

ZONING AND DEVELOPMENT REGULATIONS RESOLUTIONS

SUBLETTE COUNTY, WYOMING

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SUBLETTE COUNTY PLANNING AND ZONING COMMISSION

SUBLETTE COUNTY, WYOMING

Albert Sommers, Chairman
Carmel Kail
Tim Thompson
Dennis Seipp Sr.
David Harper

Amended by the Sublette County Board of County Commissioners

on

October 19, 2010

Board of County Commissioners
Sublette County, Wyoming

William W. Cramer, Chairman
Joel Bousman, Member
John Linn, Member

Attest:

Mary L. Lankford, County Clerk

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ZONING AND DEVELOPMENT REGULATIONS RESOLUTION

CHAPTER I - GENERAL

Section 1. Title. This resolution shall be known as the Zoning and Development Regulations of Sublette County, Wyoming.

Section 2. Authority. The Zoning and Development Regulations of Sublette County, Wyoming are authorized by Section 18-5-201 through 18-5-207, Wyoming Statutes, 1977.

Section 3. Purposes. In order to protect the public health, safety and general welfare of the residents of Sublette County, the County has adopted a comprehensive plan for growth and development in the County. The Zoning and Development Regulations are enacted for the purpose of implementing the Sublette County Comprehensive Plan by:

- a. Providing for orderly and well planned development in the County, and preventing random development which is incompatible with existing and historic land uses;
- b. Fixing reasonable zoning standards to which buildings and structures shall conform; and
- c. Conserving the value of land and buildings in all of the unincorporated areas of Sublette County; and
- d. Regulating and restricting lot coverage and population density; and
- e. Protecting residential, agricultural, business, industrial and recreational uses alike from harmful or detrimental encroachment by incompatible uses, and to insure that land allocated to a zoning district shall not be usurped by other inappropriate uses; and
- f. Lessening congestion in and promoting the safety and efficiency of the streets and highways; and
- g. Providing for adequate light, air, sanitation and drainages; and
- h. Facilitating the adequate provision of public utilities and facilities; and
- i. Furthering the appropriate use of land and the conservation of natural resources; and
- j. Isolating or controlling the location of unavoidable nuisance producing uses; and
- k. Providing protection against fire, explosion, water pollution, noxious fumes and other hazards in the interest of the public health, safety, and general welfare; and
- l. Protecting the interest of the general community; and
- m. Defining the powers and duties of administrative bodies as provided hereinafter; and
- n. Securing economy in governmental expenditures; and
- o. Fostering the State's agriculture, mineral, recreational and other industries.

Section 4. Jurisdiction. The jurisdiction and operation of the Zoning and Development Regulations shall include all of the unincorporated lands within Sublette County, Wyoming.

Section 5. Interpretations. In their interpretation and application, the provisions of this resolution shall be considered as minimum requirements. No provision of this resolution is intended to repeal, impair or interfere with any existing resolution of the County or statute of the State of Wyoming, provided however, that where any provision of this resolution imposes more restrictive requirements than are imposed by other resolutions of the County or Wyoming State Statutes, the requirements of this resolution shall govern.

Section 6. Definitions. Certain words, terms and phrases used in this resolution shall be defined as set forth hereafter. Words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular, unless the context indicates otherwise.

Accessory Building. A building or structure which is incidental or subordinate to the principal building, the use of which is not for a dwelling unit but is incidental or subordinate to the use of the principal building on the site, and does not include a kitchen or bedroom use. An accessory building that is attached to the principal building shall be deemed a part of the principal building.

Accessory Use. The use of a building or site, or portion thereof, which is not for a dwelling unit, but is incidental or subordinate to the principal use of the building or site.

Agriculture. The use of a site of 35 acres or more for the production of livestock, crops, produce or poultry for sale or barter, including structures or other site improvements incidental to such uses.

Apartment. A room or rooms in a multi-family dwelling containing two or more such units, occupied or suitable for occupancy as a dwelling unit. The term does not include a town house or condominium.

AU. 1 AU (Animal Unit) equals the following:

- 1 horse and foal
- 1 cow and calf
- 2 calves
- 2 foals
- 2 hogs
- 4 sheep
- 7 lambs
- 4 llamas
- 10 poultry

Automobile Sales and/or Repair. Premises on which new or used passenger automobiles, trailer, or light trucks in operating condition are displayed in the open for sale or trade. Automotive repair includes rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting or steam cleaning. The storage and dispensing of fuels are not included.

Automobile Wrecking Yard. A site used for the wrecking or storing of motor vehicles, or parts thereof.

Bed & Breakfast. A single family residence that serves as a lodging facility containing not more than four guest rooms, having a single kitchen serving no more than 2 meals to guests per day, and a common dining room, where the length of stay is not more than thirty consecutive days per guest, and the primary entry to each guest room is from within the residence.

Board of County Commissioners. All references to the Board of County Commissioners and the County shall mean the Board of County Commissioners of Sublette County, Wyoming.

Building. Any structure designed or used for the housing or enclosure of persons, animals, chattels or moveable property of any kind, not including tents or temporary structures.

Campground. An outdoor recreation facility providing overnight visitor accommodations in the form of recreational vehicle or tent sites, which has no permanent facilities other than management offices and sanitary facilities.

Cistern. A water storage tank which is buried underground with year round functionality.

Cluster Development. A residential development in which the dwelling units are concentrated on a portion of the site, and the remainder of the site, excluding streets, is preserved as open space.

Condominium. A unit in a multiple family dwelling within which each individual unit is intended for separate purchase, together with an interest in common in the site on which the multiple family dwelling is located.

Contract Land Survey. A registered land surveyor and member of the Plat Review Committee to review surveys and plats submitted for filing.

Corner Lot. A lot abutting two (2) or more streets at their intersection. Corner lots have no rear lot lines.

Density. The number of dwelling units of any type, including mobile homes, on the site of any development, expressed as the number of units per acre, taking into account the total area of the site.

Development. All buildings, structures, utilities, or other site improvements made or placed upon land to accommodate the use of a site.

Dry Hydrant. A pipe that leads to a water source, but has no pressure of its own and has year round functionality.

Dwelling Unit. A building or portion of a building containing bathroom and kitchen facilities designed or used as living quarters for one family. It includes both conventional dwellings and manufactured homes. A dwelling unit used as a rental or leased property for less than a thirty (30) day rental period shall constitute a commercial use.

Existing Use or Structure. Any use of a site, including any building or structure thereon, that is located on the site on the effective date of this resolution, whether or not the use or structure conforms to the provisions of this resolution or any amendments thereto.

Factory-built Home: Any residential dwelling that is wholly, or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly on a building site. Factory-built homes shall include, but not be limited to, manufactured homes, modular homes, and mobile homes.

Family. One or more persons related by blood, marriage or adoption, or group of not more than five persons not so related, together with domestic servants and guests, maintaining a common household in a dwelling unit.

Floodplain. That area of the County, excluding the floodway that is inundated by the one hundred year recurrence interval flood.

Floodway. That area of the County, including the channel of any water course, stream, or river, required to effectively carry and discharge floodwater, that is inundated by the ten year recurrence interval flood.

Floor Area, gross. The total horizontal area in square feet of all floors within the exterior walls of a building.

Foundation. A prepared base or support consisting of masonry pillars or blocks.

Front Lot Line. The lot width measured at a line abutting the street. Corner lots have two (2) or more front lot lines.

Grade. The steepness, in terms of angle from the horizontal, or in terms of percent, of a slope measured in a prescribed direction up or down the slope.

Ground Water. Any waters under the surface of the land, or the bed of any stream, lake or reservoir, or other body of surface water, including water that has been exposed to the surface by mining activities.

Guest House or Cabin. A detached accessory residential unit, not exceeding 1200 square feet in size, inclusive of a basement or crawl space over 5 feet in height.

Guest Ranch. A ranch with guest accommodations which has a lodge facility used for dining, separate from individual guest cabins with sleeping rooms sufficient to house at least one family; and also shall include barns, associated outbuildings, corrals, pastures and horses available to accommodate guests for riding activities. Typical services provided include horseback trips day and overnight, hunting guide trips, fishing trips, floattrips, cook-outs, cross-country skiing, snowmobiling and other planned outdoor associated recreational activities for guests only.

Height, building. The height of a structure shall be measured vertically at any cross section of the building from original grade to the high point of the building at the cross section.

Holding Tank. A sealed tank, capable of receiving and storing sewage without discharge.

Home Business. An occupation or activity operated on the premises by the immediate family members and not more than one other employee. An accessory building is allowed and must be authorized or constructed under proper permit unless prohibited by restrictive covenants. There shall be no increase and/or additional commercial traffic generated by the home business. Fleet of autos or trucks are prohibited.

Home Occupation. An occupation or activity carried on by the immediate members of the family residing on the premises. Said occupation shall not be visible or noticeable from outside the walls of the building and shall be clearly incidental and secondary to the residential occupancy. There shall be no increase and/or additional commercial traffic generated by the home business. Fleets of autos or trucks are prohibited.

Hotel. A building containing furnished guest rooms for occupancy on a transient basis, where lodging with or without meals is provided for compensation.

Industrial Transportation Parking Facility. An area of land improved and utilized for parking facilities for industrial projects which are utilizing mass transportation provided in connection with such projects.

Irrigation System. A man-made waterway or structure designed for the irrigation of land including but not limited to: canals, ditches, culverts, pipelines, valve structures, diversion structures or other similar facilities.

Kennels/Dog Breeders. A lot, building, or business in which four or more dogs are kept for board, propagation, training or sale. A dog is defined as being four (4) months in age or more.

Landing Strip. Establishments primarily engaged in furnishing nonscheduled air transportation which have qualified to be air spaced by the FAA and placed on aeronautical charts. These are considered restricted use facilities. Any establishment with 14 or more landings per year, including helicopter landings, shall be considered a landing strip.

Light Industrial Project - Employee Housing. Employee housing, which is attached to or may be detached from the principal light industrial zone. Such housing shall be a conditional use. Such housing may only be occupied by employees of the light industrial business maintained upon the site and their immediate families.

Loading Area. The portion of a site developed for the loading or unloading of motor vehicles or trailers.

Lot. A parcel of legally subdivided land.

Maintenance. Any repair work on a structure, including structural repairs but excluding additions to, enlargement of, or replacement of a structure.

Manufactured Home: A factory-built structure which is to be used as a place of human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not have permanently attached to its body or frame any wheels or axles, which bears a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards promulgated by the United State Department of Housing and Urban Development.

Manufactured Home, Nonconforming: A factory-built home on a permanent foundation that does not conform with the design standards stipulated in Chapter III, Development Standards, of this Resolution.

Mining. The commercial removal, processing or other treatment of mineral resources, including gravel, sand, topsoil or other solid materials, but excluding water, gas, oil or other minerals normally found in a fluid state.

Mini Storage Units. A building or group of buildings in a compound that contain varying sizes of individual, compartmentalized and controlled access stalls or lockers for the dead storage of a customer's goods or wares, provided that: no sales, service, repair or other activities shall be conducted from a storage area; storage of junk, explosives, flammable materials or other noxious or dangerous materials is specifically prohibited; maximum leasable space per stall is one thousand (1,000) square feet; pick-up or delivery by semi-tractor shall be prohibited; and outdoor storage shall be screened.

Mobile Home. A residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence. Mobile homes are not manufactured homes or modular homes.

Mobile and Manufactured Home Park. A site designed or developed for parking or other installation of mobile homes and manufactured homes for residential purposes on spaces or lots offered for sale or rent, including all other facilities for the use of the residents of the park.

Modular Home. A residence dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, built to a nationally recognized building code, supported by a permanent perimeter foundation and not connected to a permanent chassis for support.

Motel. A building or portion thereof containing furnished guest rooms with doorway openings to the outdoors, which rooms are occupied on a transient basis for compensation, with parking facilities provided on the site.

Multiple Family Dwelling. A building or portion thereof containing two or more dwelling units.

Nonconforming Site. A site lawfully created prior to the effective date of this resolution which does not conform to development standards for the district in which it is located or the use regulations for the district in which it is located.

Nonconforming Structure. A structure lawfully erected or under construction prior to the effective date of this resolution which does not conform to applicable development standards.

Nonconforming Use. The use of a structure or site lawfully established prior to the effective date of this resolution which does not conform to the use regulations for the district in which the use is located.

Nuisance. The unreasonable, unwarranted or unlawful use by a person of property, which obstructs or injures the right of another in the enjoyment of property or legal rights.

Oil & Gas Production Waste Disposal Facility. A facility where oil and gas production waste materials including water and solids produced during oil and gas production and/or are disposed. This includes disposal pits, freeze thaw operations, contaminated soil and/or sludge treatment and evaporation ponds used for production water disposal.

Open Space. Natural or open areas including parks, playgrounds, or recreational areas, but not including roads or parking areas.

Outfitter. An establishment providing services, materials, supplies, and equipment for horseback trips, hunting, fishing, rafting, and other types of outdoor recreation, not including a commercial structure.

Person. Any individual, corporation, partnership or similar legal entity.

Planned Unit Development. A residential, commercial or industrial development designed as a complete, integrated unit in which the dwelling, commercial or industrial units are concentrated on the portion of the site most suitable for development, and within which

prescribed minimum standards for site area, setbacks, and the bulk and spacing of buildings may be modified to achieve preservation of open space areas.

Planning and Zoning Commission. All references to the Planning and Zoning Commission or the Commission shall mean the Planning and Zoning Commission of Sublette County.

Public Facilities. All government buildings, schools, houses of worship, hospitals, nursing homes, libraries, day care centers, parks and other similar public or quasi-public uses.

Ranch. A compound or cluster of structures built in traditional form, all directly related to an on-going ranching business.

Rear Lot Line. In the case of a rectangular or most trapezoidal-shaped lots, rear lot lines means the lot line which is generally parallel to and the most distant from the street lot line of the lot. In the case of an irregular or triangular shaped lot, the rear lot line means a line twenty (20) feet in length, located entirely within the lot, parallel to and at the maximum possible distance from the street lot line. In the case where a lot does not abut a street, the rear lot lines shall be the lot line farthest from the closest street and generally parallel to it, or an imaginary line at least twenty (20) feet long.

Recreational Vehicle. A vehicle that is intended to be transported over the streets, roads, and highways either as a motor vehicle or attached to, or hauled by, a motor vehicle, that is designed for temporary use as sleeping quarters.

Recreational Vehicle Park. Land specifically designed and developed to accommodate public camping or recreational vehicles, pickup campers, motor homes, travel trailers, and individual camping trailers, having permanent sanitary facilities for short term dwelling purposes.

Residential Use. The use of land, buildings, or structures for human occupancy.

