



CITY OF **DOUGLAS** WYOMING

REGULAR PLANNING COMMISSION MEETING
September 15, 2025 – 5:30 PM

Planning and Zoning Commission meetings are recorded and broadcast live on cable channel 9.

The Planning and Zoning Commission is an advisory body to the city council. Items appearing on this agenda will be considered by the city council on September 22, 2025.

All applicants are strongly encouraged to attend both meetings.

- I. Call to Order
- II. Pledge of Allegiance
- III. **Roll Call**
- IV. Approval of the Agenda
- V. Approval of the Minutes
 - A. Meeting Minutes August 18, 2025
- VI. Planning and Zoning Matters
 - A. **SUB 02-25 - Application by Lewis and Deborah Gettert to replat Sunrise Addition Lot 1 and Detmer Addition Lot 7 into the Gettert Subdivision in an R-2 Medium Density Residential Zone (510 & 530 N. 5th Street).**
- VII. Code Considerations
 - A. Residential Fence Setback
 - B. Truck Routes
 - C. RVs & Travel Trailers
 - D. Building Codes
- VIII. Staff Report – City Council Action on Forwarded Items

A. CUP 04-25 Application by Douglas Baptist Church for a Conditional Use Permit for Limited Housing at 135 Pearson Road (Douglas Baptist Church Addition, Lot 1) in an RE Rural Residential Zone.

IX. Adjournment

Monday, September 15, 2025

Call to Order at:

Meeting Adjourned at:

Planning Commission Regular Minutes
August 18, 2025

I. Call to Order

Chairman Hancock called the Douglas Planning and Zoning Commission to order at 5:31 p.m.

II. Pledge of Allegiance

Chairman Hancock led the assembly in the Pledge of Allegiance.

III. **Roll Call**

Roll call was taken with the following Commissioners present: Dave Patterson, Scott Bauman, Robin Velasquez, Jay Hancock. Also present Clara Chaffin, Community Development Director, Heid McCullough, Planning Technician.

IV. Approval of the Agenda

Commissioner Dave Patterson moved to Approve. Seconded by Commissioner Robin Velasquez. Motion 4-0.

V. Approval of the Minutes

Commissioner Scott Bauman moved to Approve. Seconded by Commissioner Robin Velasquez. Motion 4-0.

A. Approval of Minutes from July 21, 2025

VI. Planning and Zoning Matters

A. **CUP 04-25 Application by Douglas Baptist Church for a Conditional Use Permit for Limited Housing at 135 Pearson Road (Douglas Baptist Church Addition, Lot 1) in an RE Rural Residential Zone.**

Chairman Hancock opened the public hearing at 5:32 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicant was on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:36 p.m. Commissioner Robin Velasquez moved to Approve. Seconded by Commissioner Dave Patterson. Motion 4-0.

VII. Code Considerations

A. Sign Code

Director Chaffin reviewed proposed changes to the Sign code.

VIII. Staff Report – City Council Action on Forwarded Items

A. CUP 03-25 - Application by Miriah & Trent Boner for a conditional use permit to operate a Short-Term Rental in an R-2 Medium Density Residential Zone at 331 N. 3rd Street (Original Town of Douglas, Block 1, Lot 13).

Director Chaffin reported that the City Council voted to approve this matter with Planning and Zoning Commission recommendations.

IX. Adjournment

There being no other business, Chairman Hancock called for a motion to adjourn the meeting. Commissioner Robin Velasquez moved to Adjourn. Seconded by Commissioner Scott Bauman. Motion 4-0. Chairman Hancock adjourned the meeting at 6:02 p.m.

ATTEST:

Heidi McCullough, Secretary

Jay Hancock, Chairman

**PLANNING AND ZONING COMMISSION
STAFF REPORT
SEPTEMBER 15, 2025**

**VACATION AND REPLAT OF SUNRISE ADDITION LOT 1 AND DETMER
ADDITION LOT 7 INTO THE GETTERT SUBDIVISION**

SUMMARY

CASE NUMBER: SUB 002-25

PREPARED BY: Heidi McCullough – Planning Technician

MEETING DATES: September 15, 2025 – Planning Commission
September 22, 2025 – City Council

REQUEST: Sunrise Addition Lot 1 and Detmer Addition Lot 7 into the Gettert Subdivision

PURPOSE: Vacation and Replat the property to allow for the combining of the lots which are located in two different subdivisions.

RECOMMENDATION: The Community Development Department recommends approval of the request to vacate and replat Sunrise Addition Lot 1 and Detmer Addition Lot 7 into the Gettert Subdivision.

VICINITY MAP:



OWNER: Lewis & Deborah Gettert
 532 N. 5th Street
 Douglas, WY 82633

LOCATION:

1. Legal Description: Sunrise Addition Lot 1 and Detmer Addition Lot 7
2. General Location: The subject parcels are located on the West side of south 5th Street between Charles Street and Clay Street.

SIZE: 0.56 Acres

EXISTING LAND USE: Single Family Residential and Vacant.

| SURROUNDING LAND USE: | | ZONING | ANNEXATION STATUS |
|------------------------------|-------------|---------------|--------------------------|
| North: | Residential | MH-2 | City |
| South: | Residential | R-2 | City |
| East: | Residential | None | County |
| West: | Residential | R-2 | City |

CURRENT ZONING: R-2 Medium Density Residential.



PLAT DATA: Sunrise Addition Lot 1 and Detmer Addition Lot 7 are currently zoned R-2 Medium Density Residential and designed to conform to the R-2 zoning designation. The revised plat is intended to allow for creation of one lot from two lots in two different subdivisions.

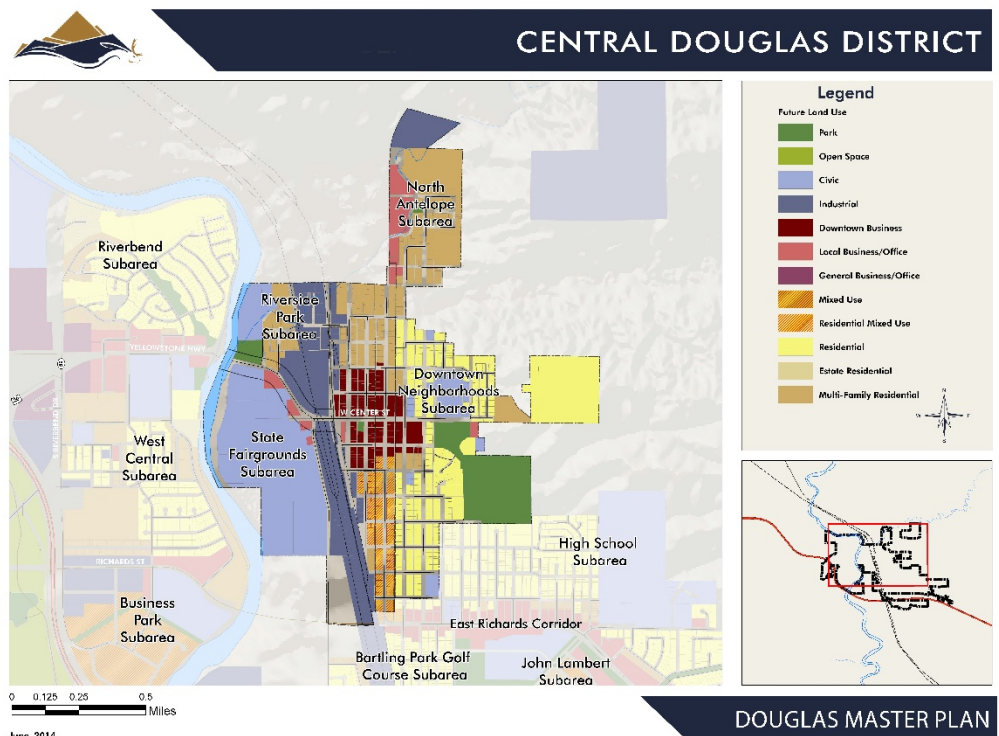
Any future use of this parcel will adhere to these standards and all applicable zoning regulations and standards and will remain compatible with the surrounding uses.

HISTORY: The first subject property (Sunrise Addition, Lot 1) was annexed to the City of Douglas as part of the Ivester Addition in 1987, then replatted in 2007 as part of the Sunrise Addition. It has remained unchanged since that time.

The second property (Detmer Addition, Lot 7) was originally annexed to the City of Douglas as part of the Antelope Addition in 1919 and has been replatted numerous times. First in 2007 as part of the Sunrise Addition, then in 2009 as part of the Detmer addition and lastly in 2024.

