

*Town of Saratoga, WY
Tuesday, October 21, 2025*

Title 18. Zoning

Chapter 18.30. RB RETAIL BUSINESS DISTRICT

§ 18.30.010. Purpose and intent.

This district is intended to permit commercial activities designed to serve the community. This district includes uses usually associated with the central business district or community shopping center and includes shopping facilities which are generally compatible with residential development, i.e. retail and service-oriented businesses.

(Ord. 399 § 1(328-19(1)), 1980)

§ 18.30.020. Permitted uses.

All uses shall be conducted within the confines of permanently constructed buildings except those uses permitted which are customarily conducted in the open such as short term storage and off-street parking. Storage shall be limited to accessory storage of commodities sold at retail on the premises and storage shall be within a completely enclosed building.

- A. Retail businesses involving the sale of merchandise within closed buildings to include: antique shop, art shop or art supply store, automobile accessory store, bakery (for retail sales on premises only), bicycle shop, book or stationery store, camera store and photographer's studio, clothing and wearing apparel shop, confectionery store, convenience store, delicatessen, drug store, dry goods or notions store, florist shop, grocery store or supermarket, hardware store, jewelry store, liquor store (except drive-ins) luggage or leather goods store, music or record shop, newsstand, pet shop, sporting goods shop, toy store, television, radio and appliance sales, variety store and similar retail stores;
- B. Establishments involved in the rendering of personal or business service including banks, or similar financial institutions (except drive-in banks), barber or beauty shops, coin-operated laundries, dry cleaning establishments (provided that all solvents and other agents used are noncombustible and nonexplosive), post offices, printing or publishing establishments not using presses, restaurants or cocktail lounges (except drive-ins), self-storage establishments, shoe repair shops, soda fountains and travel agencies;
- C. Professional offices;
- D. Public buildings (i.e., town hall, police and fire stations);
- E. Hospitals and clinics;

- F. Day care centers, nursing, rest or convalescent homes;
- G. Commercial parking lots;
- H. Buried underground utility lines and overhead electrical lines of sixty-nine thousand volts or less;
- I. Uses customarily incidental and accessory to the permitted uses, including the repair of goods of the type sold in stores in the district;
- J. Radio and television stations and towers;
- K. Churches;
- L. Hotels, motels, lodges, tourist lodges, health clubs and spas;
- M. Resort. "Resort" shall be defined as any area of land or water used for open-land commercial or private recreation where overnight lodging, meals, and related tourist services are provided in conjunction with such recreational use. The following are permitted uses or accessory uses under a resort:
 - 1. Timeshares; provided, however, that any such accessory uses or accessory buildings need not be on the same lot as a main use or building, but may stand alone on any single lot, area or location, as long as it is contiguous with the base property,
 - 2. Golf courses and driving ranges,
 - 3. Swimming pools and hot springs pools,
 - 4. Employee housing; provided, however, that any such accessory uses or accessory buildings need not be on the same lot as a main use or building, but may stand alone on any single lot, area or location, as long as it is contiguous with the base property,
 - 5. Car, motorcycle, ATV and snowmobile rentals,
 - 6. Accessory use buildings (including, but not limited to, lodges, retail buildings and businesses, gift shops, laundry buildings, maintenance buildings, storage buildings, golf pro shops, fly fishing shops, and associated guide services); provided, however, that any such accessory uses or accessory buildings need not be on the same lot as a main use or building, but may stand alone on any single lot, area or location, as long as it is contiguous with the base property,
 - 7. Microbreweries and outside beer gardens,
 - 8. Tennis courts/sports courts,
 - 9. Wedding and group entertainment/reception facilities,
 - 10. Outdoor amphitheater/music/entertainment facilities and venues;
- N. Accessory residential unit or units clearly incidental, subordinate and secondary to the primary commercial use of the property;
- O. Residential use of the land that existed on or before the adoption of this code. Residential use of land, permitted under this section, may not be expanded or enlarged beyond the lot line boundaries as they existed on or before the adoption of this code.

Residential uses of land existing in retail business on or before the adoption of this code shall comply with the following regulations listed under Chapter **18.21** RD 6000 Medium Density Residential District:

18.21.030 Accessory uses.

18.21.050 Property development standards.

18.21.080 Maximum building heights.

18.21.090 General provisions.

18.20.100 Site plan approved.

(Ord. 399 § 1(328-19(2)), 1980; Ord. 677, 2001; Ord. 781, 2009; Ord. 835 § 1, 2016)

§ 18.30.030. Special permit uses.

The following uses may be permitted within this district only after review and approval by the planning commission in accordance with provisions of this title. (See Section **18.69.010**). The planning commission may place reasonable requirements upon the use prior to granting approval to insure that such a special use will not have a detrimental effect on the area in which it may be located:

- A. Bus terminals, depots and similar transit facilities;
- B. Hotels, motels;
- C. Funeral parlors;
- D. Public utility structure or facility and overhead electrical transmission lines of over sixty-nine thousand volts;
- E. Bowling alleys;
- F. Membership clubs.

(Ord. 399 § 1(328-19(3)), 1980; Ord. 513, 1988; Ord. 514 § 6, 1988; Ord. 677, 2001)

§ 18.30.040. Property development standards.

- A. Lot Area. No minimum lot area requirement.
- B. Minimum Yard Requirements.
 - 1. Front and Corner Yard. Front and corner, whenever abutting a street, a minimum setback equal to the width of the existing or proposed sidewalk shall be maintained.
 - 2. Side Yard. No minimum side yard requirement.
 - 3. Rear Yard.
 - a. A minimum rear yard setback equal to the height of the proposed building shall be maintained where the rear lot abuts a residential district.
 - b. Measurement of the rear yard setback shall be taken from the foundation to the

centerline of the rear alley where such alley exists. If no alley exists the measurement will be taken from the foundation to the rear property line.

C. Exceptions where setback areas specified in subsection **B** of this section may be used for the following purposes:

1. Off-street parking and loading and traffic circulation;
2. Signs necessary to direct and control vehicular traffic;
3. The permitted signs identifying the business.

D. Height Limits.

1. The maximum height of any building located within one hundred fifty feet of any residential zone shall be two stories or thirty-five feet, whichever is less. Vehicular rights-of-way shall be included in calculating distance.
2. The maximum height of all other buildings shall be sixty feet.
3. All new construction within the airport height restriction area depicted on the official zoning map of the town shall conform to the height requirements described in the "Saratoga Ordinance, Chapter **14.12**, to Limit Height of Objects Around Shively Airport."

(Ord. 677, 2001; Ord. 399 § 1(328-19(4)), 1980)

§ 18.30.050. Off-street parking—Signs.

Use of land in this district shall also conform to the off-street parking, sign requirements and other general provisions of Chapters **18.42**, **18.45** and **18.63**.

(Ord. 399 § 1(328-19(5)), 1980)

§ 18.30.060. Site plan approval.

A. Site plan approval is required for all permitted uses pursuant to Section **18.09.070**.

B. Site plan approval is required for all special permit uses.

(Ord. 399 § 1(328-19(6)), 1980)