Resort. A building or group of associated buildings containing accommodation units for visitors consisting of individual guest rooms, suites, or separate dwelling units, with related dining facilities and other types of accessory facilities including private recreation facilities, operated under a single management which provides the occupants thereof with customary hotel services and facilities.

Salvage Yard. An outdoor space where junk, waste, discarded or salvage materials are stored or handled, including automobile wrecking yard for storage or salvaged building and structural steel materials, and the processing of used, discarded or salvaged material as part of a permitted manufacturing operation on the same premises. A site where more than two junked or inoperative motor vehicles are stored or processed in any manner.

Septic Tank. A watertight tank which receives sewage and which is normally used in combination with leachfield for sewage disposal.

Service Station. A business offering for sale gasoline, oil, automotive accessories, maintenance and minor repair services for motor vehicles.

Setback. The distance from a site boundary line or easement, required by the provisions of Chapter III, Section 4, measured as prescribed in said section, which establishes the permitted location of structures and other improvements on a site.

Sexually Oriented Business. Includes adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, adult theater, escort agency,

facilities that feature nude or topless dancing or any business which generates ten percent (10%) or more of its revenue from the sale of sexually oriented material. For the purpose of defining a sexually oriented business the following terms are defined: Adult Arcade means a public place where still or motion pictures, characterized by their emphasis on sexual activities or photographic material emphasizing sexual activities or anatomical areas, are displayed to five (5) or fewer persons. Adult Bookstore, Adult Novelty Store or Adult Video Store include any commercial establishment generating more than ten percent (10%) of its revenue by offering for sale or rent books, magazines, periodicals, photographs, motion pictures, video cassettes, compact discs or other material emphasizing sexual activities or anatomical areas or instruments, devices or paraphernalia designed and used for stimulation of human genital organs. Adult Cabaret means a nightclub, bar, restaurant or similar commercial establishment featuring nude or semi-nude persons, live performances characterized by sexual activities or exhibition of anatomical areas or showing movies, videos or other photographic material emphasizing sexual activities or anatomical areas. Adult Motion Picture Theater means a commercial establishment showing films, movies videos or other photographic material emphasizing sexual activities or anatomical areas for any form of consideration. Adult Theater means a commercial establishment regularly featuring persons appearing nude or semi-nude or live performances characterized by the exposure of anatomical areas or engaged in sexual activities. Escort Agency means a person or business offering or providing escorts as dates, companions, private models or persons to privately perform a striptease as a primary business purpose.

Side Lot Lines. any lot line other than a front or rear lot line.

Sign. A device, display or illustration which is affixed to or painted or otherwise exhibited on a building or structure of any kind, or attached to the ground, for the purpose of advertising or calling attention to any place, activity, person, institution, organization or business.

Sign, illuminated. A sign which is illuminated during night time hours through any artificial lighting system.

Site. A parcel of land devoted to a use, or occupied by a structure or group of structures.

Site Boundary Line, front. The boundary line of a site adjoining a road or highway, not including a private driveway, which provides primary access to the site.

Site Boundary Line, rear. The boundary line of a site extending between the side lines and at the opposite end of the site from the front line.

Site Boundary Line, side. The boundary line of a site extending from the front line to the rear line.

Structure. Anything erected or constructed and having a fixed or permanent location on the ground, including buildings of all kinds and signs.

Temporary Camp. An area of land occupied for more than fifteen (15) days but less than three hundred sixty-five (365) days by mobile homes, travel trailers, truck campers, tent trailers or any other structure(s) serving as temporary housing for the personnel necessary for the operation and maintenance of a commercial activity such as drilling rig, asphalt plant, gravel pit, logging camp or other similar use, for recreational or residential uses and for nonprofit organizations.

Transient Basis. Occupancy of a motel or hotel unit or other type of visitor accommodation for short time periods.

Use. The purpose for which a site or structure is designed, intended, constructed or enlarged, or for which it is occupied and maintained.

Workers Camp. An area of land occupied by five (5) or more mobile homes, travel trailers, truck campers, tent trailers or any other structure(s) including service buildings and kitchen facilities; occupied by or serving as semi-permanent housing for the personnel of an industrial or commercial construction project as distinguished from a drilling operation.

CHAPTER II - ZONING DISTRICTS

Section 1. Zoning Districts. The zoning districts established by this resolution for the unincorporated areas of Sublette County are designated as follows:

Agricultural (A-1): This district maintains and continues the existing agricultural land use in the County.

Residential (R): This district provides land for residential development within an area of one mile from the corporate limits of incorporated towns.

Rural Residential (R-R): This district provides areas in the rural portions of the County for residential development and uses.

Rural Residential Five (R-R 5): This district provides areas in the rural portions of the County for residential development and uses. A five (5) acre minimum parcel is required.

Rural Residential Ten (R-R 10): This district provides areas in the rural portions of the County for residential development and uses. A ten (10) acre minimum parcel is required.

Rural Residential Twenty (R-R 20): This district provides areas in the rural portions of the County for residential development and uses. A twenty (20) acre minimum parcel is required.

Residential Mobile Home (R MH): This district provides land for residential and/or mobile home development within an area of one mile from the corporate limits of incorporated towns.

Rural Residential Mobile Home (R-R MH): This district provides areas in the rural portions of the County for residential and/or mobile home development and uses.

Rural Residential Mobile Home Five (R-R MH 5): This district provides areas in the rural portions of the County for residential and/or mobile home development and uses. A five (5) acre minimum parcel is required.

Rural Residential Mobile Home Ten (R-R MH 10): This district provides areas in the rural portions of the County for residential and/or mobile home development and uses. A ten (10) acre minimum parcel is required.

Rural Residential Mobile Home Twenty (R-R MH 20): This district provides areas in the rural portions of the County for residential and/or mobile home development and uses. A twenty (20) acre minimum parcel is required.

Mobile/Manufactured Home Park (MH): This district provides areas where mobile and manufactured home parks can be developed.

Multiple Family Residential (MFR): This district provides areas for structures designed for occupancy by two (2) or more families, with each family occupying a separate dwelling unit which may be separated vertically or horizontally. Shared walls, entrances or stairs are common features of this type of housing. With public water and sewer, minimum lot size shall be one (1) acre and maximum density shall be eight (8) dwelling units per acre. With a septic system and well, minimum lot size is five (5) acres and maximum density is two (2) dwelling units per acre.

General Commercial (C-1): This district provides areas for orderly and compact commercial development.

Highway Commercial (CH-1): This district provides areas for orderly and compact highway related commercial development.

Recreational Service (RS-1): This district provides areas for recreation oriented service uses.

Light Industrial (I-L): This district provides areas for safe, non-nuisance causing industrial uses.

Heavy Industrial (I-H): This district provides areas for general industrial uses.

Resource Conservation (RC): This district protects and conserves environmentally sensitive areas where development must be limited to prevent degradation of the areas.

Scenic Areas, Historic Sites, & Trails (SA): This district protects and conserves important natural and scenic areas, historic sites and trails.

Rural Mixed (RM): This district provides land for a mixture of uses which are compatible to the residents of the district and adjoining property owners.

Planned Unit Development (PUD): This district is an overlay district which provides a flexible procedure for tracts of land which are to be planned and developed as a whole; using a unified design, encouraging creative methods, and allowing a mixture of uses.

Family Exemption (FE): The FE suffix following any zoning district designation denotes that a lot within that zoning district was created by means of a family division.

Section 2. District Boundaries. The boundaries of the zoning districts are shown on the zoning maps, designated the Official Zoning Map and Detailed Zoning Maps on file in the County Offices. Where uncertainty exists as to the boundary of a Detailed Zoning Map, the following rules shall apply.

- a. District boundaries following section or partial section lines, or the center line of roads or highways shall be construed to follow the center lines or section lines thereof.
- b. Where further uncertainty exists, the Board of County Commissioners on recommendation of the Planning and Zoning Commission, shall determine the exact location of a boundary in question.

Section 3. Authorized Uses. The following uses shall be authorized in the various zoning districts, provided that they conform to the applicable development standards and conform to the applicable goals, policies and guidelines of the Sublette County Comprehensive Plan. Rental of a Guest House or Cabin, subject to compliance with "Standards for the Rental of Guest Houses" contained in Chapter III, Section 40 of the Sublette County Zoning and Development Standards; shall be permitted as an outright use in the following zoning districts: Agricultural (A-1), Rural Residential 5, 10 and 20 (R-R 5, R-R 10 and R-R 20), Rural Residential Mobile Home 5, 10 and 20 (R-R MH 5, R-R MH 10 and R-R MH 20) and as Conditional Use in the Residential (R), Rural Residential (R-R), Residential Mobile Home (R MH) and Rural Residential Mobile Home (R-R MH) zoning district.

- a. In any zoning district:
 - (1) Mining and mineral extraction;
 - (2) Home occupation uses;
 - (3) Accessory uses and structures;
 - (4) Family Divisions, family divisions creating lot(s) not less than two (2) net acres in size.

- b. In the Agricultural District (A-1):
 - (1) General agricultural uses;
 - (2) Residential uses, excluding the use of mobile/nonconforming manufactured homes on eighty (80) acres or less;
 - (3) Outdoor recreation facilities for hunting, fishing, horseback riding, hiking or winter sports uses incidental to the principal agricultural use;
 - (4) Guest House or Cabin
 - (5) Conditional Uses:
 - (a) Home Business
 - (b) Workers Camp
 - (c) Temporary Camp
 - (d) Sanitary Landfill
 - (e) Landing Strips
 - (f) Industrial Transportation Parking Facilities
 - (g) Public Facilities
 - (h) Temporary storage of heavy equipment
 - (i) Guest Ranches and Outfitters
 - (j) Kennels/Dog Breeder
 - (k) Bed and Breakfast
 - (l) Fur Farms
 - (m) Gravel pits, with washing and screening
 - (n) Gravel pit, with washing screening and crushing
 - (o) Gravel pits, including a batch plant that mixes gravel with sand, water and cement to produce concrete and associated processing.

- c. In the Residential District (R):

(Where the lots are not being served by both municipal water and sewage disposal systems and the site improvements, i.e. water sewage, fire protection, streets, etc. are not constructed to meet or exceed the requirements of the municipality providing such water and sewage service):

 - (1) Single family dwellings, excluding mobile/nonconforming manufactured homes.
 - (2) Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations.
 - (3) Guest House or Cabin
 - (4) Conditional Uses:
 - (a) Public Facilities
 - (b) Bed and Breakfast
 - (c) Rental of Guest House or Cabin

(In the Residential District where lot size is 6,000 square feet per dwelling unit (R – 6,000) and the lots are being served by both municipal water and sewage

disposal systems and the site improvements, i.e. water, sewage, fire protection, streets, etc are constructed to meet or exceed the requirements of the municipality providing such water and sewage service):

- (1) Single family dwellings, excluding mobile/nonconforming manufactured homes.
 - (2) Livestock shall not be permitted.
 - (3) Vehicular and recreational type property storage areas for the exclusive use of the property owners of the subdivision within which the storage area is located. Ownership of the storage area shall remain under the ownership of the Homeowner's Association or Service Improvement District.
 - (4) Conditional Uses:
 - (a) Multifamily dwellings, not to exceed four dwelling units per lot; the minimum site area required for any single dwelling unit on a multiple family lot shall not be less than 3,000 square feet (6,000 square feet for a duplex – 9,000 square feet for a triplex - 12,000 square feet for a fourplex).
 - (b) Public facilities.
- d. In the Rural Residential Districts (R-R), (R-R 5), (R-R 10), (R-R 20):
- (1) Single family dwellings, excluding mobile/nonconforming manufactured homes.
 - (2) Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations.
 - (3) Guest House or Cabin (Rental of a guest house is permitted as a conditional use in RR Districts, and an Authorized use in all other districts.)
 - (4) Conditional Uses:
 - (a) Public Facilities
 - (b) Bed and Breakfast
- e. In the Residential Mobile Home District (R MH):
- (1) Single family dwellings;
 - (2) Mobile/nonconforming manufactured homes placed on a permanent foundation;
 - (3) Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations.
 - (4) Guest House or Cabin
 - (5) Conditional Uses:
 - (a) Public Facilities
 - (b) Bed and Breakfast
- f. In the Rural Residential Mobile Home Districts (R-R MH), (R-RMH 5), (R-R MH 10), (R-R MH 20):
- (1) Single family dwelling;
 - (2) Mobile/nonconforming manufactured homes placed on permanent foundation;
 - (3) Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations.
 - (4) Guest House or Cabin
 - (5) Conditional Uses:
 - (a) Public Facilities
 - (b) Bed and Breakfast

- g. In the Mobile/Manufactured Home Park District (MH):
 - (1) Any use permitted in the R districts;
 - (2) Mobile/manufactured homes placed on permanent foundation;
 - (3) Mini storage buildings for use of residents of the district.
 - (4) Conditional Uses:
 - (a) Public Facilities
- h. In the Multiple Family Residential District (MFR):
 - (1) Multiple family dwellings;
 - (2) Conditional Uses:
 - (a) Public Facilities
- i. In the General Commercial District (C-1):
 - (1) Retail stores and shops;
 - (2) Business and professional offices and shops;
 - (3) Restaurants and taverns;
 - (4) Laundromats and cleaning facilities;
 - (5) Automobile sales, service and maintenance facilities;
 - (6) Banks and financial institutions;
 - (7) Food stores, general stores and drug stores;
 - (8) Hotels;
 - (9) Funeral homes;
 - (10) One (1) residential use incidental to the principal commercial use, excluding the use of mobile/nonconforming manufactured homes.
 - (11) Accessory residential units which contain (1100) square feet or less of habitable floor area; which are clearly incidental, subordinate and secondary to the primary commercial use of the property.
 - (12) Modular/Manufactured Homes Sales and Display Lots
 - (13) Conditional Uses:
 - (a) Industrial Transportation Parking Facilities
 - (b) Public Facilities
 - (c) Kennels/Dog Breeders
 - (d) Mini-Storage Units
 - (e) General commercial establishments;
- j. In the Highway Commercial District (CH-1):
 - (1) Motels and tourist facilities;
 - (2) Restaurants, supper clubs, and drive-in restaurants;
 - (3) Automobile service and maintenance facilities;
 - (4) Gift shops;
 - (5) Outdoor theaters and recreational uses;
 - (6) One (1) residential use incidental to the principal commercial use, excluding the use of mobile/nonconforming manufactured homes.
 - (7) Accessory residential units which contain (1100) square feet or less of habitable floor area; which are clearly incidental, subordinate and secondary to the primary commercial use of the property.
 - (8) Modular/Manufactured Homes Sales and Display Lots
 - (9) Conditional Uses:
 - (a) Industrial Transportation Parking Facilities
 - (b) Public Facilities
 - (c) Mini-Storage Units
 - (d) General commercial establishments;

