



**PLANNING &  
DEVELOPMENT**

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**UDC ZONING INTERPRETATION AND POLICY STATEMENT**

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**FEBRUARY 11, 2026**

Urban Farm Clarification.

This document provides clarification regarding "Urban Farm" as it relates to and supplements the following *existing* Agriculture Uses definitions of Unified Development Code (UDC) subsection 1.4.4.h and the definitions as amended in the future:

*General Agriculture.* The production of grain, animals, food and fiber; the science and art of farming and ranching; and the work of cultivating the soil, producing crops and raising livestock. General Agriculture specifically excludes concentrated feeding operations where swine are confined, fed and maintained for 45 consecutive days or more in any 12-month period.

*Limited Agriculture.* The production of grain, animals, food and fiber on a small scale where any impacts on potential adjacent property from storage, operations, and equipment can be internalized into the site or buffered from abutting areas, typically not occurring on lots or parcels larger than 10 acres.

*Agriculture Product Sales / Farmers Market.* An Agriculture use where land and buildings are used for the retail sale of agricultural products and operated without any additional or permanent site facilities than are otherwise associated with agriculture use. Road side stands, truck sales, or barn sales are examples of such uses, however the intensity and frequency of such sales shall be so that no additional parking, roads, structures, warehouses, or other storage facilities are necessary on the site.

*Urban Farm* is interpreted as:

*Urban Farm.* The cultivation of plants and raising of animals for food, fiber, or ornamental purposes on parcels within urban or urbanizing areas, typically on lots or parcels of 10 acres or less, conducted in a manner that internalizes impacts on adjacent properties through site design, buffering, and operational controls. Urban Farm includes accessory on-site sales of products grown or raised on the premises. This use specifically excludes concentrated feeding operations as defined under General Agriculture. An Urban Farm may incorporate Agriculture Product Sales as an accessory use.

*Urban Farm* shall utilize the Type DD1 (Detached Dwelling / Agricultural Lot) lot for principal and accessory building setbacks.

*Urban Farm* is a permitted use in the AG-Agriculture zoning district subject to the following provisions:

- Animal pens, coops, hutches, shelters, and enclosures are located a minimum of 25 feet from all property boundaries. Animal pens, coops, hutches, shelters, and enclosures that existed at the time of annexation that do not meet the aforementioned standards shall be allowed to shall be recognized as legal non-conformities.
- Apiculture is permitted provided all apiaries and hives are located a minimum of 25 feet from all property boundaries, and the operator maintains all necessary registrations and approvals from the Wyoming Department of Agriculture.
- Structures existing on properties at the time of annexation that do not meet current building or zoning codes shall be recognized as legal non-conformities, provided they are used for Urban Farm activities carried out by employees and are not occupied by or open to the public. Any change in use, expansion or replacement of the structure, or introduction of public access shall void the non-conforming status and require the structure to be brought into full code compliance.
- No concentrated feeding operations or commercial feed lot operations are conducted on site.
- Outdoor storage of manure or composting of animal waste that creates an odor, insect, or rodent nuisance to adjacent properties is prohibited. All manure and animal waste shall be properly managed, stored in covered or enclosed facilities as necessary, and composted or disposed of in accordance with best management practices.
- On-site retail sales of agricultural products grown or raised on the premises, or sourced from other off-site agricultural operations, are permitted through farm stands, roadside stands, barn sales, or similar temporary structures consistent with Agriculture Product Sales / Farmers Market definition. Such sales shall not require permanent site improvements dedicated solely to retail activity (dedicated customer parking, paved access roads, permanent retail structures, or warehouses). Sales of vehicles, ranch equipment, barns and similar structures, and non-agricultural products are prohibited.
- Urban Farm use requires site plan approval. The site plan shall depict: cultivation areas; structures including animal shelters, pens, greenhouses, and storage buildings; setbacks from property lines; buffering and screening measures; parking and access; demarcation of farm operation boundaries under the Wyoming Right to Farm and Ranch Act; farm stand or retail sales areas (if applicable); and manure storage/composting areas.
- The extent of farm and ranch operations as defined in Wyoming Statute § 11-44-101 et seq. (Wyoming Right to Farm and Ranch Act) shall be clearly marked and stated on any site plan and any Land Use Documentation form.



Authorized by: \_\_\_\_\_

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