



## ORDINANCE NO 2288

AN ORDINANCE amending the City of Sheridan Municipal Ordinances, Specifically;

WHEREAS, the City of Sheridan Governing Body has determined that certain zoning code provisions are in need of adopting regarding Downtown Sheridan;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

**Appendix A Section 9E Downtown Business Overlay District is hereby adopted to read:**

*A. Definition*

The Downtown Business District shall be defined as that area bounded by, and including, the bounding portions of the following streets and their intersections: Brooks Street on the west, Dow Street on the north, Scott and Broadway Streets on the east, and Burkitt Street on the south.

*B. Purpose*

The Downtown Business Overlay District is intended to promote and preserve the vibrant, historic nature of downtown Sheridan. Through flexible dimensional criteria, intentional use restrictions, and smart design guidelines, this overlay district will ensure that the beloved elements of local character are considered in the upkeep of historical structures and creation of compatible styles of development into the future.

*C. Applicability*

1. General

The uses and criteria outlined in this section governing the Downtown Business Overlay District apply to all properties within the district. In cases where the base zone district criteria differ from Downtown Business Overlay District criteria, the criteria listed in the Downtown Business Overlay District shall apply.

2. Nonconforming Uses and Structures

Within the Downtown Business Overlay District established by these regulations and amendments that may later be adopted, there may exist uses and structures which were lawful before these regulations were adopted, but which would be affected by the terms of these regulations or future amendments. In this case, Municipal Code Appendix A, Section 11 governing Nonconforming Uses shall apply.

*D. Dimensional Criteria – Height and Area Regulations*

The dimensional criteria outlined in this section are intended to create conditions that match the historic look and feel and existing development of Downtown. Smaller lot sizes, reduced setbacks, and maximum building heights will encourage a diversity of building types that are compatible with the historic nature and existing development of Downtown.

1. *Lot Size* – There shall be no minimum lot size for any use.

2. *Front Setback* – There shall be no minimum front setback for any use. A maximum front setback of 10' shall apply to all uses.

3. *Rear Setback* – There shall be no minimum rear setback for any use.



4. *Side Setback* – There shall be no minimum side setbacks for any use.
5. *Building Height* – The maximum building height for all buildings and uses shall be equal to the maximum building height listed in the base zone district. Building elements such as elevator projections, steeples, spires, and architectural elements may be allowed to extend an additional fifteen (15) feet above the maximum height upon review and approval by the Board of Adjustment. The Board of Adjustment shall make their determination based on whether such exceptions impact the public health, safety, or welfare.
6. *Building and Fire Code Requirements* – All structures shall adhere to adopted building and fire code requirements such as fire separation and emergency and accessible ingress and egress.

*E. Use Regulations*

1. Permitted Uses. The following uses shall be permitted:
  - a. Any use listed in the base zone district, unless otherwise specified in this Section as a Special Exemption Use or Non-Permitted Use.
  - b. Multiple family dwellings
  - c. One-family and two-family dwellings except in the story abutting street grade
2. Special Exemption Uses. The following uses shall require additional review and approval by the Board of Adjustment, as outlined in Municipal Code Appendix A, Section 14:
  - a. Two-family dwellings in the story abutting street grade
  - b. Filling station
  - c. Marijuana sales and related uses
  - d. Places of assembly
  - e. Public garage
  - f. Outdoor vehicle storage or sales; or similar use
  - g. Outdoor storage where greater than 5% of the lot is used as storage as a secondary use
  - h. Accessory dwelling units
3. Non-Permitted Uses. The following shall not be permitted:
  - a. Any establishment containing more than six (6) skill-based amusement games as defined at W.S. 11-25-102(a)(xix) or electronic systems or devices as provided for at W.S. 11-25-102(a)(v); or similar uses
  - b. One-family dwellings in the story abutting street grade
  - c. Outdoor storage as a primary/principal use
  - d. Heavy Industrial uses

*F. Parking Regulations*

1. Number of Spaces Required:
  - a. Off-street parking requirements for nonresidential uses located within the Downtown Business District shall not apply to existing buildings or reuse of existing buildings that do not result in additional square footage.