- k. In the Recreational Service District (RS-1):
- (1) Resorts, restaurants, taverns and gift shops;
 - (2) Sport shops, bait shops and marinas;
 - (3) Golf courses;
 - (4) Outdoor recreation facilities for hunting, fishing, horseback riding or winter sports activities;
 - (5) Residential uses by those employed on the premises and their families, excluding the use of mobile/nonconforming manufactured homes;
 - (6) Motels.
 - (7) Conditional Uses:
 - (a) Industrial Transportation Parking Facilities
 - (b) Public Facilities
 - (c) Campgrounds
- l. In the Light Industrial District (I-L):
- (1) Non-nuisance producing manufacturing or processing uses;
 - (2) Service stations, garages, parking lots or truck terminals;
 - (3) Laundry, cleaning or dry cleaning establishments;
 - (4) Wholesale storage or sales establishments except for aboveground storage of flammable liquids or gases, poisonous, explosive or toxic materials recognized as dangerous to animals or humans;
 - (5) One dwelling unit or mobile/nonconforming manufactured home per parcel for owner's and/or caretaker's residence in conjunction with a business;
 - (6) Automobile wrecking or salvage yards;
 - (7) Heavy equipment sales;
 - (8) Sawmills and lumberyards;
 - (9) Oil field or mining equipment sales or service;
 - (10) Supply and service shops including plumbing, welding, electrical, and builders;
 - (11) Mini storage units;
 - (12) Modular/Manufactured Homes Sales and Display Lots
 - (13) Conditional Uses:
 - (a) Workers Camp
 - (b) Temporary Camp
 - (c) Light Industrial Project-Employee Housing
 - (d) Airports
 - (e) Industrial Transportation Parking Facilities
 - (f) Sanitary Landfills
 - (g) Kennels/Dog Breeder
 - (h) Fur Farms
 - (i) Oil and Gas Production Waste Facility
 - (j) Exceeding maximum height limitation for structures
- m. In the Heavy Industrial District (I-H):
- (1) Non-nuisance producing manufacturing or processing uses;
 - (2) General industrial uses;
 - (3) Automobile wrecking and salvage yards;
 - (4) Cement and concrete manufacturing;
 - (5) Chemical plant;
 - (6) Gas processing plant;
 - (7) Manufacturing and storage of explosives;
 - (8) Mineral manufacturing, refining, and processing;

- (9) Pipeline terminal and pump station;
- (10) Service stations, garages, parking lots or truck terminals;
- (11) Wholesale storage or sales establishments;
- (12) Airports;
- (13) Heavy equipment sales;
- (14) Sawmills and lumber yards;
- (15) Oil field or mining equipment sales or services;
- (16) Research facilities;
- (17) Supply and service shops including plumbing, welding, electrical, and builders;
- (18) Mini storage units;
- (19) Oil and Gas Production Waste Facility
- (20) Conditional Uses:
 - (a) Workers Camp
 - (b) Temporary Camp
 - (c) Industrial Transportation Parking Facilities
 - (d) Sanitary Landfills
 - (e) Sexually Oriented Business
 - (f) Exceeding maximum height limitation for structures

n. In the Resource Conservation District (RC):

- (1) Fish hatcheries and wildlife preserves;
- (2) Grazing and agricultural uses;
- (3) Drainage, irrigation structures and irrigation dams;
- (4) Soil and water conservation and forest management uses;
- (5) One single family residence per parcel, excluding the use of mobile/nonconforming manufactured homes;
- (6) Conditional Uses:
 - (a) Workers Camp
 - (b) Temporary Camp
 - (c) Industrial Transportation Parking Facilities
 - (d) Sanitary Landfills

o. In the Scenic Area, Historic Sites and Trails District (SA):

- (1) Forestry, grazing, hunting and fishing uses;
- (2) Public parks and similar areas;
- (3) Maintenance and preservation of historic sites and trails.

p. In the Rural Mixed District (RM):

- (1) Agriculture, light;
- (2) Single-family dwellings and mobile/nonconforming manufactured homes placed on permanent foundations;
- (3) Animal clinic;
- (4) Arena, recreational;
- (5) Farm supply and sales;
- (6) Greenhouse, commercial;
- (7) Home business;
- (8) Stable;
- (9) Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations.
- (10) Modular/Manufactured Homes Sales and Display Lots
- (11) Conditional Uses:
 - (a) Public Facilities
 - (b) Kennels/Dog Breeders

(c) Fur Farms

- q. In the Planned Unit Development District (PUD):
- (1) Condominiums;
 - (2) Townhouses;
 - (3) Cluster and planned unit developments;
 - (4) Apartments;
 - (5) Duplexes;
 - (6) Commercial and industrial complexes;
 - (7) Twin Houses.

Section 4. Determination of Similar Uses. Uses of a similar character to permitted uses in any zoning district may be established or approved by the Board of County Commissioners on recommendations of the Planning and Zoning Commission.

Section 5. Conformity with District Regulations. Except as provided in Chapter VII for Nonconforming uses and sites, no structure or site shall be used other than in conformity with the regulations of the zoning district in which the structure or site is located. No site in one ownership on the enactment date of this resolution shall be reduced in size below the minimum area established for the land use district in which the site is located.

CHAPTER III - DEVELOPMENT STANDARDS

Section 1. Conformity with Development Standards Required. All proposed uses and structures including enlargement of existing uses except as provided in Chapter VII hereof, shall conform with the applicable development standards established in this chapter.

Section 2. Water Supply and Distribution Systems. The construction, modification or operation of any private or public water supply or distribution system shall conform to all standards established by the State of Wyoming. All wells shall be constructed so as to prohibit cross contamination of wells by on-site waste disposal systems. A site area of one (1) acre, excluding rights of way, streams, or lakes shall be required for the installation of a domestic water well and septic tank-leachfield disposal system.

Section 3. Sewage Disposal Systems. All sewage disposal systems shall conform to all standards established by the State of Wyoming in addition to the standards established by this section.

The applicant for a Zoning and Development Permit shall furnish the zoning administrator with sufficient material to document that the proposed sewage system conforms to State and County standards or requirements. Every sewage disposal system shall be inspected by the County after the system has been installed and before any fill or other material has been placed over the system or any part thereof, to ensure that the system is constructed and installed in conformity with State and County requirements.

No septic tank shall be located within 50 feet of any water well and no leachfield shall be located within 100 feet of any water well.

No standard leachfield shall be installed in any area where the groundwater level is within four (4) feet of the ground surface.

Section 4. Setback Requirements. All buildings and structures shall be located not less than the minimum distances set forth in this section, with all front setbacks to be measured from the easement line of any private or public roadway. In the event that a setback from a road right of way exceeds the lot boundary setback, the more restrictive setback requirements shall apply. The setback shall be measured from the stem wall. Overhangs may encroach two (2) feet into the setback. Unenclosed attached porches are not counted in the setback.

ZONING DISTRICT	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
A-1			
1. Lots 20 acres or less	30'	10'	40'
2. Lots more than 20 acres	50'	50'	50'
3. Lots created by family division	50'	50'	50'
R/6000	20'	7'	20'
(Where lot size is 6,000 square feet per dwelling unit and is being served by both municipal water and sewer disposal system and site improvements, i.e.; water sewage, fire protection, street, etc., are constructed to meet or exceed the requirements of the municipality providing water and sewage service for the subdivision within such municipality).			
R, R MH	25'	10'	25'
(Where dwelling unit is being served by an individual well and/or sewage disposal system).			
R, R MH	25'	10'	25'
R-R, R-R 5, R-R MH, R-R MH 5	25'	10'	25'
R-R 10, 20	30'	10'	40'
R-R MH 10, R-R MH 20	30'	10'	40'
MH	20'	10'	10'
C-1	10'	10'	20'
CH-1	25'	20'	20'

RS-1	10'	10'	20'
I-L	30'	20'	20'
I-H	30'	20'	20'
RM	50'	50'	50'
RC	50'	50'	50'
MFR	30'	10'	40'

Minimum setback for fur farms shall be 200 feet from any property line.

Accessory buildings in all zoning districts shall conform to all setback requirements.

Gas pumps and storage tanks shall be setback a minimum of 20 feet from the right-of-way line of any state or federal highway or county road.

Section 5. Traffic Safety. No structure or site improvement shall be permitted in any zoning district adjacent to the intersection of County roads, State or Federal highways which obstructs or interferes with adequate visibility for the safe and convenient use of such roads or highways by the public.

Section 6. Off-Street Parking. All uses shall be required to meet the off-street parking requirement set forth in the Parking Standards Table.

- a. Notwithstanding the requirements set forth in the Parking Standards Table, a different parking standard may be established during the review process for a particular development based on information demonstrating a different standard is workable, subject to approval by the Board of County Commissioners. Shared parking between adjacent uses may be considered by the Planning and Zoning Administrator when determining the parking requirement for a particular development proposal. For uses not listed in the Parking Standards Table the parking requirement shall be determined by the Planning and Zoning Administrator, based upon the parking requirement for a land use of similar nature.

PARKING STANDARDS TABLE			
Use	Parking Spaces Req'd for 1000 sf of Floor Area	Queuing Space	Other Standard
Airport & Heliport			7 per daily landing/takeoff
Auto Sales	2		or 2 per salesman, whichever is greater
Bank or Financial w/o Drive-In	5		1 per employee
Bank or Financial w/Drive-in	5	5 per service lane	1 per employee
Bar/Tavern	10		1 per employee
Beauty & Barber Shop			2 per chair, plus 1 per employee
Bed & Breakfast			2 per dwelling unit, plus 1 per guest room
Bowling Alley			5 per lane, plus 1 per employee
Cabinet Shop			1 per employee, plus 1 per 200 sf of showroom
Campground			1 per camping space, plus 1 per employee

Car Wash		4 per bay	2 per employee
Church			1 per every 4 seats in sanctuary
College			0.5 per student
Commercial Laundry & Dry Cleaner			1 per employee, plus 1 per company vehicle, plus 1 per 150 sf of customer service area
Convenience Store	6		
Day Care			1 per employee, plus 1 per 10 children
Department Store	5		
Drive-in Restaurant		5 per service lane	1 per employee
Drug Store	5		
Dude/Guest Ranch			1 per guest unit, plus 1 per employee
Food Store	5		
Funeral Home			1 per every 4 seats in assembly rooms, plus 1 per employee
Furniture & Carpet	1.5		
Gas Station		2 per pump	1 per employee
Golf Course			3 per hole, plus any required for others uses which are part of the facility
Golf Driving Range or Rifle Range			1 per lane or station, plus 1 per employee
Gravel Operation			1 per employee
Greenhouse	2		1 per 4,000 square feet of outdoor display area, plus 1 for each company vehicle, plus 1 per employee
Gunsmith	2		
Hardware, Paint, Building Materials, Home Improvements	5		
Health Club/Spa			1 per 2 exercise stations, plus 4 per 1,000 sf of other activity area, plus 1 per employee
Home Occupation/Business			2 per dwelling unit, plus 1 per employee not residing on the premises
Hospital			1 per employee, plus 1 per 4 beds
Industrial	2		1 per employee, plus 1 per every 5,000 sf of storage area
Junkyard			1 per employee, plus 1 per every 5,000 sf of storage area
Laundromat			1 per washer, plus 1 per employee
Library & Museum	3.5		
Liquor Store	5		
Lodging			1 per guest room, plus 1 per employee

Lodging with Convention Center			1 per guest room, plus 1 per every 3 seats in an assembly area, plus 1 per employee
Medical Clinic	5		
Mini-storage			1 per employee, plus 1 per 10 storage units
Mobile Home Park			2 per dwelling unit, plus 0.5 for guest parking
Nursing and Group Care Home			1 per employee, plus 1 per 4 beds
Other Miscellaneous Retail/Commercial	5		
Playing Field & Park			1 per 4,000 sf of outdoor play area
Public Facilities	3		1 per employee
Repair Shop	2		
Residential Uses			2 per dwelling unit
Restaurant			1 per 3 seats, plus 1 per employee
Riding Arena & Equestrian Center			1 per 4 stalls, plus 1 per 2,000 sf riding area (in arena), plus 1 per every 4 seats
Schools: Elementary and Junior High			1 per employee, plus 1 per 25 seats in classroom
Schools: High			1 per employee, plus whichever is greater 1 per 5 students at maximum school capacity or 1 per every 3 seats in an assembly area
Skating Rink			6 per 1,000 sf of rink area, plus 1 per 4 seats
Ski Area			1 per 4 lift seat capacity, plus 1 per 2 employees, plus 1 per each lodging room
Taxidermist	2		
Tennis Courts			2 per court
Theater/Assembly Room			1 per every 3 seats in an assembly area
Trade School			1 per student
Utilities			1 per employee, plus 1 per vehicle stored on site
Vehicle Repair			4 per bay

- b. Parking calculations.
 1. When the required number of parking spaces results in a fractional space, the requirement shall be rounded up to the next whole number.
 2. When square footage is specified, the calculation shall be based on the gross floor area of the structure.
 3. When employees are specified, the calculation shall be based upon the maximum number of employees normally on duty at any one time.
- c. Required off-street parking shall be located on site of the development proposed and the minimum size of a parking space shall be 10' X 20'.
- d. Access aisles serving required parking shall be of adequate width so as not to interfere with traffic movements.

- e. Tandem parking (one vehicle parking directly behind another) is not permitted, except for single family dwellings, including single family units within a mobile home park. Backing onto roads or public streets is prohibited, except for single family dwellings.
- f. Storage of inoperable vehicles or materials or parking of delivery trucks is prohibited within required parking spaces.
- g. Disability parking. All nonresidential and residential uses served by a parking lot shall provide parking spaces within the parking lot for use by motor vehicles which transport disabled persons in accordance with the minimum standards in the Disability Parking Table.
 - 1. The dimensions for all parking spaces provided for disabled persons shall be a minimum of 8' 10' wide X 20' long, with an adjacent parallel access aisle 5' wide. The adjacent parallel access aisle may be shared by 2 accessible parking spaces. One in every eight accessible spaces shall have an access aisle 8' wide (rather than 5' feet wide) and shall be signed "Van Accessible".
 - 2. Parking spaces provided for the use of disabled persons shall be located as close as possible to an entrance which allows disabled persons to enter and leave the parking area and building without assistance.
 - 3. All parking spaces provided for the use of disabled persons shall be posted and marked with both a ground-mounted sign and pavement marking which includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by disabled persons.
 - 4. Off-street parking spaces required for the disabled shall count toward fulfilling the off-street parking standards of this Section.