2014 DOUGLAS MASTER PLAN:

The Douglas Master Plan designates this property’s location as being in the North Antelope Subarea of the Central Douglas District. *“The desired future of this area is one that reinforces the heart of the community by building on what is already present. The area is expected to grow into a mix of commercial, industrial, and residential uses.”*



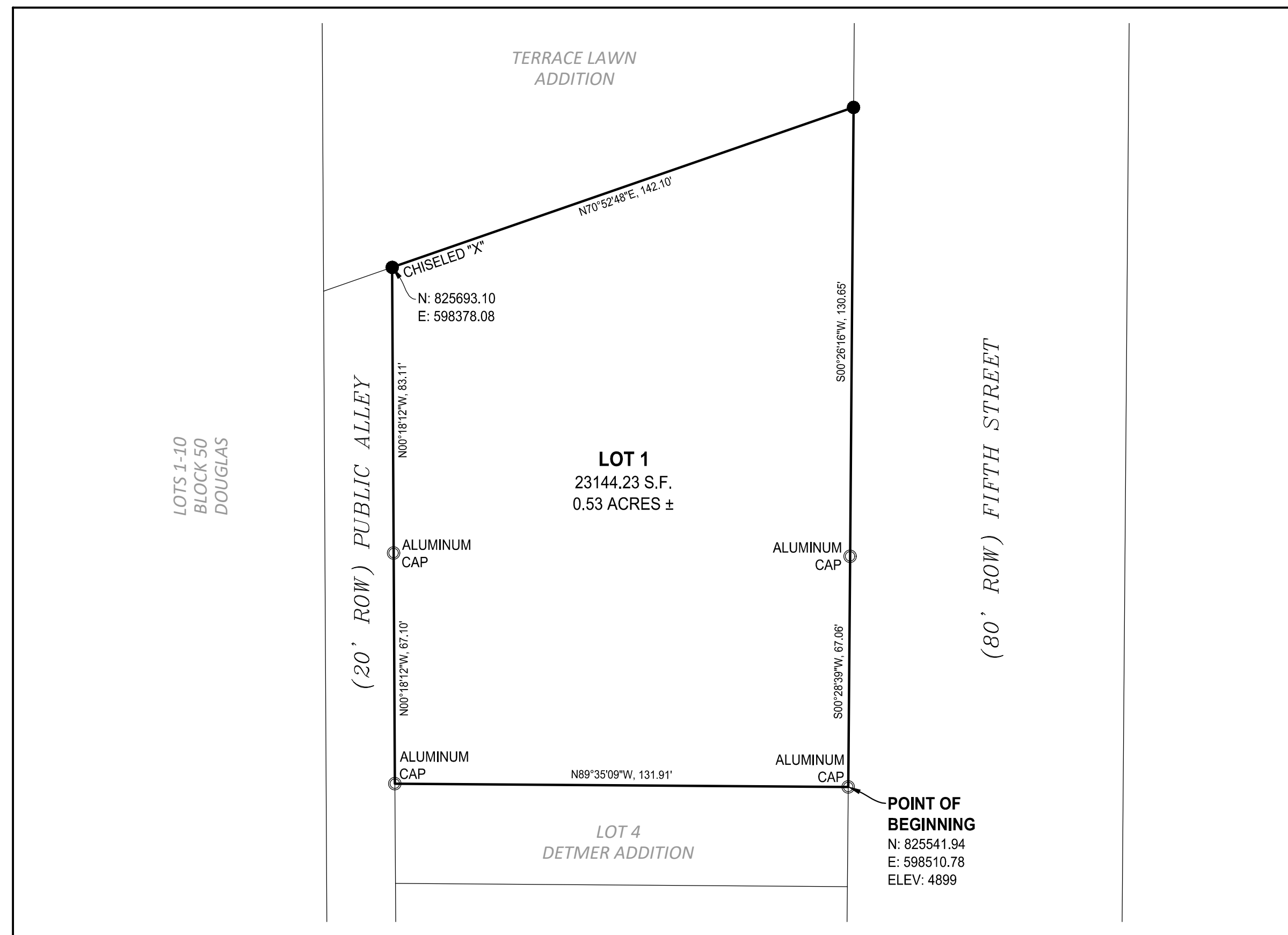
The proposed subdivision is in alignment with the Douglas Master Plan.

FY2023 STRATEGIC DOING: Major Plat Amendments are not referenced in the FY2024 Strategic Doing as Key Performance Indicator (KPI).

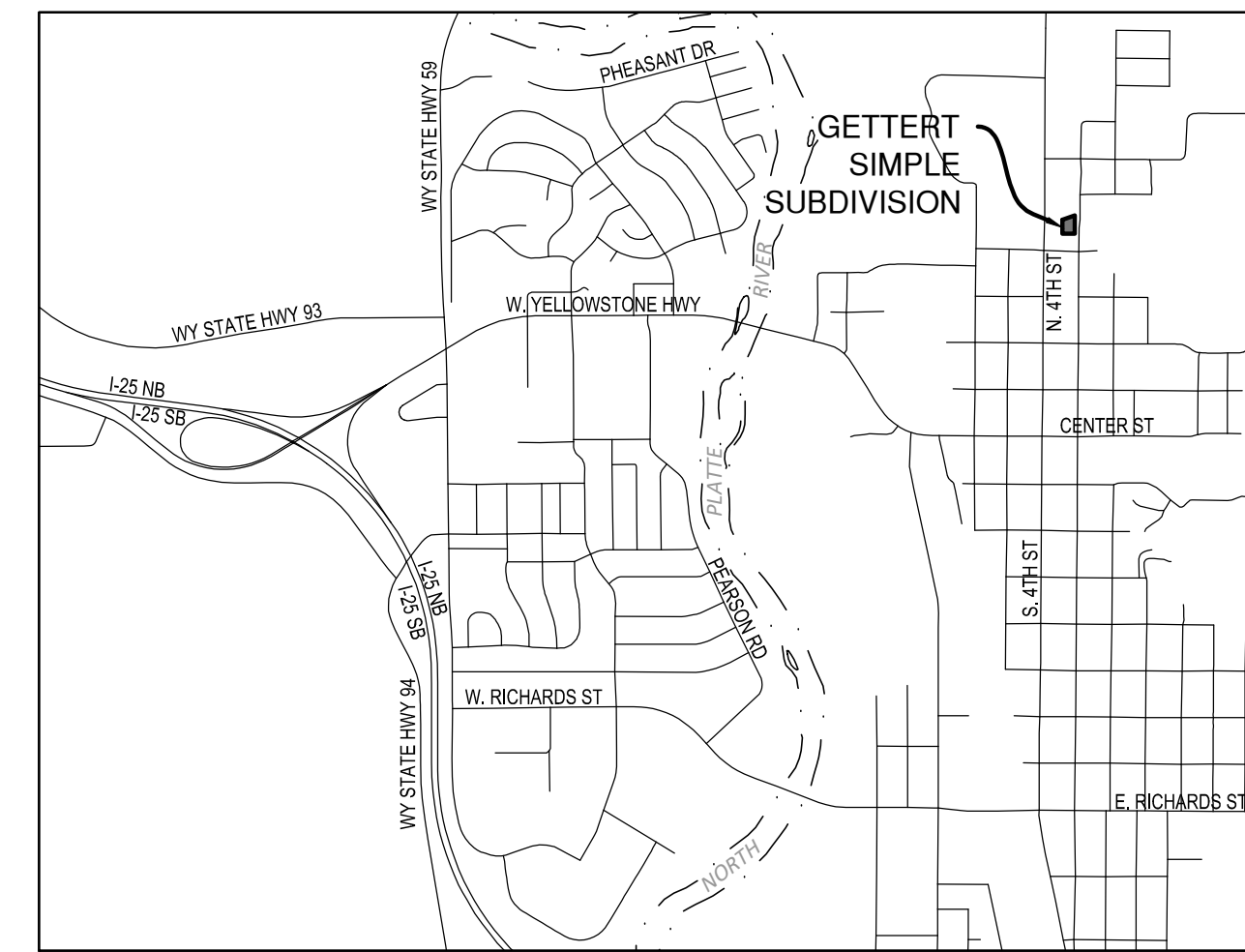
STAFF RECOMMENDATION: Staff recommends approval of the request to vacate and replat Sunrise Addition Lot 1 and Detmer Addition Lot 7 into the Gettert Subdivision, Lot 1.



"AS PLATTED" LOT LAYOUT



"AS RE-PLATTED" LOT LAYOUT



VICINITY MAP
SCALE: 1"=2000'

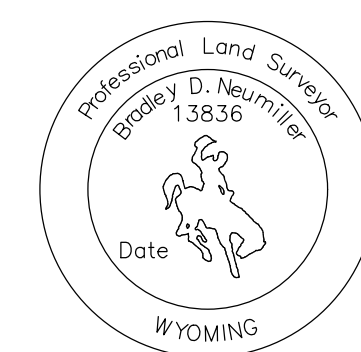
NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, 83/86.
2. ERROR OF CLOSURE = 1:621,919,000.
3. COORDINATES LISTED REFER TO THE CITY OF DOUGLAS DATUM.
4. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS -0°08'44.85" AND THE COMBINED SCALE FACTOR IS 0.99971192.
5. ELEVATIONS ARE NGVD 88 AND ARE SHOWN FOR REFERENCE ONLY.
6. PUBLIC WATER AND SEWER WILL BE PROVIDED BY THE CITY OF DOUGLAS, WYOMING, BUT ALL IMPROVEMENTS TO PUBLIC OR PRIVATE UTILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATRONA } SS
 I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JULY, 2025, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER,
 THIS ____ DAY OF _____, 2025.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____



NOTARY PUBLIC

CONVERSE COUNTY CLERK'S CERTIFICATION

FILING NO. _____
 OFFICE OF THE REGISTER OF DEEDS
 STATE OF WYOMING
 COUNTY OF CONVERSE
 THIS INSTRUMENT WAS FILED FOR RECORD THIS ____ DAY OF _____, 2025
 AT ____ O'CLOCK ____ M., AND DULY RECORDED AS INSTRUMENT # _____
 IN CABINET _____ ON SLIDE _____

COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS

CERTIFICATE OF VACATION AND REPLAT

THE UNDERSIGNED, LEWIS & DEBORAH GETTERT, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF LOT 1, SUNRISE ADDITION AND LOT 7, DETMER ADDITION TO THE CITY OF DOUGLAS, WYOMING, BEING VACATED AND REPLATTED AS LOT 1, GETTERT SIMPLE SUBDIVISION, TO THE CITY OF DOUGLAS, WYOMING AS SHOWN ON THIS PLAT.

LEWIS GETTERT _____ DEBORAH GETTERT _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LEWIS & DEBORAH GETTERT, THIS ____ DAY OF _____, 2025. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

I DO HEREBY CERTIFY THAT THIS FINAL PLAT AMENDMENT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS OF THE CITY OF DOUGLAS, WYOMING AND IS THEREFORE, APPROVED FOR RECORDING THIS ____ DAY OF _____, 2025.

