
  - (ii) The lot on which there is erected a two-family or multi-family dwelling shall contain an area of not less 1,875 square feet per dwelling unit and no less than 3,750 square feet in total.
  - (iii) The lot on which there is erected any other permitted use in the district shall contain an area of not less than 3,750 square feet.
- (g) Minimum Width of Lot: 50 feet at front setback line.

**4-12-4 DISTRICT REGULATIONS –MID-DENSITY RESIDENTAIL DISTRICT (R-3)**

- (b) Permitted Uses. The following uses may be operated as permitted uses in the district:
  - (v) manufactured home parks: Minimum Area: For the first two (2) manufactured homes there shall be provided an area not less than 7,500 square feet. For each manufactured home after the first two, there shall be provided an area not less than 3,750 additional square feet per manufactured home.
- (c) Conditional Uses:
  - (vi) bed and breakfast/short-term rental.
- (e) Minimum Area of Lot
  - (i) The lot on which there is erected a detached single family dwelling, manufactured home or other permitted use of the district shall contain an area not less than 3,750 square feet.
  - (ii) The lot on which there is erected a two-family dwelling shall contain an

- area not less than 3,750 square feet.
- (iii) The lot on which there is erected a multi-family dwelling shall contain an area not less than 1,250 square feet per dwelling unit and no less than 3,750 square feet in total.

**4-12-5 DISTRICT REGULATIONS – HIGH DENSITY RESIDENTIAL DISTRICT (R-5**

- (c) Conditional Uses:
  - (ix) bed and breakfast/short-term rental.
- (e) Minimum Area of Lot
  - (i) The lot on which there is erected a detached single family dwelling, manufactured home or other permitted use of the district shall contain an area not less than 3,750 square feet.
  - (ii) The lot on which there is erected a two-family dwelling shall contain an area not less than 3,750 square feet.
  - (iii) The lot on which there is erected a multi-family dwelling shall contain an area not less than 1,250 square feet per dwelling unit and no less than 3,750 square feet in total.

**4-14-1 DEFINITIONS.**

- (xx) **SHORT TERM RENTAL:** a dwelling or portion of a dwelling that is rented for a period of fewer than 30 consecutive days. This includes, but is not limited to Airbnb, VRBO and similar short-term vacation and living accommodations.

This ordinance shall take effect from and after its passage, approval and publication as required by law and the ordinances of the City of Lander.

PASSED ON FIRST READING July 14, 2020

PASSED ON SECOND READING August 11, 2020

PASSED ON THIRD READING November 10, 2020

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on this 10<sup>th</sup> day of November, 2020.

THE CITY OF LANDER  
A Municipal Corporation

By \_\_\_\_\_  
Monte Richardson, Mayor

ATTEST:

\_\_\_\_\_  
Tami Hitshew, City Clerk

STATE OF WYOMING    )  
                                  ) ss.  
COUNTY OF FREMONT )

**CERTIFICATE**

I hereby certify that on November 10, 2020, following passage, adoption and approval of Ordinance 1236, Monte Richardson, the duly elected, qualified and acting Mayor of the City of Lander, issued this proclamation and said ordinance was published at least once in the Lander Journal, a newspaper of general circulation within Lander, Wyoming, the effective date and publication will be November 15, 2020.

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Tami Hitshew, City Clerk