DISABILITY PARKING TABLE	
Number of Parking Spaces Provided	Number of Disability Spaces Required
1-25	1*
26-50	2*
51-75	3*
76-100	4*
101-150	5*
151-200	6*
>200	7 plus 1 for each 100 additional parking spaces provided over 200

* One space shall also be provided for each dwelling unit that is designed for occupancy by the physically disabled.

- h. If the use of land or a structure changes, the parking requirement for the new use shall conform with requirements contained in this Section.
- i. Adequate off-street loading/unloading space shall be provided in order for all loading/unloading activities to occur within the boundaries of the site. Loading/unloading areas shall provide adequate off-street truck maneuvering area.
- j. Snow storage is prohibited in the required parking and loading/unloading areas.

Section 7. Access Driveways. Driveways providing access to County roads, State and Federal highways shall conform to the following requirements. Driveways providing access to State or Federal highways shall conform to all State or Federal regulations in addition to the requirements of this section.

- a. Minimum distance of road frontage between access driveways to County roads shall be 500 feet, unless a lesser distance is determined by the County to be adequate to protect public safety.
- b. Minimum width of access driveways:
 - (1) Commercial and Industrial Districts - 35 feet.
 - (2) All other districts - 24 feet.
- c. A driveway access permit shall be obtained from Sublette County prior to driveway construction accessing a County Road. Applications for permits are available from the Planning and Zoning office. All driveway accesses shall be approved by Sublette County Road and Bridge Foreman prior to construction.
- d. Access to platted subdivision lots shall be from the interior subdivision roads as shown on said subdivision plat. No subdivision lot shall access onto a County Road where access from a subdivision road is provided.

Section 8. Airport Safety Zone Requirements in any Zoning District. Within the safety zones around airports as established by the current Federal Aviation Agency requirements, all structures and site improvements shall conform to the requirements and regulations of the Federal Aviation Agency for such safety zone.

Section 9. Maximum Building Heights. The height of a structure shall be measured vertically at any cross section of the building from original grade to the high point of the building at the cross section.

- a. Principal buildings in the R, R MH, R-R, R-R MH, R-R 5, R-R MH 5, R-R 10, R-R MH 10, R-R 20, R-R MH 20 and MH zoning districts shall be 30 feet in height; in all other zoning districts the height of the principal building shall be 35 feet.
- b. Accessory buildings:

(1) A-1	district	60	feet
(2) R, R MH	district	30	feet
(3) R-R, R-R MH	district	30	feet
(4) R-R 5, R-R MH 5	district	30	feet
(5) R-R 10, R-R MH 10	district	30	feet
(6) R-R 20, R-R MH 20	district	30	feet
(7) MH	district	15	feet
(8) MFR	district	20	feet
(9) C-1	district	25	feet
(10) CH-1	district	25	feet
(11) RS-1	district	25	feet
(12) I-L	district	35	feet
(13) I-H	district	50	feet
(14) RM	district	25	feet

(15) Radio or T.V. antennas and aerials, chimneys, vent and roof mounted mechanical equipment may be present provided the maximum height does not exceed 6 feet.

(16) In the Light and heavy Industrial zoning districts the maximum height may be exceeded, subject to conditional use approval.

Section 10. Slope and Soil Suitability Standards. No development in any zoning district shall be permitted on any site with a slope in excess of 30%, or any slump area. No roadway shall be constructed across a slope in excess of 30% or a slump area, unless no other access to the site is available; and

- a. The road is engineered and constructed to prevent or minimize erosion or slope failure, and
- b. A plan for revegetation of disturbed areas is approved by the County.

All development on slopes less than 30% but greater than 8% shall be planned and constructed to prevent erosion and excessive stormwater or snowmelt runoff, and to minimize disruption of soils and vegetation.

The applicant for any proposed use in any zoning district shall demonstrate that the soils on the site are suitable for the proposed use. The County may require review of any application by the conservation district.

Section 11. Erosion Control. All development and site improvement shall be designed and constructed to minimize soil erosion into watercourses.

Section 12. Drainage. All development and site improvement shall be designed and constructed to minimize disruption of natural drainage, minimize surface runoff onto adjacent watercourses or properties and maximize percolation and infiltration into the ground.

Section 13. Flood Areas. Flood plain areas in Sublette County are designated in accordance with the United States Department of Housing and Urban Development Flood Hazard Boundary.

Maps for Sublette County on file in the Sublette County Courthouse or any amendments thereof. All development in flood plain areas shall conform to the following standards:

- a. No structure shall be constructed in any floodway.
- b. All proposed structures in the flood plain shall be designed, constructed, elevated or anchored against flood damage, to at least the requirements established by the United States Department of Housing and Urban Development for federal flood insurance eligibility.

Flood areas are areas where ground water level is within four (4) feet of the ground surface. The following requirements shall apply in flood areas:

- a. No conventional septic tanks and leach field sewage disposal systems shall be permitted.
- b. All structures and other site improvements shall be designed and constructed to minimize ground water pollution or contamination.

Section 14. Noise. No use shall be operated so that noise resulting from said use is perceptible beyond the boundaries of the property on which said use is located. Intermittent noise from vehicles, ranching and farming operations, chainsaws and similar equipment in private use, temporary construction operations, and uses in the C-1, CH-1, I-L, and I-H districts shall be exempt from this section.

Section 15. Electrical Disturbance. No use or activity shall be permitted in any district which affects the operation of any equipment, such as radio and television interference, beyond the boundaries of the site.

Section 16. Odors. No use shall be permitted in any district which results in the discharge of unreasonable or objectionable odors beyond the boundaries of the site excepting odors produced as a result of normal ranching or farming operations. This exemption does not include feedlots.

Section 17. Air Quality. All uses shall conform to the requirements established by the State of Wyoming or any federal agency with regard to the discharge of pollutants or contaminants into the atmosphere.

Section 18. Minimum Site Area. The minimum site area in each zoning district shall conform to the following requirements:

- | | |
|-----------------------|----------------------------|
| a. Agricultural (A-1) | 35 acres per dwelling unit |
| b. Multiple Family | 1 acre with public water |

Residential (MFR)	and sewer with maximum density at eight dwelling units per acre. 5 acres with a septic system and well, with a maximum density being two (2) dwelling units per acre
c. Residential/6000 (R) and Residential Mobile Home (R MH)	6,000 square feet per dwelling and is being served by both municipal water and sewage disposal system and site improvements, i.e.; water, sewage, fire protection, streets etc. are constructed to meet or exceed the requirements of the municipality providing water and sewage service for the subdivision or lot within such municipality.
d. Residential (R) and Residential Mobile Home (R MH)	2 acres per dwelling unit excluding roadway & lakes if being served by an individual well and/or sewage disposal system.
e. Rural Residential (R-R) and Rural Residential Mobile Home (R-R MH)	2 acres per dwelling unit excluding roadways & lakes
f. Rural Residential 5 (R-R 5) and Rural Residential Mobile Home 5 (R-R MH 5)	5 acres per dwelling unit
g. Rural Residential 10 (R-R 10) and Rural Residential 10 Mobile Home (R-R MH 10)	10 acres per dwelling unit
h. Rural Residential 20 (R-R 20) and Rural Residential 20 Mobile Home (R-R MH 20)	20 acres per dwelling unit
i. Mobile and Manufactured Home Home Parks (MH)	4,000 square feet per unit if for rental; 10,000 square feet per unit if lot is to be sold.
j. Commercial (C-1)	2 acres
k. Highway Commercial (CH-1)	2 acres

- l. Recreation Service (RS-1) 2 acres
- m. Light Industrial (I-L) 2 acres
- n. Heavy Industrial (I-H) 2 acres

Multiple Businesses and Accessory Residential Uses

Multiple Businesses shall be permitted on lots in the General Commercial (C-1), Highway Commercial (CH-1), Light Industrial (I-L), and Heavy Industrial (I-H) zoning districts provided all applicable development standards in this resolution are met.

- o. Rural Mixed (RM) 3 acres
- p. Guest House or Cabin Minimum site area shall be 1 acre. No more than one guest cabin per site.
- q. Resource Conservation (RC) 80 acres
- r. Family Exemption Division 2 net acres

Exemption for conservation easements. Land may be divided so that a portion is smaller than the minimum lot size in the zoning district in which it is located for the purpose of fee simple conveyance of the nonconforming parcel to a qualified non-profit or governmental organization. This shall be in association with the conveyance of a perpetual conservation easement which is appurtenant to the nonconforming lot, provided that the nonconforming parcel is subject to the same or similar conservation easement restrictions. The amendment applies to nonconforming parcels in existence on the date of the adoption of this amendment, provided that the parcels conform to the requirements of this amendment.

Section 19. Mobile and Manufactured Home Parks. Mobile and manufactured home parks shall conform with all applicable development standards in this Chapter, and shall also conform to the standards set forth in this section. In case of conflict, the more stringent regulations shall govern.

- a. Removal of wheels from homes or installation of foundations under homes is not required in mobile and manufactured home parks. Skirting of all homes is mandatory and shall be accomplished within sixty (60) days of placement and installation of the mobile or manufactured home.
- b. Mobile and manufactured home parks shall be designed to make installation and removal of mobile and manufactured homes possible without disruption of other homes, utilities or structures.
- c. Mobile and manufactured home parks shall have a minimum site area of 3 acres and a maximum density of 10 single wide units per acre or 5 double wide units per acre.
- d. A mobile and manufactured home park shall have an access driveway to a public road or highway, and no site within a mobile and manufactured home park shall front upon a public road or highway.
- e. Roads within mobile and manufactured home parks shall have a minimum 24 foot road surface width and road right of way shall be 40 feet minimum in width. Alleys shall have a minimum right-of-way width of 20 feet.
- f. No individual septic tank and leach field sewage disposal systems shall be allowed.

- g. Common water and sewage systems shall be required.
- h. Minimum lot width shall be 40 feet.
- i. Maximum accessory building size shall be 600 square feet.
- j. Perimeter fencing shall be provided between mobile and manufactured home park and adjacent parcels. The fencing shall be a minimum of six (6) feet in height and be constructed of wood, stone, or other opaque materials approved by the Planning and Zoning Commission.
- k. Two off-street parking spaces shall be provided for each lot.
- l. Thirty percent of each lot shall be open space and shall be landscaped with lawns or other appropriate ground cover, and shall be maintained. Parking areas shall not be included as open space.
- m. A copy of the State Health Department permit for the mobile and manufactured home park shall be filed with the Planning and Zoning Office.
- n. Common recreational open space shall be provided at the rate of 300 square feet for each space in the mobile and manufactured home park. Common recreational open space may include playgrounds, swimming pools, tennis courts, picnic areas, bike paths, pathways, and other outdoor recreational facilities.
- o. Mobile and manufactured home parks shall follow setback requirements of the zoning district they reside within.
- p. All manufactured homes within a mobile and manufactured homes park shall meet HUD standards or UBC codes.

Section 20. Cluster and Planned Unit Developments. Cluster or planned unit developments shall conform with all applicable development standards in this chapter and in the Subdivision Resolution of Sublette County.

- a. Minimum district size, maximum density, and minimum open space.
 - (1) In the Residential District (R) and Residential Mobile Home District (R MH):
 - (a) Development is to be in accordance with the adjacent town regulations.
 - (2) In the Rural Residential District (R-R) and Rural Residential Mobile Home District (R-R MH):
 - (a) 1 acre minimum;
 - (b) 8 units per acre;
 - (c) 50% open space.
 - (3) In the Rural Residential 5 acre minimum District (R-R 5) and Rural Residential 5 Mobile Home District (R-R MH 5):
 - (a) 20 acres minimum;
 - (b) 1 unit per 5 acres.
 - (4) In the Rural Residential 10 acre minimum District (R-R 10) and Rural Residential 10 Mobile Home District (R-R MH 10):
 - (a) 40 acres minimum;
 - (b) 1 unit per 10 acres.

- (5) In the Rural Residential 20 acre minimum District (R-R 20) and Rural Residential Mobile Home District (R-R MH 20):
 - (a) .80 acres minimum;
 - (b) 1 unit per 20 acres.
- (6) In the Recreational Service District (RS-1):
 - (a) 3 acres minimum;
 - (b) 20% open space.
- (7) In the Light Industrial (I-L) and Heavy Industrial (I-H) Districts:
 - (a) 20 acres minimum;
 - (b) 10% open space.
- (8) In the Commercial (C-1) and Highway Commercial (CH-1) Districts:
 - (a) 1 acre minimum;
 - (b) 10% open space.
- b. A cluster or planned unit development shall have an access drive to a public road or highway having a minimum 60 foot right of way, and no site within a cluster or planned unit development shall have direct access to a public road or highway.
- c. Roads within a cluster or planned unit development shall have a minimum 24 foot road surface width and have a minimum right of way of 40 feet.
- d. All roads and utilities shall be provided by the developer.

Section 21. Mining Operations. The purpose of this section is to assure that mining activities are conducted in a reasonable manner that protects property, livestock, wildlife, water quality and public safety. All mining activities or uses shall conform to all applicable State and Federal requirements, and shall also conform to the requirements of this section:

- a. The application for a Zoning and Development Permit shall include:
 - (1) A description of the contemplated mining operation, including the mineral involved, the timetable for development or exploration and restoration of the site, the types of machinery and equipment involved and the number of employees involved in all phases of the operation;
 - (2) A plan to prevent the transmission of any water pollutants or contaminants beyond the boundary site, including the methods proposed for the treatment of water on the site;
 - (3) A plan for the reclamation of all areas disturbed by exploration or mining activities, including provisions for segregation and storage of topsoil, the contours of the site before and after exploration or mining activities, the types of grasses or other vegetation proposed and any other information regarding the manner by which the applicant proposes to reclaim the site.
- b. Any mining activity shall be designed and carried out in conformity with the following standards:
 - (1) Pollution of ground water and water-courses shall be minimized;
 - (2) Erosion into watercourses or onto adjacent properties shall be prevented or minimized;

- (3) Any poisonous or hazardous materials shall be treated or otherwise disposed of so that no risk of damage to persons, property or wildlife shall result;
 - (4) Sites shall be adequately fenced to pre-vent unreasonable risk of harm to persons or wildlife or livestock;
 - (5) The operation shall be planned and carried out in a manner that minimizes the adverse impacts on adjacent uses;
 - (6) The site shall be reclaimed after exploration or mining to a condition and use commensurate with the condition and use of the property prior to such activity;
 - (7) The operation shall be designed to pre-vent the destruction or subsidence of adjacent properties.
- c. A bond or other financial guarantee acceptable to the County shall be provided by the applicant, to assure that the permit is complied with and the site reclaimed. The County may accept the bond required by any State or Federal agency, or may require additional financial assurance.
 - d. The County may accept the permit issued by the Wyoming Department of Environmental Quality or a Federal agency of evidence of compliance with the requirements of this section.