 CITY MANAGER ATTEST: _____
 CITY CLERK

INSPECTED AND APPROVED BY THE DOUGLAS CITY ENGINEER THIS ____ DAY OF _____, 2025.

 CITY ENGINEER

MINOR FINAL PLAT AMENDMENT
 A VACATION AND REPLAT OF
 LOT 1 OF SUNRISE ADDITION AND
 LOT 7 OF DETMER ADDITION
 CITY OF DOUGLAS, WYOMING

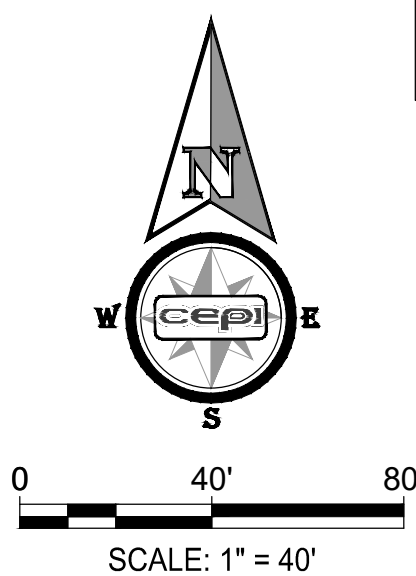
AS
 GETTERT SIMPLE SUBDIVISION

AN ADDITION TO THE CITY OF DOUGLAS, WYOMING
 BEING A PORTION OF THE NE1/4NW1/4 OF SECTION 9,
 T.32N., R.71W., 6TH P.M.,
 CONVERSE COUNTY, WYOMING

W.O. 25-209



Civil Engineering Professionals, Inc.
 6080 Enterprise Drive, Casper, WY 82609
 Phone 307.266.4346 Fax 307.266.0103
 www.cepi-casper.com



LEGEND

- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED

ORDINANCE NO. 1063

AN ORDINANCE AMENDING SECTION 16.5.4.2(A) OF THE DOUGLAS MUNICIPAL CODE
PERTAINING TO RESIDENTIAL FENCES

WHEREAS, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code; and

WHEREAS, consideration has been given to ensure fairness to all City of Douglas residents and make new regulations reasonable.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING:

Section 1. Section 16.5.4.2(A) of the Douglas Municipal Code is hereby amended to read as follows:

5.4.2 Placement and Location

A. Front Yard

Fences located within the front yard of a residential lot or parcel shall be limited to four (4) feet in maximum height from the front property line back to the minimum set-back of the zone in which the property sits~~front façade of the residential dwelling on either side of the house to the front property line~~. The Community Development Director may approve minor deviations to this requirement where the front of the residential dwelling is located behind the midpoint of the lot or parcel as measured from the midpoint of the front property line to the midpoint of the rear property line. ~~Under no circumstances shall a fence exceeding four (4) feet extend in front of the front façade of the residential dwelling or the midpoint of the lot or parcel, whichever is closer to the front lot or parcel line.~~

PASSED AND APPROVED ON FIRST READING this _____ day of _____, 20____.

PASSED AND APPROVED ON SECOND READING this _____ day of _____, 20____.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this _____ day of _____, 20____.

Kim Pexton, Mayor

Attest:

Devon Litzsinger, City Clerk

Published: _____

ATTESTATION

I, Devon Litzsinger, the Clerk of the City of Douglas, Wyoming, do hereby attest and state that the above ordinance was published/posted in the manner required by law and that all procedures required by Wyoming State law were complied with.

Devon Litzsinger, City Clerk

ORDINANCE NO. 1064

AN ORDINANCE AMENDING SECTION 10.92.050 OF THE DOUGLAS MUNICIPAL CODE
PERTAINING TO TRUCK ROUTES

WHEREAS, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code; and

WHEREAS, consideration has been given to ensure fairness to all City of Douglas residents and make new regulations reasonable.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING:

Section 1. Title 10.92.050 of the Douglas Municipal Code is hereby amended to read as follows:

10.92.050 Truck routes established.

The following truck routes are established within the city:

- (a) Outside Origin—Outside Destination. All trucks over ten thousand (10,000) pounds gross vehicle weight having origination and destination points outside the city shall not enter upon any city street or roadway except for the purpose of obtaining support services including but not limited to food, gas and repairs; provided, that such trucks shall use only approved truck routes within the city limits as defined in subsection B of this section.
- (b) Truck Traffic Within the City Limits.
 - (i) Outside Origin.
 - (A) The following truck routes are established within the city for use by trucks having their destination within the city limits or originating within the city limits, or which qualify under subsection A of this section:
 - i. Richards Street;
 - ii. South Riverbend Drive;
 - iii. North 4th Street from Highway 59 Bypass to Cedar Street;
 - iv. Cedar Street from North 4th Street to County Road No. 52 (East Antelope);
 - v. Cheyenne Street from East Richards Street to Coulter Trail;
 - vi. Coulter Trail (within City limits);
 - vii. Highway 59; and
 - viii. Highway 94.
 - (B) Once Inside the Destination Point. All such commercial trucks entering the city for destination point in the city shall proceed only over an established truck route and shall deviate only at the intersection within the street, upon which such traffic permitted, nearest to the destination point, a deviating truck shall return to the truck route by the shortest possible route.
 - (C) Multiple Inside Destination Points. All such trucks entering the city for multiple destination points shall proceed only over established truck routes and shall deviate only at the intersection with the street upon which such traffic is permitted, nearest to the first destination point. Upon leaving the first destination point, a deviating truck shall proceed to other destination points by the shortest direction and only over streets upon which such traffic is permitted. Upon leaving the last destination point, a deviating truck shall return to the truck route by the shortest permissible route.

- (ii) Inside Origin—Outside Destination Point. All such trucks, on a trip originating in the city, and traveling in the city for a destination point outside the city shall proceed by the shortest direction over streets on which such traffic is permitted, to a truck route as herein established.

PASSED AND APPROVED ON FIRST READING this _____ day of _____, 20____.

PASSED AND APPROVED ON SECOND READING this _____ day of _____, 20____.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this _____ day of _____, 20____.

Kim Pexton, Mayor

Attest:

Devon Litzsinger, City Clerk

Published: _____

ATTESTATION

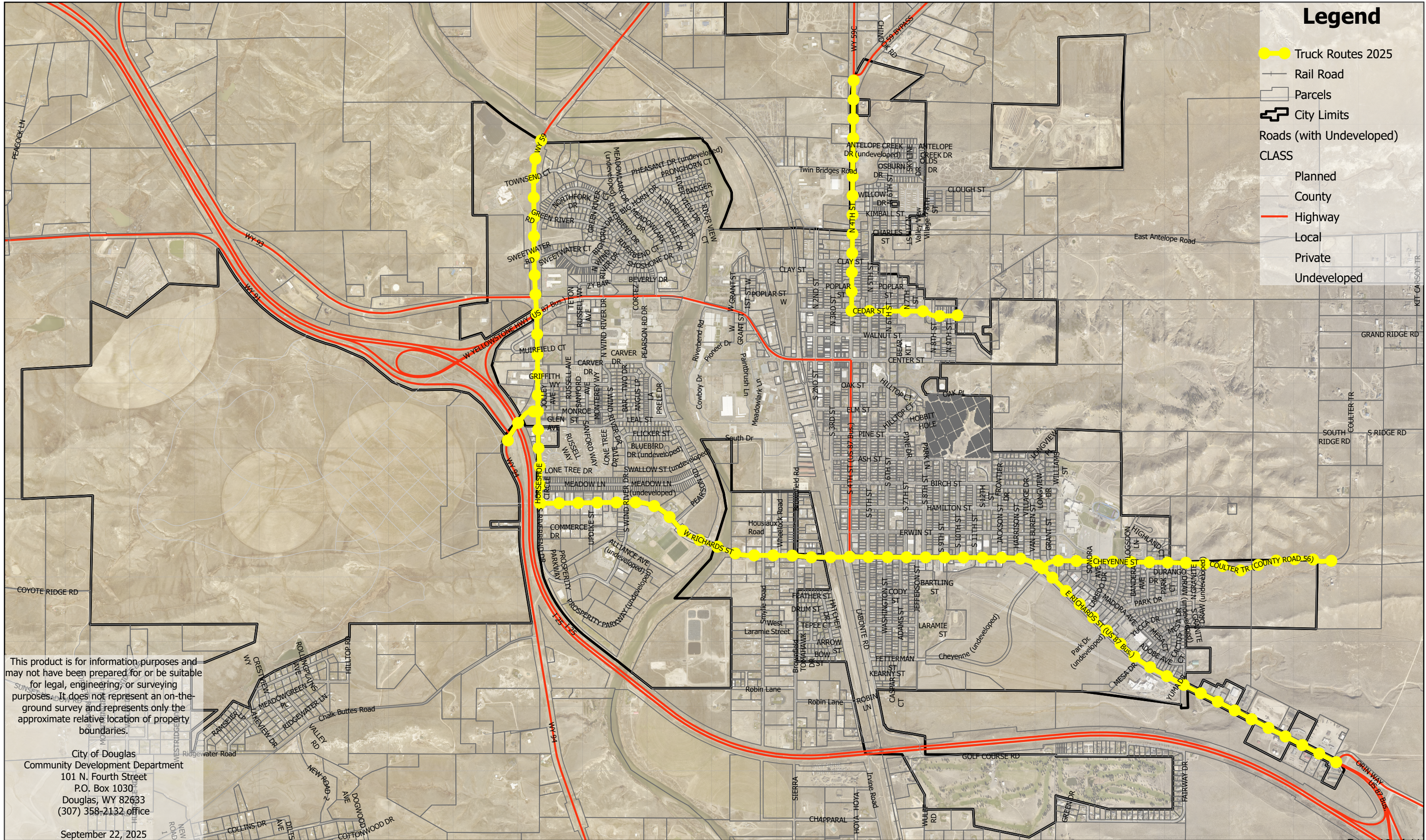
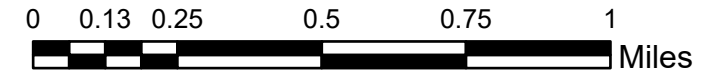
I, Devon Litzsinger, the Clerk of the City of Douglas, Wyoming, do hereby attest and state that the above ordinance was published/posted in the manner required by law and that all procedures required by Wyoming State law were complied with.

