

ORDINANCE 1041

AN ORDINANCE AMENDING SECTIONS 4-12-9, AND REPEALING 4-12-10, OF THE MUNICIPAL CODE FOR THE CITY OF LANDER PERTAINING TO COMMERCIAL ZONES

NOW THEREFORE, be it ordained by the Governing Body of the City of Lander, Fremont County, Wyoming:

SECTION 1: 4-12-9. District Regulations - General Commercial District (C). -

- (a) Intent. This district is intended to provide locations for all retail, commercial, institutional and office uses necessary for a community.
- (b) Permitted Uses. The following uses may be operated as permitted uses in the district:
 - (i) small business machine sales, repair and service;
 - (ii) amusement place;
 - (iii) animal hospital, providing it is completely enclosed in a building;
 - (iv) antique shop and store, providing all merchandise is displayed and sold inside a building;
 - (v) apparel and accessory store;
 - (vi) art and art supply stores;
 - (vii) auditorium and similar places of public assembly;
 - (viii) automobile and mobile home sales, service and repair, new and used;
 - (ix) auto supply store;
 - (x) banks and other savings and lending institutions;
 - (xi) barber and beauty shops;
 - (xii) bicycle shop;
 - (xiii) books and stationery store;
 - (xv) business and technical school and school for photography, music and dancing;
 - (xvi) carpenter and cabinet shop;
 - (xvii) church and parish house;
 - (xviii) cigar and tobacco store;
 - (xix) clothing and costume rental;
 - (xx) commercial recreation use;
 - (xxi) commercial storage facilities;
 - (xxii) custom dressmaking, furrier, millinery, or tailor shop;
 - (xxiii) delicatessen and catering establishment;
 - (xxiv) department store;
 - (xxv) drug store and prescription shop;
 - (xxvi) dry good and notion store;
 - (xxvii) dry cleaning and laundry establishment;
 - (xxviii) electric repair shop (household appliances);
 - (xxix) fire station, police station and jail;
 - (xxx) fix-it shop (radio, television, and small household appliances repair);
 - (xxxi) florist and gift shop;
 - (xxxii) furniture and home furnishing store;
 - (xxxiii) garden shop;
 - (xxxiv) garage (public and private);
 - (xxxv) gasoline filling station;
 - (xxxvii) greenhouse and nursery (place where young trees or other plants are raised for experimental purposes for transplanting, or for sale);

(xxxviii)	grocery store (including retail meat markets and produce stores);
(xxxix)	hardware store;
(xl)	hobby, stamp and coin store;
(xli)	hotel and motel;
(xlii)	household appliance store;
(xliii)	implement sales and service;
(xliv)	interior decorator's shop;
(xlv)	jewelry and metal craft store;
(xlvi)	leather goods and luggage store;
(xlvii)	library and museum;
(xlviii)	lock and key shop;
(xlix)	lumber yard;
(l)	mail order catalog store;
(li)	medical, dental and health clinic;
(lii)	medical and orthopedic appliance store;
(liii)	messenger or telegraph service station;
(liv)	mortuary;
(lv)	music instrument sales and repair shop;
(lvi)	music studio, radio and television store;
(lvii)	newspaper office;
(lviii)	newsstand;
(lix)	offices and office building;
(lx)	office supply and office equipment store;
(lxi)	optician and optometrists shop;
(lxii)	package liquor store;
(lxiii)	paint store;
(lxiv)	parking of vehicles;
(lxv)	pawn shop;
(lxvi)	pet shop;
(lxvii)	photographic equipment and supply store;
(lxviii)	photographic studio;
(lxix)	picture frame shop;
(lxx)	plumbing shop;
(lxxi)	printing and publishing house (including newspapers);
(lxxii)	private club, fraternity, sorority and lodge;
(lxxiii)	public or private school for elementary or secondary education;
(lxxv)	radio and television studio;
(lxxvi)	rental store;
(lxxvii)	restaurant and tea room (including "drive-ins");
(lxxviii)	self-service laundry;
(lxxix)	sewing machine store;
(lxxx)	sheet metal shop;
(lxxxi)	shoe store;
(lxxxii)	shoe repair and shoe shine shop;
(lxxxiii)	single & multi-family dwellings;
(lxxxiiii)	sporting and athletic goods store;
(lxxxiv)	tailor shop;
(lxxxv)	tavern or lounge;
(lxxxvi)	theater, including drive-in theater;
(lxxxvii)	tire repair shop;
(lxxxviii)	tinsmith shop;
(lxxxix)	toy store;
(xc)	travel agency;
(xci)	variety store and shop;
(xcii)	veterinary clinic, providing all animal runs or observation pens are completely enclosed;
(xciii)	vocational school;
(xciv)	wallpaper store and shop;
(xcv)	watch repair shop;

(xcvi) wholesale establishment;
(xcvi) essential public utility and public service
installation.

(c) Permitted Accessory Uses. An use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

(d) Minimum Area of Lot: None

(e) Minimum Width of Lot: 30 feet on public street

(f) Minimum Setback Requirements for Principal Structures:

(i) front yard: 8 feet;

(ii) side yard on flanking street on corner lot: 8 feet.

(iii) When a lot or parcel of ground in the district adjoins a residential district, the setback requirements that apply to the yard area of the residential district shall be required, otherwise no setbacks would be required.

(iv) When a parcel of ground or lot adjoins a residential district at the rear yard, an eight foot high solid fence or other approved buffer shall be required.

(g) Maximum Number of Structures Containing Permitted Use on Lot: one per lot.

(h) Maximum Height of Buildings: 45 feet

(i) Conditional Uses:

(i) recreational vehicle and campground district (*see district regulations 4-14-01*) (Section 4-12-9(i) created by Ordinance 832, effective 8-14-89)

(ii) Gaming (subject to the mandatory condition set forth in 4-16-1; and the off-street parking requirement of 4-11-10(c)).

(iii) Commercial Communications Towers and Antennas (*amended Ordinance 996, effective April 19, 1998*)

SECTION 2: 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 March 13, 2001

PASSED ON SECOND READING March 27, 2001

PASSED ON THIRD READING April 10, 2001

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on the 10th day of April, 2001.

THE CITY OF LANDER
A Municipal Corporation

By Gerald Heckart
Gerald Heckart, Mayor

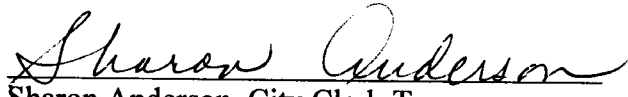
ATTEST:

Sharon Anderson
Sharon Anderson, City Clerk-Treasurer

STATE OF WYOMING)
)ss.
COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on April 10, 2001, following passage, adoption and approval of Ordinance 1041, Gerald Heckart, 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 Wyoming State Journal, a newspaper of general circulation within Lander, Wyoming, the effective date and publication being April 18, 2001.


Sharon Anderson, City Clerk-Treasurer