

**CITY OF SHERIDAN
ORDINANCE NO. 2287**

AN ORDINANCE, AMENDING THE CITY OF SHERIDAN MUNICIPAL ORDINANCES.

WHEREAS, The City of Sheridan Governing Body has determined that certain zoning code provisions are in need of updating regarding the M-1 Industrial District; and

WHEREAS, The City of Sheridan Governing Body has determined that a new zoning district shall be created and known as the M-2 Heavy Industrial District.

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

The city approves the following amendments and adoptions to the City of Sheridan Municipal Ordinances.

Appendix A Zoning, Section 9 M-1 Industrial District is hereby amended to read:

Section 8A M-1 Industrial District

A. *Use Regulations.* Buildings and premises may be used for any purpose not in conflict with any ordinance of the city of Sheridan, provided, however, that no permit shall be issued for an Adult Oriented Business unless and until the request conforms to the criteria of Section 10, Subsection 20. Additionally, the following uses shall be considered Special Exemption uses that require additional review and approval by the Board of Adjustment, as outlined in Municipal Code Appendix A, Section 14:

1. Acid manufacture.
2. Cement, lime, gypsum or plaster of Paris manufacture.
3. Explosives manufacture or storage.
4. Fat rendering.
5. Fertilizer manufacture.
6. Garbage, offal, or dead animals incineration, reduction, or dumping.
7. Gas manufacture, drilling or production.
8. Glue manufacture.
9. Ore smelting.
10. Petroleum refining.
11. Slaughterhouse, not to include poultry and rabbit dressing.
12. Stockyards.
13. Crematorium for human remains.
14. Heavy industrial uses as defined by these regulations.

B. *Height Regulations.* No building shall exceed a height of seventy-five (75) feet.

1. *Exceptions.* Building elements such as elevator projections, steeples, spires, and architectural elements may be allowed to extend an additional twenty-five (25) 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.

C. *Area Regulations.* No front yard is required for any building. No rear or side yards are required except for residential buildings, in which case the side and rear yard requirements shall be the same as in the B-2 Business District.

Lot area per family. For one-family and two-family dwellings, the lot area per family requirements for the R-3 Residence District shall apply.

D. *Parking Regulations.* All newly erected or constructed structures within the M-1 Industrial District shall provide on the same lot, or within three hundred feet thereof, the number of accessible off-street parking spaces required by the use and area parking schedule set forth in subsection 16 of section 10 of this ordinance.

Appendix A Zoning, Section 9 M-2 Heavy Industrial District is hereby adopted to read:

Section 9 M-2 Heavy Industrial District

- A. *Use Regulations.* Only the following uses shall be permitted:
1. Light Industrial uses not in conflict with any ordinance of the City of Sheridan.
 2. Heavy Industrial uses not in conflict with any ordinance of the City of Sheridan.
 3. Accessory buildings and uses customarily incidental to any of the above uses.
- B. *Height Regulations.* No building shall exceed a height of seventy-five (75) feet.
1. *Exceptions.* Building elements such as elevator projections, steeples, chimney stacks, spires, and architectural elements may be allowed to extend an additional twenty-five (25) 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.
- C. *Area Regulations.*
1. When adjacent to or abutting other M-2 properties, there are no front, side, or rear yard setbacks required for any building.
 2. When adjacent to or abutting any other non-residential zone district and developable property, there shall be a minimum of a fifteen (15) foot front, side, or rear yard setback, as applicable, to accommodate a buffer of landscaping, earthen berms, fencing, or similar such devices.
 3. When adjacent to or abutting a residential zone district and developable property, there shall be a minimum of a twenty-five (25) foot front, side, or rear yard setback, as applicable, to accommodate a buffer of landscaping, earthen berms, fencing, or similar such devices, and as specified in Appendix B, Article 8, Section 821.
 4. All buildings shall adhere to locally adopted building and fire code regulations.
- D. *Parking Regulations.* All newly erected or constructed structures within the M-2 Heavy Industrial District shall provide upon the same lot, or within three hundred feet thereof, the number of accessible off-street parking spaces required by the use and area parking schedule set forth in subsection 16 of section 10 of this ordinance.