Devon Litzsinger, City Clerk



CITY OF DOUGLAS WYOMING
HOME OF THE JACKALOPE

Truck Routes 2025



Legend

- Truck Routes 2025
- Rail Road
- Parcels
- City Limits
- Roads (with Undeveloped)

CLASS

- Planned
- County
- Highway
- Local
- Private
- Undeveloped

This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

City of Douglas
Community Development Department
101 N. Fourth Street
P.O. Box 1030
Douglas, WY 82633
(307) 358-2132 office

September 22, 2025

ORDINANCE NO. 1062

AN ORDINANCE AMENDING TABLE 4-6, TABLE 4-7, AND SECTION 16.6.7.1 OF THE DOUGLAS MUNICIPAL CODE PERTAINING TO TRAVEL TRAILERS AND RECREATIONAL VEHICLES (RVs)

WHEREAS, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code; and

WHEREAS, consideration has been given to ensure fairness to all City of Douglas residents and make new regulations reasonable.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING:

Section 1. Table 4-6 of the Douglas Municipal Code is hereby amended to read as follows:

4.7.1 General

Table 4-6 below identifies the allowed (A), conditional (C), and temporary (T) principal use allowances for all of the standard and special purpose zoning districts, except for the MU-PUD and PLI zoning districts with development plans. Any blank cell within the table shall be interpreted as a prohibited use in the respective zoning district. The allowed, conditional, and temporary principal uses for properties zoned under the MU-PUD and PLI zoning districts shall be pursuant to the specific MU-PUD or PLI development plan. + Properties in the MU-PUD or PLI zone districts without development plans shall comply with Tables 4-6 and 4-7. Table 4-7 below identifies the allowed and conditional accessory use allowances for all of the standard and special purpose zoning districts. The tables also provide for additional requirements on a use-by-use basis. Many of the additional requirements refer to use-specific development standards, which are included within [Chapter 6](#) of this Code.

Table 4-6: Principal Uses Table—Allowed, conditional, and temporary principal uses in all zoning districts, except the MU-PUD and PLI zoning districts with development plans. The allowed, conditional, and temporary principal uses for properties zoned under the MU-PUD or PLI zoning district shall be pursuant to the specific MU-PUD or PLI development plan. + Properties in MU-PUD or PLI zone districts without development plans shall comply with this use table.

| Use | Zoning Districts | | | | | | | | | | | | | | | | Additional Requirements |
|---|------------------------------------|----|-----|-----|-----|-----|----|------|------|------|-----|-----|---------|------|---|-----|---|
| | A | RR | R-1 | R-2 | R-3 | R-4 | RE | MH-1 | MH-2 | CB-1 | B-1 | B-2 | MU-PUD+ | PLI+ | I | GRN | |
| Principal Agricultural Uses | | | | | | | | | | | | | | | | | |
| Agriculture | A | A | | | | | | | | | | | | | | | |
| Agricultural Stands | A | A | | | | | | | | T | T | T | T | | | | See Section 6.8 of this Code |
| Animal Keeping | A | C | C | C | C | C | C | C | C | C | C | C | C | C | C | | See Section 6.9 of this Code |
| Barns and Private Stables | A | A | | | | | | | | | | | | | | | See section 6.2, Accessory Agricultural Structures and Uses, of this Code |
| Bulk Grain Storage (Public or Private) | C | | | | | | | | | | | | | | | | |
| Commercial Stables | C | C | | | | | | | | | | | | | | | |
| Commercial Livestock Auction Yards and Barns | Not allowed in any zoning district | | | | | | | | | | | | | | | | |
| Commercial Feedlots | Not allowed in any zoning district | | | | | | | | | | | | | | | | |
| Farms and Ranches | A | A | | | | | | | | | | | | | | | |
| Gun Clubs | C | | | | | | | | | | | | | | | | |
| Guest Ranches | C | | | | | | | | | | | | | | | | |
| Riding Academies | C | C | | | | | | | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|--|--|--|---|
| Temporary Agricultural Uses | T | T | | | | | | | | | | | | | | | | See Section 6.2 of this Code |
| Principal Residential Uses | | | | | | | | | | | | | | | | | | |
| Assisted Living Facility | | C | C | C | A | A | C | C | | A | A | A | A | | | | | See Section 6.17 of this Code |
| Boarding and Rooming (no transient occupancy) | | A | C | C | A | A | | C | | A | A | A | C | | | | | See Section 6.13 of this Code |
| Dwelling, Single-Family | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | |
| Dwelling, Duplex | | | | A | A | A | | A | | A | A | | A | | | | | |
| Dwelling, Townhouse/Twin House | | | | A | A | A | | A | | A | A | | A | | | | | |
| Dwelling, Multi-Family | | | | | A | A | | C | | | A | | A | | | | | |
| Above Ground Level Residential | | | | | | | | | | A | | | A | | | | | |
| Family Group Home | | C | C | C | A | A | C | C | | A | A | | A | | | | | See Section 6.17 of this Code |
| Manufactured Home Residence | A | A | A | A | A | A | | A | | | | | A | | | | | See Section 6.24 of this Code |
| Mobile Home Park | | | | | | | | | A | | | | | | | | | See Section 6.24 of this Code |
| Short-Term Rental | | | C | C | C | C | | C | | C | C | C | C | | | | | See Section 6.31 of this Code |
| Temporary Housing | Prohibited in all zoning districts (see also Section 6.35 of this Code) | | | | | | | | | | | | | | | | | |
| Temporary Residential Uses | C | C | C | C | C | C | C | | | | | | | | | | | See Section 6.36 of this Code |
| <u>Travel Trailer & Recreational Vehicles (RV)</u> | | | | | | | | | A | | | | | | | | | See Section 6.30 of this Code |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------------------------|
| Watchman or Caretaker Residence | A | A | | | | | | | | | | | | | | A | |
| Principal Institutional Uses | | | | | | | | | | | | | | | | | |
| Private Schools | | | C | C | C | A | C | C | | A | A | A | A | | | | |
| Public Schools | | | A | A | A | A | A | A | | A | A | A | A | | | | |
| Public Buildings and Facilities | C | C | C | C | C | C | C | C | | C | C | C | C | | | C | |
| Religious Institutions | C | C | C | C | C | C | C | C | C | A | A | A | A | C | C | | |
| Principal Commercial Uses | | | | | | | | | | | | | | | | | |
| Auction Facilities | C | C | | | | | | | | | C | C | | C | C | | |
| Automobile and Trailer Sales (new or used) | | | | | | | | | | | | A | | | | A | |
| Banks and Other Financial Institutions | | | | | | | | | | A | A | A | A | | | | |
| Bars, Liquor Stores, Taverns, Pubs, Brewpubs | | | | | | | | | | A | A | A | | | | | |
| Beauty and Barber Shops | | | | C | C | A | | | | A | A | A | | | | | |
| Bed and Breakfast Home | | C | C | A | A | A | C | C | | A | A | A | A | | | | See Section 6.11 of this Code |
| Bed and Breakfast Inn | | C | C | C | C | C | C | C | | C | C | C | C | | | | See Section 6.12 of this Code |
| Building Materials Sales Yard | | | | | | | | | | | | A | | A | A | | |
| Carwash (not associated with a gas station or convenience store) | | | | | | | | | | | A | A | | A | | | |

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|--|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|--|---|
| Commercial Kennel | C | | | | | C | | | | | C | C | | C | C | | See Section 6.14 of this Code |
| Commercial Nurseries and Greenhouses | A | C | | | | | | | | | A | A | | A | A | | In B-1 and B-2, outside storage and display allowed in association with a commercial greenhouse if it is enclosed within an approved six-foot fence with locking gate |
| Convenience Store | | | | | C | C | | | | A | A | A | | | | | |
| Clinics, Hospitals, and Nursing Homes | | | C | C | C | A | | | | A | A | A | | | | | |
| Day Care Centers | C | C | C | C | C | C | C | C | | A | A | A | C | | | | See Section 6.17 of this Code |
| Domestic Dog Services | A | | | | | | | | | C | A | A | A | A | A | | |
| Equipment Rental | | | | | | | | | | | C | A | | | A | | |
| Funeral Homes | | | C | C | C | C | C | C | | A | A | A | A | | | | |
| Gas Stations (including incidental automobile repair) | | | | | | | | | | A | A | A | | | | | |
| Home Improvement Centers | | | | | | | | | | | A | A | | A | | | |
| Hotels and Motels | | | | | | | | | | A | A | A | | | | | |
| Large Scale Retail | | | | | | | | | | A | A | A | | A | | | See Section 6.23 of this Code |

| | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|---|---|--|--|--|---|---|---|---|--|---|---|--|---|
| Laundromats and Dry Cleaning Establishments | | | | | C | C | | | | | A | A | A | | A | | | |
| Meeting, Conference, and Lodge Halls | | | | | | | | | | | A | A | A | | | | | |
| Mini-Warehouse | | | | | | | | | | | | C | A | | A | A | | |
| Mobile Home Park Coin Operated Laundry | | | | | | | | | | A | | | | | | | | |
| Mobile Home Park Snack/Food Store | | | | | | | | | | A | | | | | | | | |
| Mobile Home Sales | | | | | | | | | | A | | | | | | | | <p>In MH-2, only model mobile home sales allowed if the area designated for sales does not occupy more than 5% of the total acreage of the mobile home park</p> <p>In CB-1, no outside storage of vehicles or parts and no body or fender work, painting, or upholstery</p> <p>In MH-2, must be located at least 100 feet</p> |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|--|--|
| | | | | | | | | | | | | | | | | | | from any MHP boundary |
| Model Home/Subdivision Sales Office | | | T | T | T | T | T | T | T | | | | | | | | | |
| Museums, Libraries, and Galleries (Public or Private) | C | C | C | C | C | C | C | | | A | A | A | A | | | | | |
| Neighborhood Retail, 2,000 sq. ft. or less | | | | | | C | | | | | | | A | | | | | |
| Newspaper, Document Processing, and Printing Offices | | | | | | | | | | A | A | A | | A | | | | |
| Outside Seasonal Retail Display | | | | | | T | | | | T | T | T | | T | | | | See Sections 6.3 and 6.32 of this Code |
| Parking Lots and Garages | | | | | | | | | | A | A | A | | | | | | |
| Pet Store | A | | | | | | | | | | | A | | A | A | | | |
| Professional Offices (including business and public offices) | | | | | C | A | | | | A | A | A | | A | | | | |
| Restaurants and Cafes | | | | | | C | C | | | A | A | A | | | | | | |
| Retail Bakeries | | | | | | C | C | | | A | A | A | | | | | | |
| Shopping Centers | | | | | | | | | | A | A | A | | | | | | |
| Small Repair Services (2,000 sq. ft. or less) | | | | | | | | | | A | A | A | | | | | | |

| | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---|
| Temporary Commercial Uses | | | | | | | | | | T | T | T | | T | | | See Section 6.36 of this Code |
| Temporary Construction Buildings | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | See Section 6.16 of this Code |
| Veterinary Hospitals and Clinics | A | | | | | C | | | | C | C | A | | A | A | | |
| Theaters | | | | | | | | | | A | A | A | | | | | |
| Truck or Recreational Vehicle Repair and Service | | | | | | | | | | | | C | | | A | | |
| Wholesale Bakeries | | | | | | | | | | | C | C | | A | A | | |
| Wholesale | C | | | | | | | | | C | C | C | | A | A | | In CB-1, only storage of samples allowed, storage of additional stock not allowed |
| Vehicle Repair Garage | | | | | | | | | | | A | A | | | A | | See Section 6.40 of this Code |
| Vehicle Repair Garage (Basic automobile repair, maximum two-bay) | | | | | | | | | | A | | | A | A | | | See Section 6.40 of this Code |
| Principal Industrial Uses | | | | | | | | | | | | | | | | | |
| Sawmills | C | | | | | | | | | | | | | | C | | |
| Light Manufacturing | | | | | | | | | | | | C | | A | A | | |
| Light Manufacturing | | | | | | | | | | C | C | | C | A | A | | |

| | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------------------------|
| (2,000 sq. ft. or less) | | | | | | | | | | | | | | | | | | |
| Auto Wrecking or Salvage Yards | | | | | | | | | | | | | | | | C | | See Section 6.10 of this Code |
| Batch Plants | | | | | | | | | | | | | | | | C | | |
| Flammable and/or Hazardous Substance Storage Facility | | | | | | | | | | | | | | | | C | | See Section 6.19 of this Code |
| Contractor Yards (vehicles, equipment, materials and/or supplies) | | | | | | | | | | | | | | | | C | A | See Section 6.16 of this Code |
| Manufacturing, Processing, and Fabricating | | | | | | | | | | | | | | | | C | A | |
| Oil and Gas Operations | C | | | | | | | | | | | | | | | | C | See Section 6.41 of this Code |
| Temporary Industrial Uses | | | | | | | | | | | | | | | | T | T | See Section 6.36 of this Code |
| Trucking and Other Transportation Terminals | | | | | | | | | | | | | | | | | A | |
| Principal Utility and Communication Uses | | | | | | | | | | | | | | | | | | |
| Public and Private Utilities | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | See Section 6.29 of this Code |
| Radio and Television Transmission and Reception Towers (Commercial and Non-Commercial) | A | A | | | | A | | | | | A | A | A | A | A | A | A | See Section 6.15 of this Code |

| | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------------------------|
| Telecommunication Facilities) | | | | | | | | | | | | | | | | | |
| Solar Energy Generation Farm | C | | | | | | | | | | | | | C | C | | |
| Principal Recreational, Entertainment, and Sexually Oriented Uses | | | | | | | | | | | | | | | | | |
| Amusement Center, Indoor | | | | | | | | | | A | A | A | | | | | |
| Amusement Center, Outdoor | C | | | | | | | | | | C | C | | | | C | |
| Bowling Alley | | | | | | | | | | A | A | A | | | | | |
| Commercial Gymnasium | | | | | | | | | | A | A | A | | | | | |
| Golf Courses | C | C | | | | | A | | | | | | | | | A | |
| Naturally Vegetated Areas | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Open Space | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Parks and Playgrounds | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | A | |
| Racetracks or Strips | C | | | | | | | | | | | | | | | | |
| Recreational Facilities (Public or Private) | C | C | C | C | C | C | C | C | | A | A | A | | | | A | |
| Shooting Range, Outdoor | C | C | | | | | | | | | | | | | | | |
| Shooting Range, Indoor | | | | | | | | | | | | | | | A | | |
| Sexually Oriented Business | | | | | | | | | | | | | | | C | | See Section 6.34 of this Code |
| Social and Recreational Facilities (Public or Private) | C | | | | | | | | | A | | | | | | | |

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|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|----------------------------------|
| Travel Trailer and Recreation Vehicle (RV) Park | | | | | | | | | A | | | | | | | | | See Section 6.30 of this Code |
|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|----------------------------------|

DRAFT

Section 2. Table 4-7 of the Douglas Municipal Code is hereby amended to read as follows:

4.7.2 Accessory Uses and Structures

A. Conformance with Zoning District Standards

Unless otherwise indicated in this Code, accessory structures and uses shall conform to the use and dimensional standards specified in this Chapter for the respective zoning district within which the building or use is proposed. The area of accessory structures shall be included in the lot coverage calculation.

B. Conformance with General and Use-Specific Development Standards

All accessory structures and uses shall comply with the general and use-specific development standards in Chapters 5 and 6 of this Code.

C. Principal Structure Required

No zoning certificate or building permit for construction of an accessory structure, where a building permit is required, shall be authorized prior to construction of the principal structure except in the A (Agricultural) zoning district.

D. Prohibited Storage Buildings

Semi-trailers, mobile storage containers, and mobile homes shall not be used as accessory storage buildings except, as allowed by Section 6.3 or Section 6.7. Existing semi-trailer, mobile storage containers, and mobile homes being used as accessory storage buildings on the effective date of this Code shall be considered legal nonconforming uses.

E. Violations

Any building, structure, or use that does not qualify as an accessory structure or use and is not identified as an allowed use or approved conditional use is a violation of this Code and shall be subject to zoning enforcement pursuant to the provisions of Chapter 9 of this Code.

Table 4-7: Accessory Uses Table - Allowed, conditional, and temporary accessory uses in all zoning districts, except the MU-PUD and PLI zoning districts with development plans. The allowed, conditional, and temporary accessory uses for properties zoned under the MU-PUD or PLI zoning districts shall be pursuant to the specific MU-PUD or PLI development plan. +Properties in MU-PUD or PLI zone districts without development plans shall comply with this use table.

| Use | Zoning Districts | | | | | | | | | | | | | | | Additional Requirements | |
|---|------------------|----|-----|-----|-----|-----|----|------|------|------|-----|-----|---------|------|---|-------------------------|-------------------------------|
| | A | RR | R-1 | R-2 | R-3 | R-4 | RE | MH-1 | MH-2 | CB-1 | B-1 | B-2 | MU-PUD+ | PLI+ | I | | GRN |
| Accessory Agricultural Uses | | | | | | | | | | | | | | | | | |
| Accessory Agricultural Structures and Uses | A | A | | | | | | | | | | | | | | | See Section 6.2 of this Code |
| Animal Keeping | A | A | C | C | C | C | C | C | | | C | C | C | C | C | | See Section 6.9 of this Code |
| Bee Keeping | A | A | C | C | C | C | C | C | | | C | C | | | C | | |
| Fowl Keeping | A | A | A | A | A | A | A | A | | | A | A | A | A | A | | See Section 6.9 of this Code |
| Hobby Farms | A | A | | | | | | | | | | | | | | | |
| Private, Personal-Use Greenhouse | A | A | A | A | A | A | A | A | | | A | A | A | A | A | | |
| Private Stables | A | A | | | | | | | | | | | | | | | |
| Accessory Residential Uses | | | | | | | | | | | | | | | | | |
| Accessory Dwelling Units | | A | A | A | A | A | A | A | | | | | | | | | See Section 6.4 of this Code |
| Accessory Residential Structures and Uses | | A | A | A | A | A | A | A | | | | | | | | | See Section 6.7 of this Code |
| Farm/Ranch Residence | A | A | | | | | | | | | | | | | | | |
| Short-Term Rental | | | C | C | C | C | | C | | C | C | C | C | | | | See Section 6.31 of this Code |