- b. In all other situations or as required by the Public Works Director, the applicant shall provide a parking analysis that includes at a minimum the following information.
    - 1) The anticipated number of parking spaces the additional square footage or new structure will require to minimize impacts to existing properties.
    - 2) How the applicant plans to address their parking need either through available on-street spaces, a nearby public parking lot, a shared parking agreement, or a cash-in-lieu payment as enacted by the city for the acquisition and creation of additional downtown parking.
  - c. When parking spaces are provided or required, accessible parking shall be provided in compliance with the Americans with Disabilities Act (ADA compliance).
2. On-Street or Public Lot Parking Credit
- a. Credit for publicly-owned off-street parking spaces must be located within 750 feet of the property.
  - b. Credit for on-street parking spaces must be located within 350 feet of the property. For residential uses, credit may only be given where overnight parking is allowed.
3. Parking Restrictions
- All parking restrictions outlined in the base zone district and in Municipal Code Appendix A, Section 10, Subsection 16 shall apply.

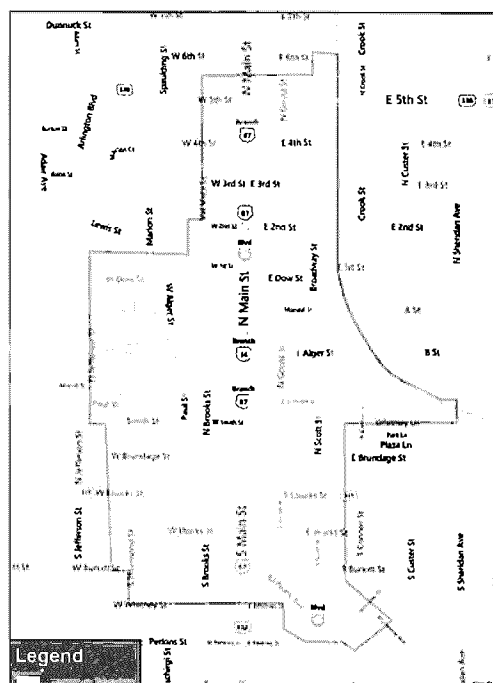
### G. Signage

Signage requirements outlined in Chapter 3, Article 3-II, Section 3-14 of the Sheridan Municipal Code shall apply to the Downtown Business Overlay District.

**Appendix A Section 9F Downtown Development Overlay District is hereby adopted to read:**

### A. Definition

The Downtown Development Overlay District shall be defined as the area outlined in the exhibit below:





***B. Purpose***

The Downtown Development Overlay District is intended to protect the transitional area between the Downtown Business District and the rest of Sheridan. Through flexible dimensional criteria, intentional use restrictions, and smart design guidelines, this overlay district will encourage styles of development that are compatible with the beloved character of Downtown while also enabling a diversity of uses, building types, and design styles within the transitional area.

***C. Applicability***

**1. General**

The uses and criteria outlined in this section governing the Downtown Development Overlay District apply to all properties within the district. In cases where the base zone district criteria differ from Downtown Development Overlay District criteria, those criteria listed in the Downtown Development Overlay District shall apply.

**2. Nonconforming Uses and Structures**

Within the Downtown Development Overlay District established by these regulations and amendments that may later be adopted, there may exist uses and structures which were lawful before these regulations were adopted, but which would be affected by the terms of these regulations or future amendments. In this case, Municipal Code Appendix A, Section 11 governing Nonconforming Uses shall apply.

***D. Dimensional Criteria – Height and Area Regulations***

The dimensional criteria outlined in this section are intended to create a smoother transition away from the Downtown Business District to the Downtown Development District and beyond. Smaller lot sizes, reduced setbacks, and building heights will encourage a diversity of building types and densities that will balance both old and new.