Appendix A Zoning, Section 2 Definitions is hereby amended as follows:

Heavy Industrial. Heavy Industrial uses are uses that are typically associated with noxious impacts that are not easily contained or mitigated. Such impacts may include excessive odor, noise, dust, smoke, vibration, and the potential for fire and explosive hazards. Heavy Industrial uses are generally not compatible with residential or commercial activity. Examples of Heavy Industrial uses may include, but are not limited to the following:

1. Heavy manufacturing
2. The storage, processing, refinement, or production of hazardous or toxic substances as a primary use
3. Raw material or mineral extraction and/or processing
4. Animal stockyards
5. Slaughterhouses
6. Incineration facilities
7. Salvage or junkyards
8. Any use that requires special permitting through the Wyoming Department of Environmental Quality

Industrial. See definitions for Heavy Industrial and Light Industrial.

Light Industrial. Light Industrial uses are uses related to consumer-focused goods and services that are not typically associated with significant land use impacts. There may be low levels of odor, noise, dust, smoke, and vibration that are easily mitigated or contained. Light Industrial uses are generally compatible with adjacent or nearby residential or commercial activity. Examples of Light Industrial uses include, but are not limited to the following:

1. Small-scale manufacturing
2. Machining
3. Construction and trade businesses, such as general contractors, electrical, plumbing, and HVAC contractors, and their accessory and incidental uses
4. Assembly and packaging facilities
5. Warehousing and storage
6. Offices

7. Outdoor storage either as a primary use or in support of a primary use
8. Vehicle or equipment repair or detailing business
9. Painting or powder coating facilities
10. Welding facilities
11. Energy or utility facilities, such as substations

Appendix A Zoning, Section 3 Districts and Boundaries Thereof is hereby amended to read:

1. The City of Sheridan is hereby divided into districts of which there shall be ten (10), known as:

R-O Rural Residence District
R-1 Residence District
R-2 Residence District
R-3 Residence District
R-4 Residence District
NC-1 Neighborhood Commercial District
B-1 Business District
B-2 Business District
M-1 Industrial District
M-2 Heavy Industrial District
2. The locations and boundaries of the aforesaid districts are hereby established as shown on the map entitled "Zoning District Map,"* which map accompanies and is hereby declared to be a part of this ordinance.
3. Unless otherwise indicated on the Zoning District Map the district boundaries are the center lines of streets or alleys. In case of uncertainty or disagreement concerning the exact location of a district boundary line, the determination shall lie with the board of adjustment as hereinafter provided.
4. Any territory hereinafter annexed to the City of Sheridan shall be in the R-1 Residence District unless the City Council shall zone it otherwise at the time of annexation.
5. Except as hereinafter provided:
 - a. No building or land shall hereafter be used and no building or part thereof shall be erected, converted, enlarged, reconstructed or altered, except in conformity with the use regulations herein specified for the district in which the building or land is located.
 - b. No building shall be erected or structurally altered to exceed the height limit for the district in which such building is located.
 - c. No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed herein, nor shall the lot area per family be reduced except in conformity with the regulations herein established for the district in which located.
 - d. Manufactured homes may be placed in any established zone within the City limits of the City except in the NC-1 Neighborhood Commercial District or where prohibited by declarations of private standards, treaties, or covenants. Manufactured homes in R-O, R-1, R-2, R-3, B-1, B-2, M-1, and M-2 zones must comply with the following minimum standards:
 - 1) The minimum total width shall be twenty-four (24) feet.
 - 2) Minimum gross area shall be 400 square feet.
 - 3) Roofs shall have a minimum 3/12 pitch.
 - 4) Minimum roof design load shall be: live load—thirty (30) pounds per square foot; dead load—ten (10) pounds per square foot.
 - 5) Manufactured homes shall be placed on a permanent foundation of concrete or masonry, minimum forty-two (42) inches in depth from site grade to bottom of footing, constructed according to the minimum standards of the City. All anchorage must be capable of withstanding an

uplift pressure of 150 pounds per lineal foot of foundation wall between the building system and the foundation.