| | | | | | | | | | | | | | | | | | |
|--|-----|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
| Travel Trailer & Recreational Vehicles, Accessory | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | See Section 6.7 of this Code |
| Accessory Commercial Uses | | | | | | | | | | | | | | | | | |
| Accessory Commercial Uses and Structures | | | | | | | | | | A | A | A | | A | A | | See Section 6.3 of this Code |
| Accessory Office | A | | | | | | | | | | | | | A | A | | |
| Accessory Outdoor Food Service Associated with an Indoor Restaurant | | | | | C | C | | | | A | A | A | | | | | |
| Accessory Retail Sales | | | | | | | | | | | T | T | | A | A | | |
| Auctions | T | T | T | T | T | T | T | T | | T | T | T | | T | T | | See Section 6.36 of this Code |
| Carnival or Circus | T | | | | | | | | | T | T | T | | | | T | See Section 6.36 of this Code |
| Christmas Tree Sales | | | | | | | | | | T | T | T | T | T | | | See Section 6.36 of this Code |
| Home Day Care | A | A | C | C | C | C | C | C | | A | A | A | C | | | | See Section 6.17 of this Code |
| Home Occupations | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | See Section 6.20 of this Code |
| Home Occupations, Agricultural | A/C | A/C | | | | | | | | | | | | | | | See Sections 6.20, 6.21, and 6.22 of this Code |
| Manufactured or Mobile Home Park Management Office | | | | | | | | | A | | | | | | | | |
| Outside Retail Display | A | | | | | | | | | T | A | A | | A | A | | See Section 6.3 of this Code |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|---|---|
| Outdoor Storage | A | | | | | | | | | | A | A | | A | A | | See Sections 6.26 and 6.32 of this Code |
| Outdoor Display and Sales of Garden Supplies and Nursery Stock | A | | | | | | | | | A | A | A | | A | | | |
| Small Scale Commercial Kiosk | | | | | | A | | | | A | A | A | | A | A | | |
| Accessory Industrial Uses | | | | | | | | | | | | | | | | | |
| Accessory Industrial Structures and Uses | | | | | | | | | | | | | | A | A | | See Section 6.5 of this Code |
| Accessory Light Manufacturing and Industrial | | | | | | | | | | | | | C | | A | A | See Section 6.6 of this Code |
| Construction-Related Storage and Offices | | | | | | | | | | | | | | A | A | | See Section 6.16 of this Code |
| Flammable and/or Hazardous Substance Storage Facility | | | | | | | | | | | | | | | | C | See Section 6.19 of this Code |
| Membrane Structures (120 square feet or less) | A | A | A | A | A | A | A | A | | | | | | A | A | A | See Section 6.25 of this Code |
| Membrane Structures (more than 120 square feet) | A | | | | | | | | | | | | | | A | A | See Section 6.25 of this Code |
| Accessory Industrial Uses | | | | | | | | | | | | | | | | | |

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|--|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|--|---|
| Personal Wind Energy Generator | A | A | A | A | A | A | A | A | | | A | A | A | A | A | | See Section 6.28 of this Code. Allowed in B-1 and B-2 if roof mounted and in compliance with max. height restrictions |
| Personal Solar Energy Generator | A | A | A | A | A | A | A | A | | | A | A | A | A | A | | See Section 6.27 of this Code |
| Roof, Wall, or Pole Mounted Commercial Mobile Radio Service Facility | | | | | | | | | | A | A | A | A | A | A | | See Section 6.15 of this Code |
| Tower, Commercial and Private (Non-Commercial Telecommunication Facilities) | C | C | | | | C | | | | C | C | C | C | C | | | See Section 6.15 of this Code |

Section 3. Section 16.6.7.1 of the Douglas Municipal Code is hereby amended to read as follows:

6.7 Accessory Residential Structures and Uses

6.7.1 Allowed Uses and Structures

The following uses and structures are considered accessory to a principal residential use:

- a. ~~•~~ Detached private parking garages;
- b. ~~•~~;hg; Carports or other motor vehicle covered parking areas (hereinafter "covered parking areas") shall comply with the following:
 - i. ~~•~~ Definition: Covered parking areas shall be defined as a structure built attached or detached from the main structure that is open on at least three (3) sides and where vision through the three (3) open sides is not impeded. This definition does not include garages.
 - ii. ~~•~~ Location: Covered parking areas are limited to side and rear yards.
~~•~~ Exception: The Community Development Director may approve a covered parking area to be placed in the front yard if the structure is two hundred (200) square feet or less, if the structure is attached to the primary structure, and if the structure is designed to favorably add to the architecture of the primary structure.
 - iii. ~~•~~ Setbacks: Covered parking areas smaller than two hundred (200) square feet may project into a required setback not to exceed one-third ($\frac{1}{3}$) the distance of the required setback. Covered parking areas larger than two hundred (200) square feet shall comply with the principal structure setbacks for the applicable zoning district. Covered parking areas in the side yard shall not be less than twenty (20) feet from the front lot line.
~~•~~ Exception: The Community Development Director may approve a covered parking area to be placed no closer than five (5) feet off the front lot line if the structure is two hundred (200) square feet or less, if the structure is attached to the primary structure, and if the structure is designed to favorably add to the architecture of the primary structure.
 - iv. ~~•~~ Size: Covered parking areas are limited to a maximum of two hundred (200) square feet or forty (40) percent of the primary structure, whichever is larger.
 - v. ~~•~~ Height: Covered parking areas may not exceed the maximum height for an accessory structure in each zone district.
 - vi. ~~•~~ Architectural Design: The design of the covered parking areas shall be in character with, and constructed of, the same quality permanent materials as the principal building, or adopted design standards. No metal buildings or structures shall be allowed for covered parking areas over two hundred (200) square feet unless concealed with materials in character with the principal building.
 - vii. ~~B~~ Building Permit Required: Covered parking areas shall require a building permit.
 - viii. ~~•~~ Construction: All covered parking areas two hundred (200) square feet or less shall meet all applicable building codes, including wind and snow loads. All covered parking areas exceeding two hundred (200) square feet shall be constructed using

permanent concrete footers, metal framing or wood beams, and metal or wood rafters, and shall meet all applicable building codes, including wind and snow loads.

- ix. ~~•~~ Maintenance: Covered parking areas shall be maintained in good condition at all times.
- c. ~~•~~ Storage sheds;
- d. ~~•~~ Shipping containers in residential zones shall comply with the following:
 - i. ~~•~~ Definition: "Shipping container" shall mean a unit originally used or designed to store goods or other merchandise during shipping or hauling by a vehicle, including, but not limited to, rail cars of any kind, truck trailers, or multi-modal shipping containers or similar structures such as look-alike shipping container buildings or metal buildings marketed as "containers," "portable storage units," or "conex."
 - ii. ~~•~~ Occupation: Shipping containers shall not be used as dwellings, sleeping quarters or for occupancy for any period of time.
 - iii. ~~•~~ Limited: Only one (1) shipping container allowed per residential lot.
 - iv. ~~•~~ Building Permit Required: Shipping containers shall require a building permit.
 - v. ~~•~~ Location: Shipping containers are limited to rear yards.
 - vi. ~~•~~ Setback: Shipping containers shall comply with the setbacks for the applicable zoning district.
 - vii. ~~•~~ Size and Height: The maximum size allowed for a shipping container shall be eight (8) feet wide by twenty (20) feet long by eight and one-half (8.5) feet tall.
 - viii. ~~•~~ Architectural Design: Shipping containers shall be concealed on all sides and top with materials that are in character with, and constructed of, the same quality permanent materials as the principal building, or adopted design standards. No corrugated or ribbed metal shall be allowed unless the principal building is sided with the same material.
 - ix. ~~•~~ Maintenance: Shipping containers shall be maintained in good condition at all times.
 - ~~•~~ Exception: Temporary portable moving containers/moving pods placed on private property for the purpose of moving household goods. Shipping containers shall be permitted on construction sites provided there is an active building permit and placement is ancillary to a project on site. Such shipping containers shall be removed within thirty (30) days of completion of work associated with the building permit.
- e. ~~•~~ Gazebos;
- f. ~~•~~ Domestic pets;
- g. ~~•~~ Personal, private-use greenhouses;
- h. ~~•~~ Fences, walls, and hedges;
- i. ~~•~~ Antennas, radio facilities, and satellite dishes, pursuant to the requirements of this Code;
- j. ~~•~~ Personal solar and wind energy generators;

~~k.~~ • Swimming pools, hot tubs, tennis courts or other similar private recreational facilities; ~~and~~

l. Recreational Vehicles (RVs) or Travel Trailers; and

i. Recreational Vehicles (RVs) or Travel Trailers may be allowed for short-term stays intended for family/friends not to exceed fourteen (14) days in duration at any one time.

ii. Recreational Vehicles (RVs) or Travel Trailers shall not be rented out under any circumstances and shall not be used as or considered Short-Term Rentals or Accessory Dwelling Units.

iii. Recreational Vehicles (RVs) or Travel Trailers shall be limited to one per lot unless otherwise approved by Conditional Use Permit.

iv. Recreational Vehicles (RVs) or Travel Trailers shall not be connected to utilities when not in use.

v. Recreational Vehicle (RV) or Travel Trailer sewage shall be disposed of in an appropriate manner at all times.

i.vi. Recreational Vehicles (RVs) or Travel Trailers may be stored on a gravel, crushed asphalt, or concrete pad in rear and side yards in any zone except for GRN Greenspace.

~~k.m.~~ • Any accessory structure or related use expressly designated as accessory in a residential zoning district under this Code, or as otherwise established as an accessory use through an interpretation of the Community Development Department Director.

PASSED AND APPROVED ON FIRST READING this _____ day of _____, 20____.

PASSED AND APPROVED ON SECOND READING this _____ day of _____, 20____.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this _____ day of _____, 20____.