Section 22. Home Occupation Standards. Home occupations and professional offices, incidental to the principal residential use of a structure shall be permitted in any zoning district and shall conform to the following standards:

- a. Said occupation shall not be visible or noticeable from outside the walls of the building in which it is located.
- b. Adequate off-street parking shall be provided.
- c. The use shall not be conducted in a manner which creates a nuisance or otherwise interferes with adjacent residential or other uses.
- d. Area specifically designed, constructed or set aside for use in a home occupation shall not exceed 600 sq. ft. of the floor area of the principal dwelling or garage. Letting or renting of rooms to roomers or boarders, and the providing of day care service for 1 to 10 children shall be considered a home occupation as described in this section, but the restrictions set forth in subparagraph d shall not apply.
- e. The home occupation shall be conducted primarily within the principal residential structure and garage whether attached or detached.
- f. The following uses shall be allowed as home occupations, bookkeeping service, selling produce raised on the premises, repair of furniture, small appliances, cameras, typewriters or similar small items, and other similar uses.
- g. The following uses shall not be considered as home occupations: welding shop, auto mechanic, machine shop, appliance storage, beauty shops, and other similar uses.
- h. There shall be no outside storage of equipment or materials.

Section 23. Automobile Wrecking or Salvage Yards. Automobile wrecking or salvage yards shall conform to applicable development standards established by this chapter and shall also conform to the standards in this section. In case of conflict, the more stringent requirements shall govern.

- a. Those portions of the site upon which salvage materials or non-operating motor vehicles or parts thereof are stored shall be setback at least 1000 feet from State or Federal highways and 500 feet from County or other public roads;
- b. Screening shall be provided to minimize visibility from adjacent property, County or public roads or highways through the construction of a fence or other structure acceptable to the County not less than 8 feet in height;
- c. No material shall be stored to a height greater than the screening, nor piled against the screening;
- d. The exterior screening shall be setback at least 20 feet from the exterior boundaries of the site to provide a firebreak.

Section 24. Sanitary Landfills. Sanitary landfills shall conform to all State and Federal requirements, and shall also conform to all applicable development standards in this chapter and the provisions of this section. In case of conflict, the more stringent requirements shall govern.

- a. Sanitary landfills shall be setback at least 100 feet from the boundaries of the sites.
- b. Sanitary landfills shall be screened from adjacent property, roads and highways by a fence or other form of screening acceptable to the County.
- c. Private landfills shall not be permitted except as provided under conditional use in accordance with Chapter 5 of the Zoning and Development regulations.

Section 25. Signs. No signs or advertising devices shall be erected or maintained in any zoning district except in conformity with the requirements of this section. Signs adjacent to State or Federal highways shall conform to all State and Federal requirements in addition to the requirements of this section. In case of conflict, the more stringent requirement shall govern.

DISPLAY STANDARDS

- a. Measurement of freestanding sign height. The height of a freestanding sign shall be measured vertically from the highest point of the sign to the ground below. Vertical supports for freestanding signs may extend above the maximum height allowed by not more than twelve (12) inches.
- b. Two sided signs. Both sides of a two sided sign may be used for advertising purposes without affecting the permitted maximum size limitation, provided that neither side exceeds the maximum allowed area and the two faces are back to back and are at no point farther than two (2) feet from one another.
- c. Canopy or projecting signs. Canopy or projecting signs may be substituted for wall signs, provided the canopy or projecting signs have a minimum vertical clearance of seven and one-half (7.5) feet and do not project more than four (4) feet from the wall to which it is mounted.
- d. When development is located within one-half (½) mile of a Town, the applicant has the choice of following either the sign regulations of that Town or the County's.

ALLOWABLE SIGNAGE BY ZONING DISTRICT

In Commercial (General and Highway), Recreational Service, Rural Mixed and Industrial (Light and Heavy) districts, as defined by the zoning and development regulations, the maximum total signage permitted each unit of operation (business) for its wall and window signs is the total obtained from the following two tables. To calculate the maximum permissible sign area for a parcel, add the square footages obtained from Tables I and II. If footages fall between numerical categories, the next largest figures are to be used. Prior to the erection of any sign within these zoning districts submittal and approval of a sign permit application is required.

Table I

Length of frontage of building area occupied by unit of operation		Length of frontage of building area occupied by unit of operation	
(sq. ft.)	(ft.)	(sq. ft.)	(ft.)
10 or less	4	100	30
20	8	110	32
30	12	120	34
40	16	130	36
50	20	140	38
60	22	150	40
70	24	170	42
80	26	190	44
90	28	210 or more	46

Table II

Gross building area occupied by unit of operation		Gross building area occupied by unit of operation	
(sq.ft)	(sq.ft)	(sq.ft)	(sq.ft)
200 or less	8	5,000	62
400	16	6,000	64
600	24	7,000	66
800	32	8,000	68
1,000	40	9,000	70
1,200	42	10,000	72
1,400	44	20,000	74
1,600	46	30,000	76
1,800	48	40,000	78
2,000	50	50,000	80
2,500	52	60,000	82
3,000	54	70,000	84
3,500	56	80,000	86
4,000	58	90,000	88
4,500	60	100,000 or more	90

- a. In the General Commercial and Highway Commercial districts, one (1) freestanding sign, the total size which does not exceed forty (40) square feet and does not exceed twenty (20) feet in height shall be allowed. Illuminated signs are permitted.

- b. In the Light Industrial and Heavy Industrial districts, one (1) freestanding sign, the total size which does not exceed forty (40) square feet and does not exceed twenty (20) feet in height shall be allowed. Illuminated signs are permitted.
- c. In the Recreation Service district, one (1) freestanding sign, the total size which does not exceed forty (40) square feet and does not exceed twenty (20) feet in height shall be allowed. Illuminated signs are permitted.
- d. In the Rural Mixed district, one (1) freestanding sign, the total size which does not exceed forty (40) square feet and does not exceed twenty (20) feet in height shall be allowed. Illuminated signs are permitted.
- e. In the Mobile and Manufactured Home Park district, one or more signs shall be permitted, including one freestanding sign not exceeding twenty (20) feet in height, shall be permitted. The total size of all signs shall not exceed 24 square feet. Illuminated signs shall be permitted.
- f. In the Agricultural district, one or more signs shall be permitted, including one freestanding sign not exceeding twenty (20) feet in height. The total size of all signs shall not exceed 24 square feet. Illuminated signs shall be permitted.

PROHIBITED SIGNS

- a. No flashing, blinking, rotating or flickering signs shall be permitted in any district.
- b. Off premise commercial signs or billboard signs shall not be permitted.
- c. Reader board or changeable copy signs shall not be allowed, except as permitted in the exception(s) for SPECIAL PURPOSE SIGNS.
- d. No person shall park any motor vehicle or trailer on public or private property so as to be seen from the public right-of-way which has attached thereto or located thereon any sign for the purpose of advertising a product or directing people to a business activity, except in the course of normal business operations or as permitted as a free standing sign. This does not include customary and incidental use of signs or logos on commercial vehicles used as such in normal business operations.
- e. Inflatable signs or advertising devices shall not be permitted.
- f. Any device in the form of a sign advertising a product or directing people to a business activity which is temporary in nature, or mobile and not permanently affixed to a building or upright support shall not be allowed, except as permitted in the exception(s) for SPECIAL PURPOSE SIGNS.
- g. No signs shall be permitted in any Sublette County Road right-of-way other than signs maintained pursuant to and in discharge of any governmental functions.

EXEMPTED SIGNS

The following signs are not regulated under Section 25:

- a. Construction signs announcing the construction of a building or project naming owners, contractors, and architects not to exceed one (1) sign measuring thirty-two (32) square feet in area, with a maximum height of ten (10) feet, for each street frontage of the building or project.

- b. Signs advertising subdivisions for sale in any zoning district shall be limited to two (2) in number, and together shall not exceed 24 square feet in size, and shall not exceed 8 feet in height. Signs shall not be located closer than 10 feet to any road right of way. No illuminated signs shall be permitted.
- c. Signs related to home occupations and home businesses in any zoning district shall be limited to one freestanding sign not to exceed six (6) feet in height and six (6) square feet in area or one wall sign not to exceed six (6) square feet in area. No illuminated signs shall be allowed.
- d. Traffic signs erected by the State or County or utility signs shall be exempt from the provisions of this section.
- e. Political signs pertaining to any election, which are displayed not earlier than ninety (90) days prior to an election and which are removed by the candidate or property owner who placed the sign within fifteen (15) days after the election.
- f. One freestanding sign not exceeding eight (8) feet in height and six (6) square feet in area or one wall sign not exceeding six (6) square feet in area identifying the occupants or owners of a residential property.
- g. Signs for operating oil and gas rigs.
- h. Time and temperature display signs, provided they are kept in good repair and conform with all other requirements contained in Section 25.
- i. Governmental flags.
- j. Private warning signs, such as "No Hunting" or "No Trespassing".
- k. Historical signs for sites and/or structures having historical significance to the County, provided they do not exceed thirty-two (32) square feet in area, with a maximum height of ten (10) feet.
- l. Guidance or informational signs authorized by a governmental agency provided they do not exceed thirty-two (32) square feet in area, with a maximum height of ten (10) feet.
- m. No more than one (1) open/closed sign and one (1) vacancy/no vacancy and one (1) hours of operation sign and one (1) credit card acceptance sign shall be allowed per business, not to exceed a total of six (6) square feet in area.
- n. Signs that contain noncommercial messages that do not advertise a product or service; provided such signs are not displayed for more than thirty (30) days and do not exceed twenty (20) square feet in area, with a maximum height of ten (10) feet.
- o. Statuary/sculptures and murals, provided there is no connection or advertising context to any business, service or product.
- p. Signs of real estate companies or private individuals announcing a property for sale, rent or lease; provided that no such sign exceeds six (6) square feet in area and that only one (1) sign per property or street frontage is displayed.
- q. Gate or arch signs, with a minimum width of 14 feet and a minimum height of 13.5 feet.

SPECIAL PURPOSE SIGNS

Reader board/changeable copy signs and temporary signs are allowed to be displayed by the following types of businesses, provided any such signs are permitted and conform with all other requirements found in Section 25:

- a. Theaters
- b. Fuel Stations
- c. Liquor Stores
- d. Restaurants
- e. Fair grounds, Rodeo Arenas and Equestrian Centers/Arenas
- f. Temporary Uses; such as farm stands, Christmas tree sales, special events and one-time grand openings

Section 26. Screening. Screening shall be provided to separate incompatible land uses or to visually separate areas which tend to be unsightly. Screening shall be required in accordance with the following:

- a. By the industrial owner where land zoned or used for industrial purposes abuts a business, residential, or mobile home park district.
- b. By the business owner where land zoned or used for business purposes adjoins a residential district.
- c. By the mobile and manufactured home park owner where land zoned or used for mobile and manufactured home park adjoins a residential district.
- d. Screening shall be in the form of trees, shrubs, hedges, walls or fences, which shall be at least 5 feet high and create a barrier at least 50% opaque. Trees, shrubs, and hedges shall be at least 5 feet high at maturity and 50% opaque during the growing season.

Section 27. Workers Camp. Workers camps shall only be permitted in accordance with the terms and conditions of this Chapter where classified as "conditional uses" in Chapter II, Section 3 of this Resolution. A Zoning and Development Permit shall not be required for workers camps on lands belonging to the United States of America. The following must be provided:

- a. Evidence that the applicant has a vested interest in the land.
- b. Description of the precise nature of the use including the following information:
 - (1) Total number of projected workforce;
 - (2) Estimated duration of use;
 - (3) Proposed central facilities;
 - (4) Types of housing to be used.
- c. Legal description of property and location map drawn on USGS quadrangle map.
- d. Site plan, drawn to scale, indicating the pro-posed development of the site including the following:
 - (1) Total number and type of units;
 - (2) Total acreage;
 - (3) Topography from USGS quadrangle map, surface waters, drainage;
 - (4) Proposed layout of buildings and other structures;
 - (5) Off-street parking and loading areas;
 - (6) Road system including access roads;

- (7) Open space areas;
- (8) Signs;
- (9) Utilities.

- e. Approved central sewage disposal and water supply shall be required. Copies of all plans and state and other permits shall be filed with the Planning and Zoning Office. The installation shall be inspected by the County Sanitarian or other designated person prior to backfilling.
- f. Approved solid waste collection and disposal plans.
- g. Approved fire protection measures.
- h. Fencing shall be provided to fence out live-stock if requested by rancher.
- i. Reclamation plans including timetable for completion of all phases of grading and revegetation.

Section 28. Temporary Camp. Temporary camps shall only be permitted in accordance with the terms and conditions of this Chapter where such uses are classified as "conditional uses" in Chapter II, Section 3 of this Resolution. A Zoning and Development Permit shall not be required for temporary camps on lands belonging to the United States of America. The following must be provided:

- a. Copy of landowner's permission for the location of the camp.
- b. Number of workforce and projected duration of use of this camp.
- c. Site plan drawn to scale.
- d. Purpose of the camp.
- e. Legal description of the camp and location map drawn on USGS quadrangle map and showing access.
- f. File copy of approved sewage disposal plans and State permit with the Planning and Zoning Office. The installation shall be inspected by the County Sanitarian or other designated person prior to backfilling.
- g. Provision for solid waste collection and disposal.
- h. File copy of water supply plans and applicable State and/or other permits with Planning and Zoning Office.
- i. Reclamation plans and timetable for completion of all phases of grading and revegetation.

Section 29. Light Industrial Project-Employee Housing. The facilities shall only be permitted in accordance with the terms and conditions of this chapter, in zoning districts where such uses are permissibly authorized as conditional uses. The following requirements must be met and materials supplied by an applicant for a light industrial project-employee housing use:

- a. Evidence of land ownership of the proposed site or permission from landowner of the proposed site, if applicable.
- b. A site plan drawn to a minimum scale 1" = 50'.

- c. A legal description of the proposed site and a location map drawn on a USGS quadrangle map.
- d. Copies of approved permits for sewage disposal and water supply systems. All sewage disposal and water supply system components shall be inspected by the County Sanitarian or other designated person prior to backfilling of all construction.
- e. Documentation that the dwellings will be used for employees and their immediate families only.
- f. A description of the proposed use of the site after the termination of the employee housing if the employee housing is temporary.

