

**DRAFT ONLY
NOT APPROVED FOR
INTRODUCTION**

HOUSE BILL NO. [BILL NUMBER]

Required housing development strategies.

Sponsored by: HDraft Committee

A BILL

for

1 AN ACT relating to cities and towns; requiring specified
2 cities and towns to adopt zoning regulations that promote
3 housing; providing definitions; and providing for an
4 effective date.

5

6 *Be It Enacted by the Legislature of the State of Wyoming:*

7

8 **Section 1.** W.S. 15-1-601 by creating new subsections
9 (e) through (g) is amended to read:

10

11 *****
12 *****

13 **STAFF COMMENT**
14 **As drafted this bill would require cities and towns with a**
15 **population greater than 4,000 to adopt zoning regulations**

1 that include at least 5 of the 13 specified housing
2 strategies. The Task Force may wish to consider the
3 specific requirements for the housing strategies to be
4 applicable, whether to include counties or allow for the
5 voluntary adoption of the housing strategies by counties,
6 and the required timeline for adoption of the zoning
7 regulations.

8
9 The Task Force may also wish to consider the enforcement
10 mechanism or adding incentives to adopt the housing
11 strategies.

12 *****
13 *****
14

15 15-1-601. Regulations; scope and purpose; uniformity
16 within authorized districts; to follow plan; objectives;
17 required zoning for housing.

18

19 (e) Not later than July 1, 2028 the governing body of
20 each city or town with a population of more than four
21 thousand (4,000) inhabitants on July 1, 2025, shall adopt
22 by ordinance regulations that employ not less than five (5)
23 of the following housing strategies, applicable to the
24 majority of the area of the city or town where residential
25 development is permitted:

26

27 (i) Allow, as a permitted use, a duplex, triplex
28 or fourplex where a single-unit dwelling is permitted;

29

1 (ii) Allow for higher density housing near
2 transit stations, places of employment, higher education
3 facilities and other appropriate population centers, as
4 determined by the governing body;

5

6 (iii) Eliminate or reduce off-street parking
7 requirements to require not more than one (1) parking space
8 per dwelling unit;

9

10 (iv) Eliminate impact fees for accessory dwelling
11 units or developments that include multi-unit dwellings or
12 reduce the fees by not less than twenty-five percent (25%);

13

14 (v) Allow, as a permitted use, not less than one
15 (1) internal or detached accessory dwelling unit on a lot
16 with a single-unit dwelling occupied as a primary
17 residence;

18

19 (vi) Allow, as a permitted use, single-room
20 occupancy developments;

21

1 (vii) Eliminate minimum lot sizes or reduce the
2 existing minimum lot size required by not less than twenty-
3 five percent (25%);
4

5 (viii) Eliminate aesthetic, material, shape,
6 bulk, size, floor area and other massing requirements for
7 multi-unit dwellings or mixed-use developments or remove
8 not less than half (1/2) of those requirements;
9

10 (ix) Allow the development of tiny houses, as
11 defined in Appendix AQ of the 2021 International
12 Residential Code;
13

14 (x) Eliminate setback requirements or reduce
15 existing setback requirements by not less than twenty-five
16 percent (25%);
17

18 (xi) Increase building height limits for dwelling
19 units by not less than twenty-five percent (25%);
20

21 (xii) Allow, as a permitted use, multi-unit
22 dwellings or mixed-use development all lots where office,
23 retail or commercial use are primary permitted uses;

1

2 (xiii) Allow, as a permitted use, multi-unit
3 dwellings on all lots where triplexes or fourplexes are
4 permitted uses.

5

6 (f) If a city or town's existing regulations adopted
7 pursuant to this section prior to July 1, 2025 do not
8 contain a regulation that is listed as a regulation to be
9 eliminated or reduced in subsection (e) of this section,
10 that missing regulation shall be considered an adopted
11 strategy for purposes of adopting a minimum number of
12 strategies under subsection (e) of this section.

13

14 (g) If the adoption of a housing strategy allowed in
15 subsection (e) of this section subsumes another housing
16 strategy allowed in subsection (e) of this section, only
17 one (1) strategy may be considered to have been adopted by
18 the city or town for the purposes of compliance with
19 subsection (e) of this section.

20

21 (h) As used in this section:

22

1 (i) "Dwelling" means a building designed for
2 residential living purposes, including single-unit, two-
3 unit and multi-unit dwellings;

4

5 (ii) "Dwelling unit" means one (1) or more rooms
6 designed for or occupied exclusively by one (1) household;

7

8 (iii) "Fourplex" means a building designed for
9 four attached dwelling units in which the dwelling units
10 share a common separation, such as a ceiling or wall, and
11 in which access cannot be gained between the units through
12 an internal doorway, excluding common hallways;

13

14 (iv) "Multi-unit dwelling" means a building
15 designed for five (5) or more attached dwelling units in
16 which the dwelling units share a common separation, such as
17 a ceiling or wall, and in which access cannot be gained
18 between the units through an internal doorway, excluding
19 common hallways;

20

21 (v) "Single-room occupancy development" means a
22 development with dwelling units in which residents rent a

1 private bedroom with shared kitchen and bathroom
2 facilities;

3
4 (vi) "Single-unit dwelling" means a building
5 designed for one (1) dwelling unit that is detached from
6 any other dwelling unit;

7
8 (vii) "Triplex" means a building designed for
9 three (3) attached dwelling units in which the dwelling
10 units share a common separation, such as a ceiling or wall,
11 and in which access cannot be gained between the units
12 through an internal doorway, excluding common hallways;

13
14 (viii) "Two-unit dwelling" or "duplex" means a
15 building designed for two (2) attached dwelling units in
16 which the dwelling units share a common separation, such as
17 a ceiling or wall, and in which access cannot be gained
18 between the units through an internal doorway.