Kim Pexton, Mayor

Attest:

Devon Litzsinger, City Clerk

Published: _____

ATTESTATION

I, Devon Litzsinger, the Clerk of the City of Douglas, Wyoming, do hereby attest and state that the above ordinance was published/posted in the manner required by law and that all procedures required by Wyoming State law were complied with.

Devon Litzsinger, City Clerk

ORDINANCE NO. 1061

AN ORDINANCE AMENDING TITLE 15 OF DOUGLAS MUNICIPAL CODE BY ADOPTING THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, AND THE INTERNATIONAL FIRE CODE, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; AND PROVIDING FOR CERTAIN AMENDMENTS THEREOF.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING, that:

Section 1. Division 1 of Title 15 of the Douglas Municipal Code is hereby modified as set forth below. Chapter 15.04 of the Douglas Municipal Code is hereby modified by amending Section 15.04.080. Chapter 15.10 of the Douglas Municipal Code is hereby modified by repealing Section 15.10.240; amending Sections 15.10.020, 15.10.130, 15.10.160, 15.10.200, 15.10.210, 15.10.220, 15.10.230, 15.10.240 and 15.10.250; and creating Sections 15.10.200 and 15.10.230. Chapter 15.11 of the Douglas Municipal Code is hereby modified by repealing Section 15.11.050; and amending Sections 15.11.020, 15.11.040, 15.11.050, 15.11.060, and 15.11.070. Chapter 15.12 of the Douglas Municipal Code is hereby modified by amending Sections 15.12.020, 15.12.040, 15.12.050, 15.12.060, and 15.12.070; and creating Section 15.12.050. Chapter 15.13 of the Douglas Municipal Code is hereby modified by amending Sections 15.13.020, 15.13.040, 15.13.050, and 15.13.080. Chapter 15.14 of the Douglas Municipal Code is hereby modified by repealing Sections 15.14.120, 15.14.130, 15.14.140, 15.14.150 and 15.14.290; amending Sections 15.14.020, 15.14.160, 15.14.170, 15.14.180, 15.14.190, 15.14.200, 15.14.210, 15.14.220, 15.14.230, 15.14.240, 15.14.250, 15.14.260, 15.14.270, 15.14.280, 15.14.290, 15.14.300, 15.14.310, 15.14.320, 15.14.330, 15.14.340, 15.14.350, 15.14.360, 15.14.370, and 15.14.380; and creating Sections 15.14.120, 15.14.130, and 15.14.160. Chapter 15.15 of the Douglas Municipal Code is hereby modified by amending Section 15.15.020. Chapter 15.16 of the Douglas Municipal Code is hereby modified by amending Sections 15.16.020 and 15.16.040.

Section 2. Section 15.04.080 of the Douglas Municipal Code is hereby amended as follows:

15.04.080 Climatic and geographic design criteria.

Buildings, dwellings, townhouses, structures, and portions thereof, including patio covers and accessory buildings, shall be designed and constructed in accordance with the following climatic and geographic design criteria:

Ground Snow Load, P_g , include design for snow drifting:

For Risk Category I = 27 pounds per square foot.

For Risk Category II = 37 pounds per square foot.

For Risk Category III = 44 pounds per square foot.

For Risk Category IV = 53 pounds per square foot.

Ground Snow Load, $P_{g(asd)}$, for one-and two-family dwellings = 27 pounds per square foot.

Basic Design Wind Speed, 3-second gust:

For Risk Category I = 103 miles per hour.

For Risk Category II = 109 miles per hour.

For Risk Category III = 116 miles per hour.

For Risk Category IV = 120 miles per hour.

Note tornado prone region requirements for Risk Category III and IV.

Ultimate Design Wind Speed for one-and two-family dwellings = 110 miles per hour.

Wind Exposure Category = C.

Seismic Design Category for Risk Category I through III = B.

Seismic Design Category for Risk Category IV = C.

Seismic Design Category for one- and two-family dwellings = B.

Weathering = Severe.

Frost Line Depth = 42 inches, minimum, finish grade to bottom of footings.

Termite Protection = Slight to Moderate.
Heating Design Temperature = -13°F.
Heating Degree Days = 7,343.
Cooling Degree Days = 2,082.
Cooling Design Temperature = 89°F, dry bulb.
Cooling Design Temperature = 58°F, wet bulb.
Mean Annual Temperature = 45.5°F.
Air-Freezing Index = 1,500°F-days.
Flood Hazard = FIRM Community Number 560013 1394 D.
Annual Precipitation = 14 inches.
Rainfall Intensity = 2 inches for one hour, 100-year return period.
Hail Exposure = Slight.
Climate Zone/Moisture Designation = 6B.
Longitude = 105°23'. Adjust to specific site.
Latitude = 42°46'. Adjust to specific site.
Elevation above Sea Level = 4,832 feet. Adjust to specific site.

Section 3. Section 15.10.020 of the Douglas Municipal Code is hereby amended as follows:

15.10.020 Adoption.

The 2024 International Building Code, including Appendices G - Flood-resistant Construction, J - Grading, and K - Administrative Provisions, are hereby adopted by reference and have the same force and effect as though fully set forth in this chapter, except as specifically amended in Sections 15.10.030 through 15.10.240. A copy of such code is on file in the Community Development Department.

Section 4. Section 15.10.130 of the Douglas Municipal Code is hereby amended as follows:

15.10.130 Section 1301.1.2 – Building envelope.

Amend 1301.1.2 by adding at the end of the paragraph the sentence, “Pre-engineered trusses or field framed trusses shall include energy heels at each end to accommodate the R-38 ceiling insulation.” The remainder of this section shall be the same.

Section 5. Section 15.10.160 of the Douglas Municipal Code is hereby amended as follows:

15.10.160 Section 1512.3 – Roof recover.

Amend 1512.2.1 to read 1512.3. The remainder of this section shall be the same.

Section 6. The existing Sections 15.10.200, 15.10.210, 15.10.220 and 15.10.230 shall be renumbered as 15.10.210, 15.10.220, 15.10.230 and 15.10.240. The remainder of these sections shall be the same.

Section 7. Section 15.10.200 of the Douglas Municipal Code is hereby created as follows:

15.10.200 Section 1906.1 – Footings for Light-Frame Construction.

Amend “the required thickness of plain concrete footings is permitted to be 6 inches (152 mm),” to read “the required minimum thickness of reinforced concrete footings shall be 8 inches (205 mm), increase the thickness as required by the project conditions”. The remainder of this section shall be the same.

Section 8. The existing Sections 15.10.230 and 15.10.240 shall be renumbered as 15.10.240, and 15.10.250. The remainder of these sections shall be the same.

Section 9. Section 15.10.230 of the Douglas Municipal Code is hereby created as follows:

15.10.230 Section 3201.4 – Drainage.

Amend 3201.4 by adding at the end of the paragraph the sentence, “Where gutters and downspouts are installed, the roof drainage discharge to the ground surface shall be not less than 5 feet from foundation walls, but do not direct the discharge toward neighboring properties.” The remainder of this section shall be the same.

- Section 10.** Section 15.10.240 of the Douglas Municipal Code is hereby repealed.
- Section 11.** The existing Section 15.10.250 shall be renumbered as 15.10.240. The remainder of this section shall be the same.
- Section 12.** Section 15.11.020 of the Douglas Municipal Code is hereby amended as follows:
15.11.020 Adoption.
The 2024 International Fuel Gas Code is hereby adopted by reference and shall have the same force and effect as though fully set forth in this chapter, except as specifically amended in Sections 15.11.030 through 15.11.060. A copy of such code is on file in the Community Development Department.
- Section 13.** Section 15.11.040 of the Douglas Municipal Code is hereby amended as follows:
15.11.040 Section 108.6 – Refunds.
Amend 109.6 to read 108.6. The remainder of this section shall be the same.
- Section 14.** Section 15.11.050 of the Douglas Municipal Code is hereby repealed.
- Section 15.** The existing Sections 15.11.060 and 15.11.070 shall be renumbered as 15.11.050 and 15.11.060. The remainder of these sections shall be the same.
- Section 16.** Section 15.11.050 of the Douglas Municipal Code is hereby amended as follows:
15.11.050 Section 113.4 – Violation penalties.
Amend 115.4 to read 113.4. The remainder of this section shall be the same.
- Section 17.** Section 15.12.020 of the Douglas Municipal Code is hereby amended as follows:
15.12.020 Adoption.
The 2024 International Mechanical Code is hereby adopted by reference and shall have the same force and effect as though fully set forth in this chapter, except as specifically amended in Sections 15.11.030 through 15.11.080. A copy of such code is on file in the Community Development Department.
- Section 18.** Section 15.12.040 of the Douglas Municipal Code is hereby amended as follows:
15.12.040 Section 108.6 – Refunds.
Amend 109.6 to read 108.6. The remainder of this section shall be the same.
- Section 19.** The existing Sections 15.12.050, 15.12.060 and 15.12.070 shall be renumbered as 15.12.060, 15.12.070 and 15.12.080. The remainder of these sections shall be the same.
- Section 20.** Section 15.12.050 of the Douglas Municipal Code is hereby created as follows:
15.12.050 Section 113 – Board of Appeals.
Section 113 is deleted in its entirety.
- Section 21.** Section 15.12.060 of the Douglas Municipal Code is hereby amended as follows:
15.12.060 Section 114.4 – Violation penalties.
Amend 115.4 to read 114.4. The remainder of this section shall be the same.
- Section 22.** Section 15.13.020 of the Douglas Municipal Code is hereby amended as follows:
15.13.020 Adoption.
Amend 2021 to read 2024. The remainder of this section shall be the same.
- Section 23.** Section 15.13.040 of the Douglas Municipal Code is hereby amended as follows:
15.13.040 Section 108.6 – Refunds.
Amend 109.5 to read 108.6. The remainder of this section shall be the same.
- Section 24.** Section 15.13.050 of the Douglas Municipal Code is hereby amended as follows:
15.13.050 Section 114.4 – Violation penalties.
Amend 115.4 to read 114.4. The remainder of this section shall be the same.
- Section 25.** Section 15.13.080 of the Douglas Municipal Code is hereby amended as follows:
15.13.080 Section 312.6 – Water supply system test.