- 6) Alternate foundation methods must meet the minimum requirements of the manufacturer, or the United States Department of Housing and Urban Development Permanent Foundation Guide for Manufactured Housing.
- 7) Repealed by Ord. No. 1847, § 1, 12-6-99.
- 8) Domestic water supply system and drain, waste, and vent system must be leak tested according to minimum City standards prior to connection to City utilities.
- 9) Manufactured homes must have all tongues, towing devices, and undercarriage support structure used solely for transportation to the site, and wheels, removed from the lot on which the manufactured home is situated. Undercarriage structure providing structural support for floor construction need not be removed from the manufactured home.

Appendix A Zoning, Section 10 General Provisions and Exceptions, Subsection 17 Fences, walls, and hedges is hereby amended to read:

- a. *Height.* Fence and wall height shall be measured determined by the vertical height of the lowest adjacent grade to the top of the fence material, excluding ornamental projections spaced at least five (5) feet apart. Hedge height shall be determined by the vertical height of the lowest adjacent grade to the top of any plant or foliage making up the hedge. Maximum height shall be as follows:

Rear yard — seventy-two (72) inches.

Side yard — seventy-two (72) inches.

Front yard, including double frontage for corner lots — forty-eight (48) inches.

In the B-2 Business, M-1 Industrial, and M-2 Heavy Industrial districts, a security fence that encloses the side and rear yards of a property may have a height of ninety-six (96) inches as long as the fence is made from open material such as chain link or woven wire, and allows for direct vision through the fencing material over ninety (90) percent of its vertical area.

- b. *Placement.* No fence, wall, or hedge shall be erected within three (3) feet of a fire hydrant or between a fire hydrant and an adjacent street. No fence, wall, or hedge shall be erected within five (5) feet of a constructed or proposed curb line. No fence, wall, or hedge shall be erected within the visibility triangle as defined in section 2 of these regulations. Fences, walls, bushes, or hedges erected within the public right-of-way are subject to removal at any time if required.
- c. *Materials.* Fences and walls shall be constructed of wood, metal, masonry, or other materials specifically manufactured and designed for permanent fencing. Fences shall not be constructed of chicken wire, barbed wire, razor wire, corrugated metal, railroad ties, landscaping beams, or utility poles. Fences shall not be electrified. Fences and walls shall not be topped with barbed wire, broken glass, or metal spikes, except in the case of a security fence of at least seventy-two (72) inches in height, in which case a single strand of barbed wire may be used.
- d. *Maintenance.* All fences and walls shall be maintained in good repair. Hedges shall be trimmed to and maintained as to not exceed the maximum allowed height based on their location.

Appendix A Section 10 General Provisions and Exceptions, Subsection 18 is hereby amended to read:

18. All child care facilities as defined herein are required to be licensed by the State of Wyoming and located in the City's land use zones as follows:
 - a. Family Child Care Home (FCCH), all zoning districts, excluding the M-2 district.

- b. Family Child Care Center (FCCC), all zoning districts, excluding the M-2 district.
- c. Child Care Center (CCC), R-3, B-1, B-2, M-1 districts.
- d. Multiple Location Facility (MLF/FCCC; MLF/CCC), R-3, B-1, B-2, M-1 districts.
- e. Educational facilities, not including kindergartens or other facilities licensed by the State of Wyoming Department of Education, will be zoned according to the above day care designations based upon the number of children attending (i.e., three (3) but no more than fifteen (15) children, all zoning designations; sixteen (16) or more children, zones R-3, B-1, B-2 and M-1).

Advertising signs for child care facilities in residential districts are limited to one identification sign not more than one square foot in area. Signing in all zoning districts must comply with all applicable sections of the City Code.

One paved off-street parking space must be provided for each non-resident employee of the child day care facility.

Applicant/operator of child care facilities must obtain initial and annual inspection of the facility from the office of the City Fire Marshal.

Chapter 7 Article 7 (7-2) Technical Codes – Adopted, Subsection (b) Amendments to adopted technical codes is hereby amended to read:

(b) *Amendments to adopted technical codes.* The following specific provisions are adopted as amendments and modifications to the above-described Codes, as follows:

(6) The 2024 Edition of the International Fire Code as adopted by the City Council shall be amended as follows:

(A) Section 101.1 Title. These regulations shall be known as the Fire Code of the City of Sheridan, hereinafter referred to as “this code.”