Section 30. Industrial Transportation Parking Facilities. These facilities shall only be permitted in accordance with the terms and conditions of this Chapter, in zoning districts where such uses are permissibly authorized as conditional uses. The following requirements must be met by an applicant for an industrial transportation parking facilities use:

- a. Evidence of land ownership of the proposed site.
- b. Evidence of permission from the landowner of the proposed use, if applicable.
- c. A site plan drawn to a minimum scale of 1"=100'.
- d. Legal description of the proposed site, and a location map drawn on a USGS quadrangle map.
- e. Copies of approved permits for sewage disposal and water supply systems. All restroom facilities including sewage disposal and water supply systems components, shall be inspected by the County Sanitarian or other designated person prior to backfilling of all construction.
- f. Provisions and plans for solid waste collection and disposal.
- g. Provisions for snow removal and maintenance.
- h. Reclamation plans including timetables for completion of all phases of grading and revegetation.
- i. Financial guarantees to insure that the temporary facility is reclaimed within the time approved by the county following termination of the temporary use.

Section 31. Home Business. Home businesses will conform with all applicable development standards in this Chapter, and shall conform to the standards set forth in this section. In case of conflict, the more stringent regulations shall govern.

- a. The home business shall comply with all applicable performance standards prescribed for the district.
- b. Any accessory structures used should be of a style and construction compatible with the character of the district.
- c. There shall be no offensive noise, vibration, smoke, dust, odor, heat or glare noticeable at or beyond the property line.

d. Screening of outside storage of materials and equipment shall be in accordance with Chapter III, Section 23, a, b, c, d.

e. There shall be no limits to the number of home businesses on site provided not more than one non-family member be employed on site regardless of the number of businesses.

Section 32. Livestock Standards. Maintenance of livestock shall be on sites not less than one (1) acre in size and in a manner that does not cause a nuisance to adjacent property. The maximum number of livestock allowed on a site shall be determined by the following standards:

1 acre site	2 AU's
2 acres or larger site	1 AU per acre

Agricultural land of 35 acres or more shall be exempt from the maximum number of livestock standards.

Section 33. Landing Strips. Landing Strips shall meet the following standards:

- a. Landing strips shall not be used for commercial purposes;
- b. Typical flight paths shall be identified, and must not cross residential areas or places of assembly such as schools and churches;
- c. Approaches shall be free of towers or other hazards;
- d. Providers of overhead utilities shall be given an opportunity to review the approach corridors and plans, and any marking of utility lines in the area by the developer shall be completed at the developer's expense;

Section 34. Campgrounds. Campgrounds shall conform with all applicable development standards in this chapter, and shall also conform to the standards set forth in this section.

- a. Perimeter fencing shall be provided between the campground and all adjacent areas. The fencing shall be a minimum of six (6) feet in height and be constructed of wood, stone, or other opaque materials approved by the Planning and Zoning Commission.
- b. Each camping site in the campground shall consist of a camp pad that provides adequate parking, the camp site (including either a fireplace, firepit or barbecue), and a surrounding active recreational area.
- c. Bathroom facilities shall be provided in an adequate number to service the entire campground.
- d. A minimum of thirty (30) percent of the campground's area shall be landscaped. Native vegetation shall be counted toward the thirty (30) percent requirement.
- e. Campgrounds are to be used on a short term basis only, one hundred eighty (180) or fewer days at a campground space per individual.

Section 35. Recreational Vehicles. As temporary sleeping quarter, recreational vehicles shall conform to all applicable development standards in this chapter, and shall also conform to the standards set forth in this section.

- a. Recreational vehicles may be used as temporary sleeping quarters by the property owner during construction of a house not to exceed a one year time period. The time period begins with the submittal of the zoning and development permit application to the Planning and Zoning office.

Section 36. Utilities. All utilities shall be placed underground on parcels of 50 acres or less.

Section 37. Landscaping. All landscaping requirements are referred to in terms of plant units. Three interchangeable plant unit alternatives are identified as follows:

PLANT UNIT ALTERNATIVES	QUANTITY, SIZE AND TYPE OF PLANTS REQUIRED
Alternative A	1 - 2" diameter canopy tree 6 - 4' to 6' large shrubs or multistem trees 4 - #3 container shrubs
Alternative B	2 - 2" diameter canopy trees 2 - 4' to 6' large shrubs or multistem trees 3 - 6' to 8' evergreen trees
Alternative C	3 - 6' to 8' evergreen trees 3 - 4' to 6' large shrubs or multistem trees 3 - #5 gallon container shrubs

Alternative C is preferred for year round screen. The following substitutions in plant units may be made:

Planters - Ten (10) square feet of planters containing flowers, flowering shrubs or similar vegetation may be substituted for four (4) number five (#5) container shrubs.

Landscaping shall survive two (2) years from planting or be replaced.

All substitutions must be approved by the Sublette County Planning and Zoning office prior to implementation.

Nonresidential Standards - For nonresidential developments, landscaping shall be provided at a rate of one (1) plant unit per one thousand five hundred (1,500) square feet of building area.

All multi-family residential and commercial development shall have a minimum of one (1) plant unit for landscaping purposes.

Prior to the issuance of a zoning and development permit for commercial development a landscaping plan shall be submitted and approved by the Sublette County Planning and Zoning office. The landowner may submit a landscaping plan that varies from the alternatives in the section, that plan will be reviewed and approved or denied on a case-by-case basis.

Section 38. Gravel Pits. Gravel pits and associated processing activities, including batch plants that mix gravel with sand, water, and cement to produce concrete, shall be dependent on the issuance of a conditional use permit and the compliance with the following standards. The Board of County Commissioners may attach other conditions deemed appropriate.

1. Exemptions.
 - a. Extraction and use within an agricultural operation for agricultural purposes shall be exempt.
 - b. Extraction for incidental residential or wildlife habitat of one thousand five hundred (1,500) cubic yards or less shall be exempt from these standards.
2. Development Standards.
 - a. Duration of gravel extraction and processing shall be no longer than five (5) years. An extension of five years may be granted by the Board of County Commissioners.
 - b. All operations and activities shall be setback a minimum of fifty (50) feet from a property boundary coincident with other property owners. All operations and activities shall be setback a minimum of three hundred (300) feet from all public road right-of-ways and public recreational easements.
 - c. Sublette County Weed and Pest shall inspect the extraction area prior to the issuance of a zoning and development permit and the extraction area shall be free of noxious and designated weeds according to Wyoming Weed and Pest Control Act of 1973 regional forage certification standards.
 - d. All extraction areas and equipment shall be subject to ongoing inspections by the Sublette County Weed and Pest. If the extraction area or equipment is found to be in violation of the Wyoming Weed and Pest Control Act of 1973 regional forage certification standards it shall be subject to quarantine.
 - e. The extraction process will not potentially damage or contaminate any public, private, residential, or agricultural water supply source.
 - f. Only projects qualifying as ten acre (10) exemptions from the Wyoming Department of Environmental Quality (DEQ) or otherwise exempt from regulation by the DEQ shall be permitted. No project shall qualify for a special use permit if it requires a Small Mining permit from the DEQ unless a cooperative regulatory agreement between Sublette County and the Wyoming DEQ is reached.
 - g. The gravel pit shall be reclaimed to areas of workable size so that no area is left inactive and unreclaimed for more than 6 months. Disturbed areas shall be regraded to blend into, and conform, with the general natural form and contours of the adjacent areas and provide through-drainage. Revegetation of disturbed areas shall be provided.

Section 39. Manufactured Home Design Standards. Manufactured homes shall conform with all applicable development standards in this Resolution and shall also conform to the standards set forth in this section. Manufactured homes located in the R MH, R-R MH, R-R MH 5, R-R MH 10, R-R MH 20, MH, I-L, and R-M zoning districts shall be exempt from these standards.

- a. The structure is built in compliance with either the current Manufactured Home Construction and Safety Standards of the U. S. Department of Housing and Urban Development (HUD) or the current Uniform Building Code (UBC). Current standards shall be those in effect as of the date the related application for a zoning and development permit is applied for.
- b. The structure is designed to be attached to a permanent foundation.
- c. The structure shall include a permanent masonry or concrete perimeter wall.
- d. The structure shall not be less than twenty-four (24) feet in width and shall include a minimum gross floor area of 1,000 square feet.
- e. Roof material shall consist of nonreflective material customarily used for conventional dwellings, including, but not limited to, asbestos shingles, fiberglass shingles, shake shingles, wood shingles, composition shingles, or tile materials. All roofs shall have at least a nominal 4/12 pitch. Roof material shall not include flat or corrugated sheet metal, except for manufactured metal roof panels.
- f. Exterior siding materials shall consist of nonreflective material customarily used for conventional dwellings, including but not limited to wood shingles, wood shakes, vinyl, plywood, clapboard, aluminum, brick veneer, stone veneer, stucco, brick-face stucco or half timbering.
- g. The structure shall include a minimum roof overhang of twelve (12) inches measured from the outside of the exterior wall.
- h. All elements used in transporting the structure to the site, including tongue, towing, devices, shall be removed from the construction site within 30 days of delivery. All wheels shall be removed from the structure.

Section 40. Sexually Oriented Business. Development or operation of any sexually oriented business shall be subject to the following standards:

- a. No sexually oriented business shall be developed or operated within one-thousand (1,000) feet of any building used primarily for worship and religious related activities, public or private schools, an existing residential dwelling, public park or recreation facilities, licensed childcare facilities or any other sexually oriented business.
- b. A minimum setback of one-thousand (1,000) feet from all zoning districts, except for adjoining Heavy Industrial (I-H), shall apply to any sexually orientated business.

Section 41. Standards for the Rental of Guest Houses. The rental of a guest house or cabin shall only be allowed in accordance with the terms and conditions of this Chapter, in zoning districts where a guest house or cabin is allowed. In addition the rental of a guest house or cabin shall meet the following requirements:

- a. Rental of a guest house or cabin shall only be permitted as a Conditional Use.
- b. Rental of a guest house or cabin shall only be permitted if allowed by existing subdivision CCR's (as applicable).
- c. Septic and water system(s) serving the guest house or cabin shall be reviewed by the County Sanitarian and determined adequate prior to the rental of a guest house or cabin being permitted.
- d. A plan for garbage collection and disposal shall be submitted with the Conditional Use application.
- e. Only vehicles used for daily travel by occupants of the guest house or cabin shall be stored outside. All other possessions belonging to occupants of the guest house or cabin; such as

secondary or inoperative vehicles, recreational vehicles, trailers, boats, motorcycles, snow mobiles or other similar items contributing to an untidy appearance shall be stored inside an enclosed structure, such as a garage.

f. Operation of a home occupation or home business by occupants of the guest house or cabin shall not be allowed.

g. Occupancy of a guest house which is rented shall be limited to 1.5 persons per bedroom.

Section 42. Accessory Residential Units. Accessory residential unit(s) shall be permitted in the General Commercial (C-1) and Highway Commercial (CH-1) zoning districts. Accessory residential units shall be incidental, subordinate, and secondary to the primary commercial or industrial use of the property. In order to be incidental, subordinate and secondary to the primary commercial or industrial use of the property; accessory residential units shall only be allowed in conjunction with commercial or industrial development of a parcel and the total floor area devoted to accessory residential unit(s) shall not exceed the total floor area devoted to the commercial or industrial use occurring on the parcel and accessory residential units shall not be conveyed separately from commercial or industrial development of a parcel. Accessory residential units shall conform to all applicable development standards contained in this resolution and no single accessory residential unit may exceed (1100) square feet of floor area.

Section 43. Modular/Manufactured Home Sales and Show Lot Standards. Modular/manufactured Home Sales and Display Lots shall conform with all applicable development standards contained in this Resolution, in addition to the standards set forth in this section.

- a. Modular/Manufactured homes/units placed on a sales or display lot shall not be occupied as a residential unit; one unit used for sales or display purposes on the lot may be utilized as a sales office.
- b. Individual units for sale or display shall not be connected to a septic or water system.
- c. Individual units for sale or display are not required to be placed on permanent foundations, however skirting shall be required.
- d. When bordering a residentially zoned district the screening requirements contained in the Resolution shall be met.
- e. The number of units for sale or display shall be limited to two (2) units per acre.

CHAPTER IV - ZONING AND DEVELOPMENT PERMITS

Section 1. Zoning and Development Permit Required. All proposed land development and use, construction, and site improvements including the enlargement of existing uses and structures shall conform to the applicable development standards prescribed in Chapter II hereof.

All proposed land development and use, construction and site improvements, including the enlargement of existing uses and structures shall be subject to review as prescribed in this chapter, and shall be authorized only upon the granting of a zoning and development permit. The following uses and activities shall be exempt:

- a. Accessory buildings and structures which are not used for human occupancy and have less than 900 square feet of floor space.
- b. Ranch buildings, except commercial feedlots which shall be required to obtain a permit.

Section 2. Application for Zoning and Development Permit. An applicant for a zoning and development permit shall complete and file an application with the zoning administrator on a form prescribed by the County. The application shall be accompanied by the application fee and by a site plan and other documents setting forth the following information:

- a. The name and address of the owner or applicant;
- b. A legal description or other information necessary to identify the site;
- c. A site plan, showing the proposed layout of improvements, including buildings and other structures and off-street parking;
- d. Provisions for water supply and sewage disposal, if applicable, including the location of any proposed leach fields;
- e. All additional materials which the applicant shall choose to submit or which the zoning administrator shall request in order to determine if the application conforms to the applicable development standards and zoning district regulations.

Section 3. Zoning Administrator Review and Recommendations. The zoning administrator shall review the application and materials submitted therewith to determine if the proposed development or use conforms to the goals, policies and guidelines of the Sublette County Comprehensive Plan, the applicable zoning district regulations as prescribed in Chapter II and the applicable development standards as prescribed in Chapter III.

If an application is not complete, the zoning administrator shall advise the applicant of any deficiencies. When a completed application has been received, the zoning administrator shall:

- a. Make a recommendation to the County Commissioners to grant the permit, make a recommendation to the County Commissioners to grant the permit subject to conditions or modification, or make a recommendation to the County Commissioners to deny the permit;
- b. Refer the application to the Planning and Zoning Commission for further review if the zoning administrator determines that further review is required to determine whether the

proposed use or structure conforms to the applicable development standards or zoning district regulations.

Section 4. Planning and Zoning Commission Review and Recommendation. In the event that the zoning administrator or the County Commissioners refer an application to the Planning and Zoning Commission for further review, the Planning and Zoning Commission shall promptly review the application, request such further or additional information as the Planning and Zoning Commission determines to be necessary to make a recommendation, and hold public reviews if the Planning and Zoning Commission determines them appropriate.

