

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

Title 18. Zoning

Chapter 18.33. HB HIGHWAY BUSINESS DISTRICT

§ 18.33.010. Purpose and intent.

This district is intended to permit most types of commercial activities and includes the sale of commodities or performance of services designed for application on major streets and highways thereof.

(Ord. 399 § 1(328-20-(1)), 1980)

§ 18.33.020. Permitted uses—Designated.

All uses shall be conducted within the confines of property lines.

- A. Any use permitted in the retail business district;
 - B. Drive-in establishments, i.e., liquor stores, restaurants, theaters and banks;
 - C. Hotels, motels and lodges, tourist lodges;
 - D. Automobile sales and service (new and/or used);
 - E. Automobile filling station and repair garages;
 - F. Automobile rental agencies;
 - G. Automobile body repair (limited to operation inside buildings only);
 - H. Bowling alley;
 - I. Plant nurseries;
 - J. Mobile home and recreational vehicle sales, service and rentals.
- (Ord. 399 § 1(328-20-(2)), 1980; Ord. 469, 1985; Ord. 677, 2001; Ord. 848 § 1, 2018)

§ 18.33.030. Permitted uses—Restrictions.

The specified uses set out in Section **18.33.020** shall be permitted only under the following conditions:

- A. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes.
 - B. All repair garages, filling stations and gasoline pumps shall be so placed as to permit all services to be rendered entirely within the lot lines. No gasoline or oil pump shall be placed within fifteen feet of any street line or side lot line, nor within twenty feet of any residential district boundary line.
- (Ord. 399 § 1(328-20-(3)), 1980)

§ 18.33.040. 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 special use will not have a detrimental effect on the area in which it may be located:

- A. Recreational vehicle parks;
 - B. Warehouse, distribution centers;
 - C. Printing and publishing establishments;
 - D. Public utility structure or facility and overhead electrical transmission lines of over sixty-nine thousand volts;
 - E. Membership clubs.
- (Ord. 399 § 1(328-20-(4)), 1980; Ord. 514 § 7, 1988; Ord. 848 § 1, 2018)

§ 18.33.050. Property development standards.

- A. Lot Area. Minimum lot area shall be designed and maintained at three times the total floor space area to provide for parking, loading, circulation and pedestrian walk.
- B. Minimum Yard Requirements.
 - 1. Front and Corner Yard. Front and corner whenever abutting a street, a minimum setback of fifteen feet of which ten feet shall be landscaped.
 - 2. Side Yard.
 - a. A minimum rear yard setback to twice the height of the proposed building shall be maintained where the rear lot abuts a residential district or abuts an alley which is adjacent to 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 to Limit Height of Objects Around Shively Airport." A copy of the ordinance is available at the office of the zoning officer.

E. Distance Between Buildings. Buildings not actually joined shall be provided with a minimum ten-foot separation. Buildings which are joined must have a firewall as the common wall, the construction of which must comply with town standards.

F. Screening. Where the highway business district abuts any residential district, there shall be provided screening not less than six feet or more than eight feet in height on the district boundary line. Such screening shall consist of vision-restrictive material subject to the approval of the zoning officer except that screening shall comply with Section **18.42.040** in regards to corner lots.

(Ord. 399 § 1(328-20-(5)), 1980)

§ 18.33.060. 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(328-20-(6)), 1980)

§ 18.33.070. 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(328-20-(7)), 1980)