(B) Section 113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than seven hundred fifty dollars or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(C) Section 114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall be liable to a fine of not less than fifty dollars or more than seven hundred fifty dollars.

(D) Section 503.2.7 Grade. The grade of fire apparatus access roads shall be established pursuant to the provisions of Sheridan City Code, Appendix B, Article 5.

(E) Section 506.1 shall be amended to say: Knox boxes shall be required on all commercial occupancies.

- (F) Section 5504.3 of the International Fire Code in which storage of flammable cryogenic fluids in stationary containers outside of buildings is restricted is hereby established as the corporate limits of the City except for those areas that are zoned M-1, industrial district, and which have been granted approval by the board of adjustments as per Appendix A, Section 8A of the City Code, or areas that are zoned M-2, heavy industrial district.
- (G) Section 5704.2.9.6 (Above-ground tanks) of the International Fire Code in which storage of Class I and II liquids in above-ground tanks outside of buildings is restricted is hereby established as the corporate limits of the City except for those areas that are zoned M-1, industrial district, and which have been granted approval by the board of adjustments as per Appendix A, Section 8A of the City Code, or areas that are zoned M-2 heavy industrial district.
- (H) Section 5706.2.4.4 of the International Fire Code in which storage of Class I and II liquids in above-ground tanks outside of buildings is restricted is hereby established as the corporate limits of the City except for those areas that are zoned M-1, industrial district, and which have been granted approval by the board of adjustments as per Appendix A, Section 8A of the City Code, or areas that are zoned M-2 heavy industrial district.
- (I) Section 6104.2 of the International Fire Code in which storage of liquefied petroleum gas is restricted is hereby established as the corporate limits of the City except for those areas that are zoned M-1, industrial district, and which have been granted approval by the board of adjustments as per Appendix A, Section 8A of the City Code, or areas that are zoned M-2 heavy industrial district. In other areas of the City of Sheridan, the maximum Capacity of above-ground liquefied petroleum tanks shall be one hundred twenty-five gallons. The maximum Capacity of under-ground liquefied petroleum tanks shall be five hundred gallons. The maximum Capacity of above-ground liquefied petroleum tanks attached to RVs, fifth wheel camping trailers, campers, and similar units shall be a single one-hundred-pound tank.
- (J) Chapter 80 Reference Standards. This chapter lists the standards that are referenced in various sections of this Code. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that referenced the standard. The "effective date" of the referenced standard shall mean the latest edition of such standard available to the City of Sheridan. The application of the referenced standards shall be as specified in Section 102.7.
- (K) Appendix D, section D103.2 Grade. Fire apparatus access roads shall be at the grades as established pursuant to Sheridan City Code, Appendix B, Article 5.
- (L) Wherever the International Fire Code references the NEC Electrical Code, it shall mean the latest adopted electrical code of the City of Sheridan.
- (M) Wherever the International Fire Code references the International Plumbing Code, it shall mean the latest adopted plumbing code of the City of Sheridan.

- (N) Wherever the International Fire Code references the International Mechanical Code, it shall mean the latest adopted mechanical code of the City of Sheridan.
- (O) The Sheridan City Code, Appendix B, Article 5, section 504, shall be amended by inserting immediately after the table labeled “Street Classification,” the following provision: As to any particular project, that portion of the Street Classification Table above which specifies maximum grades may be modified with the approval of the Director of Public Works to allow for greater grade, depending upon factors including by way of illustration and not limitation: a lack of structures or access at points off that portion of the road having an excess grade; design of lower grade areas at the top and bottom of grade to accommodate reasonable and safe traffic flow; absence of intersections in the high grade portions of the road; the grade at which the fire department’s apparatus can reasonably provide fire protection and the difficulties of safety operations on steep grades; the increased costs to the community of street operations and maintenance on steep grades; and other commonly recognized practices or standards for safe and appropriate road design.
- (P) With respect to any reference in the International Fire Code relating to the requirement of two separate and approved fire apparatus roads, or similar language including, but limited to, that language used in IFC Appendix D, sections D104, D106 and D107, approval of a project’s secondary access pursuant to and in accord with the City of Sheridan Ordinance No. 2015 shall be deemed to satisfy the International Fire Code requirements relating to two separate and approved fire apparatus roads.