In reviewing the application the Planning and Zoning Commission shall determine whether the application:

- a. Conforms to the goals, policies and guidelines of the Sublette County Comprehensive Plan; and
- b. Conforms to the applicable zoning district regulations; and
- c. Conforms to the applicable development standards.

Within 45 days after completing its review, the Planning and Zoning Commission shall make recommendations to the Board of County Commissioners, recommending that the Board grant the permit, grant the permit subject to conditions or modification, or deny the permit.

Section 5. Board of County Commissioners Action. The Board of County Commissioners shall review the application, zoning administrator's report and recommendations, and the recommendations of the Planning and Zoning Commission if the application was reviewed the Commission, at a regularly scheduled meeting of the Board, not more than 45 days after the recommendations of the zoning administrator or the Planning and Zoning Commission have been received. If the Board determines that additional information or review is necessary on an application referred to the Board by the zoning administrator, the Board may refer the application to the Planning and Zoning Commission for review in conformity with Section 4 of this chapter.

The Board shall review the application and recommendations of the zoning administrator or the Planning and Zoning Commission within 45 days after the recommendations are received, at a regularly scheduled meeting of the Board. If the Board determines that the application is in compliance with:

- a. The goals, policies and guidelines of the Sublette County Comprehensive Plan; and
- b. The applicable zoning district regulations; and
- c. The applicable development standards;

The Board shall approve the application and grant a Zoning and Development Permit. If the Board determines that the application is not in compliance with the requirements for approval, the Board may deny the permit, or grant the permit subject to such modification or conditions as are deemed necessary to bring the application into compliance with the applicable requirements. If the Board denies the permit, the Board shall specify the reasons for the denial.

Section 6. Revocation of Permits. In the event that any applicable provisions of this resolution is violated by the holder of a Zoning and Development Permit, or in the event that any condition or modification established by the Board is not complied with, the Board shall have the right to revoke the development permit. No revocation shall be approved by the Board unless the permit holder has been given notice of the violation, and has been provided an opportunity to appear before the Board. The power to revoke is in addition to the other provisions of this resolution regarding enforcement and penalties.

Section 7. Lapse of Zoning and Development Permit. The permit shall lapse and become null and void one year following the date on which it was issued, unless prior to the expiration date construction or development is commenced and diligently pursued to completion, or unless the use for which the permit is granted is commenced within one year, or unless a renewal of the permit is applied for and approved by the Board prior to the expiration date.

CHAPTER V - CONDITIONAL USES

Section 1. Conditional Use Permit Required. Conditional uses may be established in accordance with Chapters II and III of this Resolution after application, review and recommendation by the Planning and Zoning Commission and upon approval by the Board of County Commissioners.

- a. The application for a conditional use shall be made upon a form provided by the Planning and Zoning Office.
- b. The application shall include the following:
 - (1) Name and address of the owner and/or applicant.
 - (2) Legal description or other information necessary to identify the site.
 - (3) Site plan showing the proposed layout of improvements, including buildings and other structures.
 - (4) Provisions for water supply and sewage disposal, if applicable, including the location of any proposed leachfields.
 - (5) A bond for reclamation and revegetation if applicable.
 - (6) Any additional materials which the applicant may choose to submit or which the Planning and Zoning Administrator may request.

Section 2. Procedure.

- a. Action by the applicant. The completed application shall be submitted to the Planning and Zoning Office by the date stated on the conditional use application in order to be considered at the Planning and Zoning Commission meeting held on the first Thursday of the following month.
- b. Action by the Planning and Zoning Office.
 - (1) The Planning and Zoning Office staff shall review the application and the material submitted therewith, and, if found to be complete, shall accept the application.
 - (2) Notice of public hearing shall be published in a newspaper of general circulation in the County not less than ten (10) days nor more than thirty (30) days prior to the date of the public hearing.
 - (3) The Planning and Zoning Office Staff shall prepare a report covering compliance with all requirements applicable to the proposed development.
 - (4) The Planning and Zoning Office staff shall submit this report to the Planning and Zoning Commission and the applicant seven (7) days prior to the public hearing.
- c. Action by the Planning and Zoning Commission.
 - (1) The Planning and Zoning Commission shall review the application, the accompanying material and the report of the Planning and Zoning Office staff at public hearing.
 - (2) The following criteria shall be considered in the review and decision:
 - (a) Whether a special need will be met, including providing new jobs and an expanded economic base;
 - (b) Whether the proposed location will best serve this interest;
 - (c) Whether there is general compatibility with surrounding land values;

- (d) Impact on surrounding environment in terms of noise, odor, particulate emissions and hazards;
 - (e) Impact on the transportation system;
 - (f) Impact on water resources, supply and pollution;
 - (g) Creativity in the design of the project.
 - (3) The Planning and Zoning Commission may request a review by any qualified person or any public agency that may be interested in the proposed use.
 - (4) Before recommending approval or approving a conditional use permit, the Planning and Zoning Commission and the Board of County Commissioners shall make the following findings:
 - (a) That the proposed location of the use is in accordance with the purposes of this resolution, the district in which the site is located, and the Comprehensive Plan for Sublette County.
 - (b) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - (5) After the review the Planning and Zoning Commission shall submit its recommendations, and any prescribed conditions it deems necessary to accomplish the purposes of this Resolution, to the Board of County Commissioners at their next regularly scheduled hearing on planning and zoning items.
- d. Action by the Board of County Commissioners.
- (1) The Board of County Commissioners may request further review by any qualified person or by any public agency that may be interested in the proposed use.
 - (2) The Board of County Commissioners shall adopt a resolution approving, modifying or denying the recommendations of the Planning and Zoning Commission.
 - (3) The Board of County Commissioners may defer final action on the application for not more than forty-five (45) days from the first day on which the Board of County Commissioners reviewed the application, unless such a delay is requested or approved by the applicant.
- e. Action by the Planning and Zoning Office.
- (1) The applicant shall be notified of the Board of County Commissioner's final action by the Planning and Zoning Office.
- f. Conditional use permits shall expire in one year if either the permitted use has not commenced or any required construction has not been materially completed.

CHAPTER VI - VARIANCES

Section 1. Purposes and Limitations. In order to prevent or lessen practical difficulties of unnecessary hardships resulting from the strict or literal interpretation of certain provisions of this resolution, the Board of County Commissioners is authorized to grant variances. The authority to grant variances is intended to resolve non self-inflicted practical difficulties or physical hardships resulting from the size, shape or dimensions of a site, or from topographic or physical conditions on a site or in the immediate vicinity of a site.

Section 2. Filing Requirements. An application for variance shall be filed with the zoning administrator, shall be accompanied by the required filing fee, and shall include materials setting forth the following information:

- a. The name and address of the owner or applicant;
- b. A legal description or other information necessary to identify the site;
- c. A site plan showing all existing and proposed structures or improvements on the site, and showing all natural conditions relevant to the application;
- d. A statement of the precise nature of the variance request, the development standard or standards involved, and the non self-inflicted practical difficulty or unnecessary physical hardship that would result from the strict or literal enforcement of the development standard or standards.

Section 3. Zoning Administrator Action. The zoning administrator shall review the application and determine if the application is complete. If the application is not complete, the zoning administrator shall notify the applicant of the deficiencies. When a completed application has been received, the zoning administrator shall present the application to the Planning and Zoning Commission within 45 days after the completed application is reviewed by the zoning administrator.

Section 4. Planning and Zoning Commission Action. The Planning and Zoning Commission shall review the application at a regular meeting within 45 days from its receipt of the completed application. Within 45 days after its review, the Planning and Zoning Commission shall make recommendations to the Board of County Commissioners that the Board grant the variance, grant the variance subject to conditions or modifications, or deny the variance. In making its recommendations the Planning and Zoning Commission shall consider the various standards set forth in this chapter.

Section 5. Board of County Commissioners' Action. The Board of County Commissioners shall consider the application at a regularly scheduled meeting of the Board within 45 days after the recommendations of the Planning and Zoning Commission have been received. The Board of County Commissioners may grant the variance, grant the variance subject to conditions or modifications, or deny the variance. The Board of County Commissioners shall consider the variance standards set forth in this chapter in making its decision.

Section 6. Variance Standards. The following standards shall apply to all variance applications:

- a. The granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to other properties in the vicinity;
- b. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on use of other properties in the district;
- c. The hardship which is the basis for the variance application was non self-inflicted by the applicant;

- d. The granting of the variance is justified for one or more of the following reasons:
- (1) Strict interpretation or enforcement of the development standards would result in practical difficulty or unnecessary physical hardship inconsistent with the purposes of this resolution;
 - (2) Exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same district;
 - (3) Strict interpretation or enforcement of the development standard would deprive the applicant of privileges enjoyed by other property owners in the same district.

Section 7. Revocation. A variance granted on condition may be revoked by the Board for failure to comply with the condition.

Section 8. Lapse. A variance shall lapse and become void one year following the date on which the variance was granted unless construction or development is commenced prior to the expiration date and diligently pursued to completion. The Board may extend its authorization for an additional period of six months for good cause.

CHAPTER VII - NONCONFORMING USES, SITES AND STRUCTURES

Section 1. Purpose. The purpose of this chapter is to provide for the continuance, restoration or replacement of nonconforming structures, and the continuation of nonconforming uses and sites.

Section 2. Continuance. Nonconforming uses, sites and structures legally established prior to the effective date of this resolution or any amendments thereto, may continue subject to the limitations set forth in this chapter.

Section 3. Enlargement or Expansion. Nonconforming uses and structures shall not be enlarged or expanded.

Section 4. Alteration, Maintenance and Repair. Nonconforming uses and structures may be maintained and repaired as necessary for the safe, convenient and efficient operation of the use or structure, provided that such activity does not increase the degree of nonconformity.

Section 5. Destruction-Reconstruction. Any nonconforming use or structure which is destroyed may be reconstructed, provided that the reconstruction is commenced within 6 months of the date of destruction, and further provided that the reconstruction shall not increase the degree of nonconformity of the use or structure.

Section 6. Change of Nonconforming Use. A nonconforming use may be changed to any use authorized in the zoning district in which the use is located. No nonconforming use shall be changed to another use not authorized in the zoning district in which the use is located.

Section 7. Discontinuance. If a nonconforming use is discontinued for a period of one year the nonconforming use shall not be resumed, and any future use of the site or structure shall conform to the requirements of the resolution. Intent to resume a nonconforming use shall not affect the operation of this section.

CHAPTER VIII - ADMINISTRATION

Section 1. Amendments. Amendments to this resolution shall be adopted in accordance with the following procedure:

- a. Amendments may be initiated by the Planning and Zoning Commission or the Board of County Commissioners on their own motion or at the request of any private individual.
- b. A public hearing shall be held by the Planning and Zoning Commission after notice in accordance with Wyoming Statutes, after which the Planning and Zoning Commission shall certify its recommendation to the Board of County Commissioners.
- c. A public hearing shall be held by the Board of County Commissioners after notice in accordance with Wyoming Statutes. Within 45 days after its hearing, the Board of County Commissioners shall, by resolution of the Board, approve or deny the proposed amendments to this resolution.
- d. The Planning and Zoning Commission in making its recommendation, and the Board of County Commissioners in making its decision shall consider the consistency of the proposed amendment with the Sublette County Comprehensive Plan.

Section 2. Change of Zoning District Boundary. Zoning district boundaries shall be changed in accordance with the following procedure:

- a. Proposed changes may be initiated by the Planning and Zoning Commission or the Board of County Commissioners on their own motion, or at the request of any private individual.
- b. A public hearing shall be held by the Planning and Zoning Commission after notice in accordance with Wyoming Statutes, after which the Planning and Zoning Commission shall certify its recommendation to the Board of County Commissioners.
- c. A public hearing shall be held by the Board of County Commissioners after notice in accordance with Wyoming Statutes. Within 45 days after its hearing, the Board of County Commissioners shall, by resolution of the Board, approve or deny the proposed change in zoning district boundary.
- d. The Planning and Zoning Commission in making its recommendation, and the Board of County Commissioners in making its decision, shall consider the conformity of the proposed zoning district boundary change with the goals, policies and guidelines of the Sublette County Comprehensive Plan. Both parties shall consider the following findings before making a decision regarding a zoning district boundary change:
 - (1) the use and zoning of nearby property;
 - (2) the effect of the zoning district boundary change on property values;
 - (3) the extent to which the reduced value of affected property promotes the public welfare;
 - (4) the public gain compared to the owner's hardship;
 - (5) the suitability of the affected property for its zoned use;
 - (6) the time the property has been vacant as zoned;
 - (7) the community need for the proposed use;
 - (8) whether the property is zoned in conformity with surrounding uses and if those uses are uniformed and established;

(9) the availability of water for the proposed use.

e. A change in a zoning district boundary shall be conditioned on the following:

(1) Compliance with any conditions or restrictions placed on the zoning district change by the Board of County Commissioners.

(2) Substantial development on the site contained within the zoning district boundary change in accordance with the revised zoning within two (2) years of the date the zoning district boundary change is approved by the Board of County Commissioners. (If the zoning district boundary change is made in connection with a proposed subdivision, substantial development shall mean the completion of final plat approval for the associated proposed subdivision.) All existing zoning district boundary changes on which no substantial development has occurred prior to the passage of this provision shall comply with the provisions of this section within two (2) years of the date this section is adopted.

(3) Violation of the provision of the above sections shall result in the termination of the related zoning district boundary change. In the event of such termination, the prior zoning classification shall be in force.

(4) Termination of a zoning district boundary change shall be initiated and structured in the same manner as a change of zoning district boundary under this section.

f. The Planning and Zoning Commission or the Board of County Commissioners may require submittal of a conservation district review regarding soil suitability, erosion control, sedimentation and flooding problems prior to the issuance of a zone change when at least one of the following criteria applies:

(1) land in the vicinity of the proposed zone change has received questionable conservation district reviews;

(2) if either the Board or the Commission has reason to question the suitability of soils for development in that area;

(3) the zone change will permit the development of a subdivision.

g. The Planning and Zoning Commission in making its recommendation, and the Board of County Commissioners in making its decision, shall require the applicant to submit a master plan for the development of the property if the use is commercial or proposed as a subdivision. The zoning district boundary change may be made conditional upon the applicant developing the property as described in the said master plan.

(1) For commercial development the master plan shall show a clear representation of the site upon which the proposed project is located. The submitted commercial master plan shall show the following: Name of owner and applicant; property description and boundaries; building elevations and colors; landscaping plan detailing location, plant size and type of landscaping; location of buildings and uses; roadways and general circulation pattern; other information the County Planning and Zoning office determines is necessary at this stage of the review process.