- 1. Lot Size** – There shall be no minimum lot size for any use.
- 2. Front Setback** – There shall be no minimum front setback for any use, unless abutting a residential district outside the Downtown Development Overlay District. In this case, a minimum of 5' front setback shall apply. A maximum front setback of 10' shall apply to all uses.
- 3. Rear Setback** – There shall be no minimum rear setback for any use, unless abutting a residential district outside the Downtown Development Overlay District. In this case, a minimum 15' rear setback shall apply.
- 4. Side Setback** – Side setback requirements shall remain equal to side setback requirements listed in the base zone district.
- 5. Building Height** – The maximum building height for all buildings and uses shall be equal to the maximum building height listed in the base zone district. Building elements such as elevator projections, steeples, spires, and architectural elements may be allowed to extend an additional fifteen (15) feet above the maximum height upon review and approval by the Board of Adjustment. The Board of Adjustment shall make their determination based on whether such exceptions impact the public health, safety, or welfare.



6. *Building and Fire Code Requirements* – All structures shall adhere to adopted building and fire code requirements such as fire separation and emergency and accessible ingress and egress.

*E. Use Regulations*

1. Permitted Uses. The following uses shall be permitted:
  - a. Any use listed in the base zone district, unless otherwise specified in this Section as a Special Exemption Use or a Non-Permitted Use.
  - b. Multiple family dwellings
  - c. One-family and two-family dwellings except in the story abutting street grade
2. Special Exemption Uses. The following uses shall require additional review and approval by the Board of Adjustment, as outlined in Municipal Code Appendix A, Section 14.
  - a. Places of assembly
  - b. Outdoor vehicle storage or sales; or similar use
  - c. Outdoor storage where greater than 15% of the lot is used as storage as a secondary use
  - d. One-family dwellings in the story abutting street grade
  - e. Two-family dwellings in the story abutting street grade
  - f. Accessory dwelling units
3. Non-permitted Uses. The following uses shall not be permitted:
  - a. Any establishment containing more than six (6) skill-based amusement games as defined at W.S. 11-25-102(a)(xix) or electronic systems or devices as provided for at W.S. 11-25-102(a)(v); or similar uses
  - b. Outdoor storage as a primary/principal use
  - c. Heavy Industrial uses

*F. Parking Regulations*

1. Number of Spaces Required - Nonresidential Uses
  - a. Off-street parking requirements for nonresidential uses located within the Downtown Development District shall not apply to existing buildings or reuse of existing buildings that do not result in additional square footage.
  - b. In all other situations or as required by the Public Works Director, the applicant shall provide a parking analysis that includes at a minimum the following information.
    - 1) The anticipated number of parking spaces the additional square footage or new structure will require to minimize impacts to existing properties.
    - 2) How the applicant plans to address their parking need either through available on-street spaces, a nearby public parking lot, a shared parking agreement, or a cash-in-lieu payment as enacted by the city for the acquisition and creation of additional downtown parking.
  - c. When parking spaces are provided or required, accessible parking shall be provided in compliance with the Americans with Disabilities Act (ADA compliance).



- 2. On-Street or Public Lot Parking Credit
  - a. Credit for publicly-owned off-street parking spaces must be located within 750 feet of the property.
  - b. Credit for on-street parking spaces must be located within 350 feet of the property. For residential uses, credit may only be given where overnight parking is allowed.

- 3. Parking Restrictions
  - All parking restrictions outlined in the base zone district and in City Ordinance Appendix A, Section 10, Subsection 16 shall apply.

G. Signage

Signage requirements outlined in Chapter 3, Article 3-II, Section 3-14 of the Sheridan Municipal Code shall apply to the Downtown Development Overlay District.

PASSED, APPROVED, AND ADOPTED this 18<sup>th</sup> day of November, 2024

ATTEST:

Ashlee Foster  
Ashlee Foster, City Clerk

Richard Bridger  
Richard Bridger, Mayor

State of Wyoming )  
                                  )SS  
County of Sheridan )

Subscribed and sworn to (or affirmed) before me this 21<sup>st</sup> day of November, 2024 by Ashlee Foster & Richard Bridger

[Signature]  
Notary Public

My commission expires 4/11/30