19
20 *****
21 *****

22 **STAFF COMMENT**

23 **The Task Force may also wish to consider:**

- 24
25 • **Whether a definition of "Accessory dwelling unit" is**
26 **necessary**

- 1 • Requiring cities and towns to report or publish the
2 zoning regulations to be amended
- 3 • Whether additional housing strategies such as those
4 used in Utah, below, should be added

5

6 The housing strategies included in this draft above are
7 based on Montana Law. Utah Code Ann. 10-9a-403(b)(iii)
8 provides a similar list of zoning options and requires
9 varying levels of compliance based on population size (ie
10 adopting 3 strategies vs 5 for larger cities). The list is
11 printed below for comparison and consideration by the Task
12 Force:

13

14 "(A) rezone for densities necessary to facilitate the
15 production of moderate income housing;

16

17 (B) demonstrate investment in the rehabilitation or
18 expansion of infrastructure that facilitates the
19 construction of moderate income housing;

20

21 (C) demonstrate investment in the rehabilitation of
22 existing uninhabitable housing stock into moderate income
23 housing;

24

25 (D) identify and utilize general fund subsidies or
26 other sources of revenue to waive construction related fees
27 that are otherwise generally imposed by the municipality
28 for the construction or rehabilitation of moderate income
29 housing;

30

31 (E) create or allow for, and reduce regulations
32 related to, internal or detached accessory dwelling units
33 in residential zones;

34

35 (F) zone or rezone for higher density or moderate
36 income residential development in commercial or mixed-use
37 zones near major transit investment corridors, commercial
38 centers, or employment centers;

39

40 (G) amend land use regulations to allow for higher
41 density or new moderate income residential development in
42 commercial or mixed-use zones near major transit investment
43 corridors;

44

1 (H) amend land use regulations to eliminate or reduce
2 parking requirements for residential development where a
3 resident is less likely to rely on the resident's own
4 vehicle, such as residential development near major transit
5 investment corridors or senior living facilities;
6

7 (I) amend land use regulations to allow for single
8 room occupancy developments;
9

10 (J) implement zoning incentives for moderate income
11 units in new developments;
12

13 (K) preserve existing and new moderate income housing
14 and subsidized units by utilizing a landlord incentive
15 program, providing for deed restricted units through a
16 grant program, or, notwithstanding Section 10-9a-535,
17 establishing a housing loss mitigation fund;
18

19 (L) reduce, waive, or eliminate impact fees related to
20 moderate income housing;
21

22 (M) demonstrate creation of, or participation in, a
23 community land trust program for moderate income housing;
24

25 (N) implement a mortgage assistance program for
26 employees of the municipality, an employer that provides
27 contracted services to the municipality, or any other
28 public employer that operates within the municipality;
29

30 (O) apply for or partner with an entity that applies
31 for state or federal funds or tax incentives to promote the
32 construction of moderate income housing, an entity that
33 applies for programs offered by the Utah Housing
34 Corporation within that agency's funding capacity, an
35 entity that applies for affordable housing programs
36 administered by the Department of Workforce Services, an
37 entity that applies for affordable housing programs
38 administered by an association of governments established
39 by an interlocal agreement under Title 11, Chapter 13,
40 Interlocal Cooperation Act, an entity that applies for
41 services provided by a public housing authority to preserve
42 and create moderate income housing, or any other entity
43 that applies for programs or services that promote the
44 construction or preservation of moderate income housing;
45

1 (P) demonstrate utilization of a moderate income
2 housing set aside from a community reinvestment agency,
3 redevelopment agency, or community development and renewal
4 agency to create or subsidize moderate income housing;
5

6 (Q) create a housing and transit reinvestment zone
7 pursuant to Title 63N, Chapter 3, Part 6, Housing and
8 Transit Reinvestment Zone Act;
9

10 (R) create a home ownership promotion zone pursuant to
11 Part 10, Home Ownership Promotion Zone for Municipalities;
12

13 (S) eliminate impact fees for any accessory dwelling
14 unit that is not an internal accessory dwelling unit as
15 defined in Section 10-9a-530;
16

17 (T) create a program to transfer development rights
18 for moderate income housing;
19

20 (U) ratify a joint acquisition agreement with another
21 local political subdivision for the purpose of combining
22 resources to acquire property for moderate income housing;
23

24 (V) develop a moderate income housing project for
25 residents who are disabled or 55 years old or older;
26

27 (W) develop and adopt a station area plan in
28 accordance with Section 10-9a-403.1;
29

30 (X) create or allow for, and reduce regulations
31 related to, multifamily residential dwellings compatible in
32 scale and form with detached single-family residential
33 dwellings and located in walkable communities within
34 residential or mixed-use zones;
35

36 (Y) create a first home investment zone in accordance
37 with Title 63N, Chapter 3, Part 13, First Home Investment
38 Zone Act; and
39

40 (Z) demonstrate implementation of any other program or
41 strategy to address the housing needs of residents of the
42 municipality who earn less than 80% of the area median
43 income, including the dedication of a local funding source
44 to moderate income housing or the adoption of a land use
45 ordinance that requires 10% or more of new residential

1 development in a residential zone be dedicated to moderate
2 income housing;"

3 *****
4 *****

6 **Section 2.** This act is effective July 1, 2025.

7

8 (END)