Chapter 7B Article 7B-II (7B-2-6) Sharing of Towers and Colocation of Facilities, Subsection (d) Placement Provisions is hereby amended to read:

- (d) *Placement Provisions - Towers.* Towers shall be located only in those areas described in Table 1, provided that towers that are proposed to be located in a Residence District or within three hundred feet of a Residence District, in the Downtown Development District, the Gateway District or the city’s Entryway Corridor shall be subject to the siting priorities set forth for preferred tower locations in section 7B-2-8.

Table 1 New Tower Criteria

Zone Category	May Be Located in Public Right-of-Way (ROW)	Maximum Tower Height	Stealth Design	Setback from Property Lines (does not apply within ROW)
R1 – R3, PUD	Yes	50' [1]	Required	See Section 7B-2-7
R4, B1, B2, and HE, MA	Yes	75' [2]	Optional	See Section 7B-2-7
M-1, M-2	Yes	100' [3]	Optional	See Section 7B-2-7
GD	Yes	[4]	Required	See Section 7B-2-7

[1] If an applicant wants to construct a tower in a Residence District or within 300 feet of a Residence District, in the Downtown Development District, the Gateway District or the city’s Entryway Corridor, then stealth design is required.
[2] An additional 25 feet in height is allowed if applicant uses stealth design.
[3] An additional 20 feet in height is allowed if applicant uses stealth design.
[4] Residential uses 50 feet, commercial uses 100 feet, and industrial uses 120 feet.

Chapter 11, Article II-II (11-9.3) Limits Established – District Restricting Storage of Class I and II Liquids in Above Ground Storage Tanks, Storage of Flammable Cryogenic Fluids in Stationary Containers, and Storage of Liquefied Petroleum Gases is hereby amended to read:

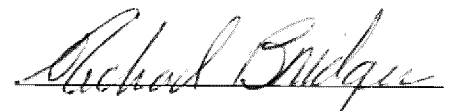
The limits referred to in sections 5704.2.9.6.1, 5706.2.4.4, 5806.2, and 6104.2 of the International Fire Code in which storage of Class I and II liquids in above ground storage tanks, storage of flammable cryogenic fluids in stationary containers, and storage of liquefied petroleum gas is restricted are hereby established as the corporate limits of the city except for those areas that are zoned M-1, industrial district, and which have been granted approval by the board of adjustments as per Appendix A, Section 8A of this Code, or areas that are zoned M-2, heavy industrial district.

Appendix B Subdivision Regulations, Article 8 805.1 Permitted Uses is hereby amended to read:

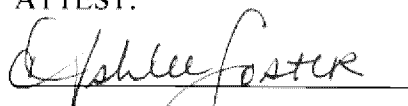
A PUD district may include any residential, commercial, and industrial use listed as permitted or conditional within the zoning jurisdiction of Sheridan, except for uses requiring Board of Adjustments approval as stated in the provisions of the M-1 Industrial district found in Sheridan City Code Appendix A Section 8A. All uses shall be selected, designed and located to enhance the overall pattern, appearance and function of the PUD, and to provide integration with immediately adjacent areas. The PUD Master Plan shall indicate land-use categories within the district and shall list the uses permitted in each category.

PASSED, APPROVED AND ADOPTED this 7th day of April 2025

City of Sheridan


Richard Bridger, Mayor

ATTEST:

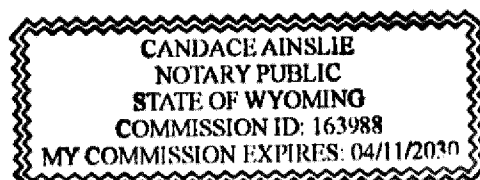

Ashlee Foster, City Clerk

State of Wyoming)
) SS
County of Sheridan)

Signed and sworn (or affirmed) before me on this 7th day of April 2025
by Richard Bridger and Ashlee Foster


Notary Public

My commission expires 4/11/30



1st Reading: March 3, 2025
2nd Reading: March 17, 2025
3rd Reading: April 1, 2025
Published: April 11, 2025

EFFECTIVE DATE: This Ordinance shall be in full force and effect on April 11, 2025, after the required approval and publication, according to law.