Amend 312.5 to read 312.6. The remainder of this section shall be the same.

Section 26. Section 15.14.020 of the Douglas Municipal Code is hereby amended as follows:

15.14.020 Adoption.

The 2024 International Residential Code, including Appendices BB - Tiny Houses; BC - Accessory Dwelling Units (ADU); BE - Radon Control Methods; BF - Patio Covers; and BO - Existing Buildings and Structures, are hereby adopted by reference and have the same force and effect as though fully set forth in this chapter, except as specifically amended in Sections 15.14.030 through 15.14.360. A copy of such code is on file in the Community Development Department.

Section 27. Section 15.14.120 of the Douglas Municipal Code is hereby repealed.

Section 28. Section 15.14.120 of the Douglas Municipal Code is hereby created as follows:

15.14.120 Section R309.2 – One- and two-family dwellings automatic sprinkler systems.

The first sentence of Section R309.2 is amended to read as follows:

The installation of an automatic sprinkler system in one- and two-family dwellings may be incorporated at the discretion of the owner and/or contractor and/or registered design professional. The remainder of this section shall be the same.

Section 29. Section 15.14.130 of the Douglas Municipal Code is hereby repealed.

Section 30. Section 15.14.130 of the Douglas Municipal Code is hereby created as follows:

15.14.130 Section R317.5 – Fire sprinklers.

Amend Section R317.5 by adding at the end of the paragraph the sentence,

“The installation of an automatic sprinkler system in the attached garage of a one- or two-family dwelling may be incorporated at the discretion of the owner and/or contractor and/or registered design professional.” The remainder of this section shall be the same.

Section 31. Section 15.14.140 of the Douglas Municipal Code is hereby repealed.

Section 32. Section 15.14.150 of the Douglas Municipal Code is hereby repealed.

Section 33. The existing Sections 15.14.160 and 15.14.170, shall be renumbered as 15.14.140 and 15.14.150. The remainder of these sections shall be the same.

Section 34. Section 15.14.160 of the Douglas Municipal Code is hereby created as follows:

15.14.160 Section R403.5 – Crushed stone footings for cast-in-place concrete foundations.

Section R403.5, including Figures R403.5(1), R403.5(2) and R403.5(3) and Table R403.5, are hereby repealed.

Section 35. The existing Sections 15.14.180, 15.14.190, 15.14.200, 15.14.210, 15.14.220, 15.14.230, 15.14.240, 15.14.250, 15.14.260, 15.14.270, 15.14.280, 15.14.290, 15.14.300, 15.14.310, 15.14.320, 15.14.330, 15.14.340, 15.14.350, 15.14.360, 15.14.370 and 15.14.380, shall be renumbered as 15.14.170, 15.14.180, 15.14.190, 15.14.200, 15.14.210, 15.14.220, 15.14.230, 15.14.240, 15.14.250, 15.14.260, 15.14.270, 15.14.280, 15.14.290, 15.14.300, 15.14.310, 15.14.320, 15.14.330, 15.14.340, 15.14.350, 15.14.360 and 15.14.370. The remainder of these sections shall be the same.

Section 36. Section 15.14.170 of the Douglas Municipal Code is hereby amended as follows:

Table R404.1.3.2(1) Minimum horizontal reinforcement for concrete basement walls.

Amend R404.1.2(1) to read R404.1.3.2(1). The remainder of this section shall be the same.

Section 37. Section 15.14.260 of the Douglas Municipal Code is hereby amended as follows:

15.14.260 Section R908.4 – Roof recover.

Amend R908.3.1 to read R908.4. The remainder of this section shall be the same.

Section 38. Section 15.14.270 of the Douglas Municipal Code is hereby amended as follows:

15.14.270 Section N1101.2 (R101.3) – Intent.

Amend Section N1101.2 (R101.3) by adding at the end of the paragraph the sentence, “Pre-engineered trusses or field framed trusses shall include energy heels at each end to accommodate the R-38 ceiling insulation.” The remainder of this section shall be the same.

Section 39.

Section 15.14.290 of the Douglas Municipal Code is hereby repealed.

Section 40.

The existing Sections 15.14.300, 15.14.310, 15.14.320, 15.14.330, 15.14.340, 15.14.350, 15.14.360, and 15.14.370 shall be renumbered as 15.14.290, 15.14.300, 15.14.310, 15.14.320, 15.14.330, 15.14.340, 15.14.350, and 15.14.360. The remainder of these sections shall be the same.

Section 41.

Section 15.14.360 of the Douglas Municipal Code is hereby amended as follows:

15.14.360 Section BE101.1 – General.

Amend AF101.1 to read BE101.1. The remainder of this section shall be the same.

Section 42.

Section 15.15.020 of the Douglas Municipal Code is hereby amended as follows:

15.15.020 Adoption.

The 2024 International Existing Building Code, including Appendix B-Supplementary Accessibility Requirements for Existing Buildings and Facilities, are hereby adopted by reference and have the same force and effect as though fully set forth in this chapter, except as specifically amended in Section 15.15.030 through 15.15.060. A copy of such code is on file in the Community Development Department.

Section 43.

Section 15.16.020 of the Douglas Municipal Code is hereby amended as follows:

15.16.020 Adoption.

Amend 2021 to read 2024. The remainder of this section shall be the same.

Section 44.

Section 15.16.040 of the Douglas Municipal Code is hereby amended as follows:

15.16.040 Section 113.4 – Violation penalties.

Amend 112.4 to read 113.4. The remainder of this section shall be the same.

Section 45.

This ordinance shall become effective upon publication.

PASSED AND APPROVED ON FIRST READING this _____ day of _____, 20____.

PASSED AND APPROVED ON SECOND READING this _____ day of _____, 20____.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this _____ day of _____, 20____.

Kim Pexton, Mayor

Attest:

Devon Litzsinger, City Clerk

Published: _____

ATTESTATION

I, Devon Litzsinger, the Clerk of the City of Douglas, Wyoming, do hereby attest and state that the above ordinance was published/posted in the manner required by law and that all procedures required by Wyoming State law were complied with.

Devon Litzsinger, City Clerk

DRAFT

RESOLUTION NO. 2025-27

**A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT TO DOUGLAS BAPTIST CHURCH TO ALLOW
LIMITED HOUSING IN A RE RESIDENTIAL ESTATES ZONE AT
135 PEARSON ROAD (DOUGLAS BAPTIST CHURCH ADDITION, LOT 1).**

WHEREAS, Douglas Baptist Church wishes to utilize recreational vehicles for limited housing at 135 Pearson Road; and

WHEREAS, the recreational vehicles would be utilized to provide limited housing for caretakers, guests and missionaries; and

WHEREAS, the proposed use adheres to the Douglas Municipal Code, pertaining to the allowance of conditional use permits in a RE Residential Estates Zone for temporary residential uses; and

WHEREAS, the Douglas Municipal Code requires the proposed use obtain prior approval by the City Council as part of the conditional use permit review and approval process; and

WHEREAS, the Community Development staff and the Douglas Planning and Zoning Commission have reviewed the application to ensure that it shall have no adverse impact on the welfare of the public; and

WHEREAS, notice has been duly given and a public hearing held before the Douglas Planning and Zoning Commission on August 18, 2025, where there was no public opposition to the application; and the Planning and Zoning Commission voted unanimously to recommend approval of the application to the Douglas City Council; and

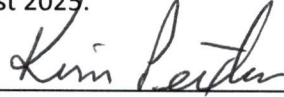
WHEREAS, the following conditions are recommended by City staff and the Planning and Zoning Commission, as stated in the Unified Land Development Code of the Douglas Municipal Code:

1. The conditional use permit to provide limited housing at the property is specific to Douglas Baptist Church. If this property owner and/or agent, in the future, cease operation or moves the facility to another location, the Conditional Use Permit shall be null and void for the subject property.
2. Recreational Vehicle (RV) shall be connected to all utilities including water, sewer, and electric.
3. Douglas Baptist Church shall dispose of Recreational Vehicle (RV) sewage appropriately at all times.
4. Recreational Vehicles (RVs) shall be limited up to two (2) total units including RVs in storage.
5. Recreational Vehicles (RVs) shall be located to the north of the existing structure on a designated pad.
6. Douglas Baptist Church shall notify the Community Development Department of active users during every stay.
7. Recreational Vehicle for church caretaker may only be on site and in use between March and October.
8. Recreational Vehicle (RV) for guests/missionary may stay on site year-round but shall not be connected to utilities when not in use and shall be used for no more than 30 consecutive days at a time.
9. The City shall be notified when Recreational Vehicle (RV) is in use.
10. This Conditional Use Permit (CUP) shall expire on December 31, 2025, and applicant shall apply for a new permit to continue use beyond December 31, 2025.

WHEREAS, Municipal Code requires that all conditional use permits be approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DOUGLAS, WYOMING, that Douglas Baptists Church is granted a conditional use permit to allow for limited housing in a RE Residential Estates Zone At 135 Pearson Road (Douglas Baptist Church Addition, Lot 1).

PASSED, APPROVED, AND ADOPTED this 25th day of August 2025.



Kim Pexton, Mayor

Attest:

Devon Litzsinger, City Clerk