(2) Where the change of the zoning district boundary is sought for the following zoning districts: C-1 (General Commercial); CH-1 (Highway Commercial); I-L (Light Industrial); I-H (Heavy Industrial) for the purpose of development or sale of lots and the applicant will not be the developer of the parcel or lot, the submitted commercial master plan shall show the following: Name of

the owner and applicant; description and boundaries; a written description of the proposed uses applicable to the site for which the zoning change is sought; roadways and circulation pattern; a copy of any restrictive covenants; and any other information the Planning and Zoning office determines is necessary at this stage of the review process. The zoning district boundary change may be conditional upon the site being developed as described in the submitted written description of the proposed uses applicable to the site.

- (3) A subdivision master plan shall show the following: Name of property owner and applicant; property description and boundaries; floodplain; wetlands as defined by the United States Army Corp of Engineers; location of open space; size and location of lots; roadways and circulation.

Section 3. Enforcement. The provisions of this resolution shall be enforceable, in addition to all other remedies at law or in equity, by injunction or mandamus.

Section 4. Penalties. Anyone who uses or develops land in the unincorporated area of Sublette County in violation of the provision of this resolution, or any amendment thereto, shall be fined not more than One Hundred (\$100.00) Dollars for each offense. Each day's continuance of any violation is a separate offense.

Section 5. Filing Fees. The following filing fees shall apply:

- | | | |
|----|--|-----------|
| a. | Application for Zoning and Development Permit: | |
| | Principal structures | \$ 75.00 |
| | Accessory structures | \$ 25.00 |
| | Renewal | \$ 10.00 |
| b. | Application for Variance: | \$ 75.00 |
| c. | Application for Zoning District Boundary Change: | \$ 75.00 |
| d. | Application for Conditional Use | \$ 100.00 |
| e. | Water Sampling for Mortgages | \$ 125.00 |

Section 6. Validity. If any provision of this resolution is declared to be invalid by judicial decision it is hereby declared to be the legislative intent that:

- a. The effect of the decision shall be limited to that provision or those provisions expressly declared invalid.
- b. Such decision shall not affect or nullify this resolution as a whole or any other part thereof, and the rest of this resolution shall continue in full force and effect.

If the application of any provision of this resolution to any area, property or site is declared to be invalid by judicial decision it is hereby declared to be the legislative intent that:

- a. The effect of such decision shall be limited to that area, property or site specifically involved in the judicial decision;

- b. Such decision shall not affect or nullify this resolution as whole or the application of any part thereof to any other area, property or site.

Section 7. Effective Date. This resolution and any amendments thereto shall be in full force and effect from the effective date of adoption by the Board of County Commissioners in accordance with State Statutes.

CHAPTER IX: FAMILY DIVISION

Section 1. FAMILY DIVISION DEFINED. A Family Division is a division of land made outside of platted subdivisions for the purpose of a single gift or sale to a member of the landowner's immediate family, subject to the following requirements:

- a. **IMMEDIATE FAMILY MEMBER:** A member of the immediate family is limited to any person who is a natural or adopted child, stepchild, spouse, sibling, grandchild, grandparent, or parent of the landowner.
- b. **PURPOSE:** The purpose of the division is to provide for the housing, business or agricultural needs of the grantee;
- c. **TITLE:** The land shall have been titled in the name of the grantor for a period of not less than five (5) years prior to the division and parcels created under this paragraph shall be titled in the name of the immediate family member for whom the division is made for a period of not less than one (1) year unless such parcels are subject to involuntary transfer including, but not limited to, foreclosure, death, judicial sale, condemnation or bankruptcy;
- d. **ACREAGE FOR REDIVISION:** No parcel smaller than 5 acres created under this Chapter shall be further divided unless the owner obtains a subdivision permit pursuant to this Resolution.
- e. **Ownership by Corporation:** Where the landowner is a corporation and eighty percent (80%) of the shares are held by individuals related by blood or marriage, the sale or gift may be made subject to the provisions of this section to an immediate family member of any shareholder who has owned at least five percent (5%) of the outstanding shares for at least five (5) years continuously before the date of the sale or gift.

A Family Division that meets the administration requirements set out below shall be exempt from the subdivision permit requirement of this Resolution.

Section 2. ADMINISTRATION.

- (a) **FAMILY DIVISION APPLICATION:** The owners or agents of a property owner, seeking to record deeds, records of survey, contract for deeds, or other types of instruments that divide land pursuant to a Family Division, shall present to the Planning Department a Family Division Application (application form available from the Planning Department), Map of Survey, a copy of the most recently recorded deed to the property as proof of Grantor's ownership of the property and its legal description and a copy of the proposed deed of transfer to the proposed grantee(s) of each parcel/lot. Planning Staff shall complete a review of the proposed family division and upon approval of the Family Division Application by the Planning Department the deed(s) and map of Survey may be recorded.
- (b) **MAP OF SURVEY REQUIRED:** A Map of Survey shall be recorded with, or if already recorded referenced, all conveyances of parcels of property conveyed as a Family Division parcel.
- (c) **SPECIFICATIONS FOR MAP OF SURVEY:**
 - (1). Maps of survey shall be legibly drawn, printed or reproduced with permanent ink, and shall meet the requirements of W.S. § 33-29-139(a);

- (2) The Map of Survey shall show or contain on its face, or on separate sheets referenced on its face, the following information:
- (a) A title block including the township, range, principal meridian, County and state of the surveyed land. A Map of Survey shall not bear the title "plat", "subdivision", or any title other than "Map of Survey."
 - (b) Space shall be provided on the Map of Survey for the clerk and recorder's filing information;
 - (c) Date Survey was completed;
 - (d) North arrow and scale or scale bar;
 - (e) All monuments found, set, reset, replaced or removed describing their kind, size, location and giving other data related thereto;
 - (f) The location of any corners of sections or divisions of sections pertinent to the survey;
 - (g) The bearings, distances, and curve data of all perimeter boundary lines shall be indicated;
 - (h) Data on all curves sufficient to enable the re-establishment of the curves on the ground;
 - (i) Lengths of all lines shown to at least one-hundredth (1/100) of a foot, and all angles and bearings shown to at least the nearest second;
 - (j) All parcels created by the survey and dimensions and area of each parcel;
 - (k) A Certificate of Surveyor signed by a land surveyor registered under the laws of the State of Wyoming;
 - (l) A Certificate of Owner by the owner of record, fee simple or contract for deed. The certificate shall conform to the requirements of W.S. § 34-12-103;
 - (m) Acknowledgement of Certificate of Surveyor and Certificate of Owner;
 - (n) The means of legal access to the parcel which shall not be less than thirty (30) feet in width along with recordation information of such easement or access;
 - (o) Sheet size shall be 24"x36" or 22"x36".

Section 3. COUNTY SURVEYOR REVIEW AND RECORDATION.

Upon receipt of an application for Family Division the Planning and Zoning Administrator shall obtain a review of the Map of Survey by the County Surveyor. Upon approval of the application for Family Division and Map of Survey the applicant shall file the original tracing of the Map of Survey within thirty (30) days with the Sublette County Clerk and pay all review and filing fees.

CHAPTER X - FLOODPLAIN MANAGEMENT

Section 1. STATUTORY AUTHORIZATION: The Legislature of the State of Wyoming has in the Wyoming Statutes, 1977, as amended, delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of County Commissioners to Sublette County, Wyoming does ordain as follows:

a. Findings of fact. The flood hazard areas of Sublette County are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

b. Statement of purpose. The purpose of this resolution is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to accomplish the following:

- 1) Protect human life and health;
- 2) Minimize expenditure of public money for costly flood control projects;
- 3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- 4) Minimize prolonged business interruptions;
- 5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- 6) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- 7) Ensure that potential buyers are notified that property is in an area of special flood hazards; and,
- 8) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

c. Methods of reducing flood losses. In order to accomplish the purposes, this resolution includes methods and provisions for accomplishing the following shall be adopted:

- 1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- 2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- 3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- 4) Controlling filling, grading, dredging, and other development which may increase flood damage; and

- 5) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

Section 2. **DEFINITIONS:** Unless specifically defined below, words or phrases used in this resolution shall be interpreted so as to give them the meaning they have in common usage and to give this resolution its most reasonable application.

- a. **Area of Special Flood Hazard:** The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.
- b. **Base Flood:** The flood having a one percent chance of being equaled or exceeded in any given year.
- c. **Basement:** The lowest level of a building which must be located with the floor above the 100 year flood elevation. This does not include areas used exclusively for parking of vehicles, limited storage, or building access which meet the FEMA requirements as contained in 44 CFR 60.3.
- d. **Development:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.
- e. **Flood or Flooding:** A general and temporary condition of partial or complete inundation of normally dry land areas from: 1) the overflow of inland or tidal waters, or 2) the unusual and rapid accumulation or runoff of surface waters from any source.
- f. **Flood Hazard Boundary Map:** The official map on which the Federal Emergency Management Agency has delineated areas of special flood hazard designated as Zone A.
- g. **Lowest Floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this resolution.
- h. **Manufactured Home:** Means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term also includes park trailers; travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.
- i. **Structure:** A walled and roofed building or manufactured home that is principally above ground.
- j. **Substantial Damage:** Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- k. **Substantial Improvement:** Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of the construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed.

The term does not, however, include either; 1) any project for improvement of a structure to comply with existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or 2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Section 3.

GENERAL PROVISIONS:

a. Lands to which this chapter applies. This resolution shall apply to all areas of special flood hazard within the jurisdiction of Sublette County, Wyoming.

b. Basis for establishing the areas of special flood hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency in its Flood Hazard Boundary Map (FHBM) dated November 15, 1977, is adopted by reference and declared to be a part of this resolution. The FHBM is on file at the Planning and Zoning office, Sublette County Courthouse, Pinedale, Wyoming.

c. Compliance. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this resolution and other applicable regulations.

d. Abrogation and greater restrictions. This resolution is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where this resolution and another resolution, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

e. Interpretation. In the interpretation of this resolution, all provisions shall be:

- 1) Considered as minimum requirements;
- 2) Liberally construed in favor of the governing body; and
- 3) Deemed neither to limit nor repeal any other powers granted under Wyoming State statute.

f. Warning and disclaimer of liability. The degree of flood protection required by this resolution is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This resolution does not imply that land outside the areas of special flood hazards or uses permitted within such areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This resolution shall not create liability on the part of Sublette County, any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result from reliance on the resolution or any administrative decision lawfully made thereunder.

Section 4.

ADMINISTRATION:

a. Establishment of development permit or building permit. A development permit or a building permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3 (a). Application for a development permit or a building permit shall be made on forms furnished by the Sublette County Planning and Zoning office.

- 1) The following information shall be required:
 - a) Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
 - b) Elevation in relation to mean seal level to which any structure has been floodproofed;
 - c) Certification by a registered professional engineer that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 5 (b)(2); and
 - d) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- 2) The following information may be required:
 - a) Plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; and
 - b) Existing or proposed structures, fill, storage of materials, and drainage facilities, and their location.

b. Designation of the administrator of planning and zoning. The Administrator of Planning and Zoning is hereby appointed to administer and implement this resolution by granting or denying development permit applications in accordance with its provisions.

c. Duties and responsibilities of the Administrator of Planning and Zoning. Duties of the Planning and Zoning Administrator shall include, but not be limited to:

- 1) Permit review.
 - a) Review all development permits to determine that the permit requirements of this resolution have been satisfied.
 - b) Review all development permits to determine that all necessary permits have been obtained from Federal, State, or local governmental agencies from which prior approval is required.
 - c) Review all development permits to determine if the proposed development adversely affects the flood carrying capacity of the area of special flood hazard. For the purposes of the resolution, "adversely affects" means damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas.
 - i) If it is determined that there is no adverse effect and the development is not a building, then the permit shall be granted without further consideration.
 - ii) If it is determined that there is an adverse effect, then technical justification (i.e., a registered professional engineer's certification) for the proposed development shall be required.
 - iii) If the proposed development is a building, then the provisions of this resolution shall apply.

- 2) Use of other base flood data.
 - a) When base flood elevation data has not been provided in accordance with Section 3 (b), Basis for Establishing the Areas of Special Flood Hazard, the Planning and Zoning Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring that new construction, substantial improvements, or other development in Zone A are administered in accordance with Section 5 (b), Specific Standards.
- 3) Information to be obtained and maintained.
 - a) Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
 - b) For all new or substantially improved floodproofed structures: 1) Verify and record the actual elevation (in relation to mean sea level) to which the structure has been floodproofed. 2) Maintain the floodproofing certifications required in Section 4 (a) (1) (c).
- 4) Alteration of watercourses.
 - a) Notify adjacent communities and the Wyoming Emergency Management Agency prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
 - b) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
- 5) Interpretation of FIRM boundaries.
 - a) Make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions).

Section 5. PROVISIONS FOR FLOOD HAZARD REDUCTION:

a. General standards. In all areas of special flood hazards, the following standards are required:

- 1) Anchoring.
 - a) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure and capable of resisting hydrostatic and hydrodynamic loads.
 - b) All manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to use of over-the-top or frame ties to ground anchors.

This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces. Specific requirements may be: 1) Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than 50 feet long requiring one additional tie per side; 2) frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with manufactured homes less than 50 feet long requiring four additional ties per side; 3) all components of the anchoring system be capable of carrying a force of 4,800 pounds; and 4) any additions to the manufactured home be similarly anchored.

- 2) Construction materials and methods.
 - a) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
 - b) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
 - c) All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- 3) Utilities.
 - a) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
 - b) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and
 - c) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- 4) Subdivision proposals.
 - a) All subdivision proposals shall be consistent with the need to minimize flood damage;
 - b) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
 - c) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
 - d) Base flood elevation data shall be provided for subdivision proposals.

- b. Specific Standards. In all areas of special flood hazard where base flood elevation data has been provided as set forth in Section 4 (c) (2), Use of Other Base Flood Data, the following standards are required:
- 1) Residential construction.
 - a) New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to or above the base flood elevation.
 - 2) Nonresidential construction.
 - a) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 - i) be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
 - ii) have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - iii) be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this paragraph. Such certifications shall be provided to the official as set forth in Section 4 (c) (3) (b).
 - 3) Mobile and Manufactured homes.
 - (a) Mobile and manufactured homes shall be anchored in accordance with Section 5 (a) (1) (b).
 - (b) All new mobile and manufactured homes or those to be substantially improved shall be elevated on a permanent foundation such that the lowest floor of the mobile home or manufactured home is at or above the base flood elevation and is securely anchored to an adequately anchored foundation system.
- c. Floodways. Encroachments, including fill, new construction, substantial improvements, and other development shall be prohibited in any floodway unless a technical evaluation demonstrates that the encroachments will not result in any increase in flood levels during the occurrence of the base flood discharge.