

# ZONING AND DEVELOPMENT REGULATIONS RESOLUTION - 2019

## 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. *In the event that either Wyoming or United States Statutes or regulations are adopted or amended and are more restrictive than the regulations described herein, such statute or regulation shall govern.*

**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~~ to guide the growth and development in the County. The Zoning and Development Regulations are enacted for the purpose of the *regulation and implementation* of 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 *property use*, buildings, and structures shall conform;
- c. Conserving the value of land and buildings in all of the unincorporated areas of Sublette County;
- d. Regulating and restricting lot coverage and population density;
- e. Protecting residential, agricultural, business, industrial, and recreational uses alike from harmful or detrimental encroachment by incompatible uses, and ensuring that land allocated to a zoning district shall not be usurped by other inappropriate uses;
- f. Lessening congestion in and promoting the safety and efficiency of the streets and highways;
- g. Providing for adequate air, water, sanitation, *and dark night skies*;
- h. Facilitating the adequate provision of public utilities and facilities;
- i. Furthering the appropriate use of land and the conservation of natural resources;
- j. Isolating or controlling the location of unavoidable nuisance-producing uses;
- k. Providing protection against fire, explosion, water pollution, noxious fumes, and other hazards in the interest of public health, safety, and general welfare;
- l. Protecting the interest of the general community;
- m. Defining the powers and duties of administrative bodies as provided hereinafter;

- n. Securing economy in governmental expenditures;
- 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 privately owned unincorporated lands within Sublette County, Wyoming, with the exception of County owned lands which shall be subject to compliance with these Zoning and Development Regulations.~~

**Section 4. Jurisdiction.** The jurisdiction and implementation of the Zoning and Development Regulations shall include all privately owned, unincorporated lands within Sublette County, Wyoming. Lands owned by Sublette County may be subject to these Zoning and Development Regulations. Lands owned by the State of Wyoming or US. Federal Government may be exempt from these Zoning and Development Regulations.

**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.

**Abate:** Termination of a zoning violation by reasonable and lawful means in order that a building structure, premise, use, or portion thereof shall be made to comply with the applicable regulation resolution.

**Accessory Dwelling Unit (ADU):** A permanent secondary living unit that typically has a separate kitchen, sanitary facilities, and sleeping area existing within the same structure, or on the same parcel, as the primary dwelling unit. The accessory dwelling unit may be a separate and detached unit, an attached unit to the principal structure, a repurposed existing space within the principal structure, an apartment over a garage, or a similar structural form. An ADU structure may not exceed 1,200 square feet in size, (inclusive of a basement or crawl space over 5 feet in height, exclusive of garage), and shall be designed, and used for the housing of nonpaying visitors, guests, or family members of the owner or occupants of the main dwelling on the site.

**Accessory Residential Unit (ARU) (Employee Housing):** A single housing unit that is incidental to the primary business use of the parcel, and occupied only by the employee(s) and their families whose primary employment is a minimum of ninety days in a calendar year.

**Accessory Structure:** A building or structure which is customarily incidental and subordinate to the allowed principal building or use, 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 customarily incidental and subordinate to the allowed 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.*~~

**Agricultural Use. (General):** *Agricultural use means the use of the land to produce livestock, crops, harvest timber, or graze livestock for commercial purposes consistent with the land's capability to produce, including land used for structures, or other site improvements or farmstead structures incidental to such uses, that supports the land's production capability.*

**Airport.** A tract of land or water with facilities for the landing, takeoff, shelter, supply, and repair of private or commercial aircraft, especially one used for receiving or discharging passengers and cargo at regularly scheduled times.

**Animal Unit:** *Considered to be one mature cow of about 1,000 pounds, either dry or with calf up to 6 months of age, or the referenced equivalent, which consumes approximately 26 pounds of forage per day. Refer to the Sublette County Conservation District or the University of Wyoming's Animal Unit Equivalent Charts for Animal units not referenced below.*

1-AU (Animal Unit) equals the following: \*Also See Chapter III, Section 32

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

**Antenna or Antenna Array.** An exterior transmitting or receiving device or group of devices mounted on a tower, pole, building or other structure and used in communications that sends or receives wireless signals, radio frequencies or other signals.

**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 townhouse or condominium.

**Automobile Sales and/or Repair.** Premises on which new or used passenger automobiles, trailers, or light trucks are 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 and Breakfast Facility:** *A Bed and Breakfast Facility is an accessory use, located in a single-family dwelling or historic landmark building where guests are lodged for sleeping purposes and a morning meal both of which are provided for compensation. A Bed and Breakfast facility can contain up to 5 rooms for rent on a daily basis and have a maximum of 10 guests and shall be owner or lessee occupied. The primary use of the residence remains as a single-family dwelling. Bed and Breakfast Facilities do not include motels, health or limited care facilities, boarding houses, group quarters, hostels, rescue missions, ADUs, or ARUs.*

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 located on a *parcel or portion of a parcel* providing overnight visitor accommodations in the form of recreational vehicles or tent sites, which has no permanent facilities other than management offices, sanitary facilities, *and other customarily incidental structures.*

Chemical Toilet. A toilet that is not connected to a sewage system but has a compartment in which sanitary waste is temporary storage and treated with chemicals to minimize odors. These treatment systems are watertight, portable, and, self-contained units intended for temporary use. Such as portable toilets, porta-potties, or porta-johns.

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

~~Cluster Development. 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.~~

Cluster or Planned Unit Development. Residential development designed as a complete, integrated unit in which the dwelling units are concentrated on the portion of the site most suitable for development, and within which prescribed minimum standards for site area, setbacks, and water and sewer requirements are maintained. Creating a subdivision in which the gross lot sizes may be reduced below those normally required in the zoning district in which the development is located, in return for the provision of open space areas.

Co-locate. To locate (two or more things) together or be located together in the same place or on the same site.

Commercial. Any application or use in connection with or related to the transactions of goods or services, in exchange for commodities received.

Commercial Greenhouse: A building of 800 square feet or more, where the principal activity is used for the growing of plants, flowers, shrubbery, vegetables, and other horticultural and floricultural products, where all or part of which are sold at retail or wholesale.

Conditional Use: A conditional use is an authorized use which allows a landowner to use a property in a manner compatible with the zoning district in which it is located, provided the applicant demonstrates compliance with all standards and criteria enumerated in this Resolution and specified by the Board of County Commissioners.

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 Surveyor. 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.

Customarily: *Requires that the use be scrutinized to determine whether it has commonly, habitually, or by long practice been established as reasonably associated with the primary use.*

Dark Skies: Places where the night sky is relatively free from artificial light pollution.

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

Density Bonus: The granting of the allowance of additional density in development in exchange for the provision by the developer of other desirable amenities, (e.g., open or green space, riparian areas, waterways, wildlife areas, landscaping, etc.)

Development. All buildings, structures, utilities, or other site improvements are made or placed upon the 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.

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 a 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 watercourse, stream, or river, is 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, blocks, **concrete, treated lumber, or other such structurally sound material.**

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

Golf Course. Golf course means a **large** parcel of land used for playing golf. **This definition of** Golf Course shall not include a miniature golf course site.

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 water 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.

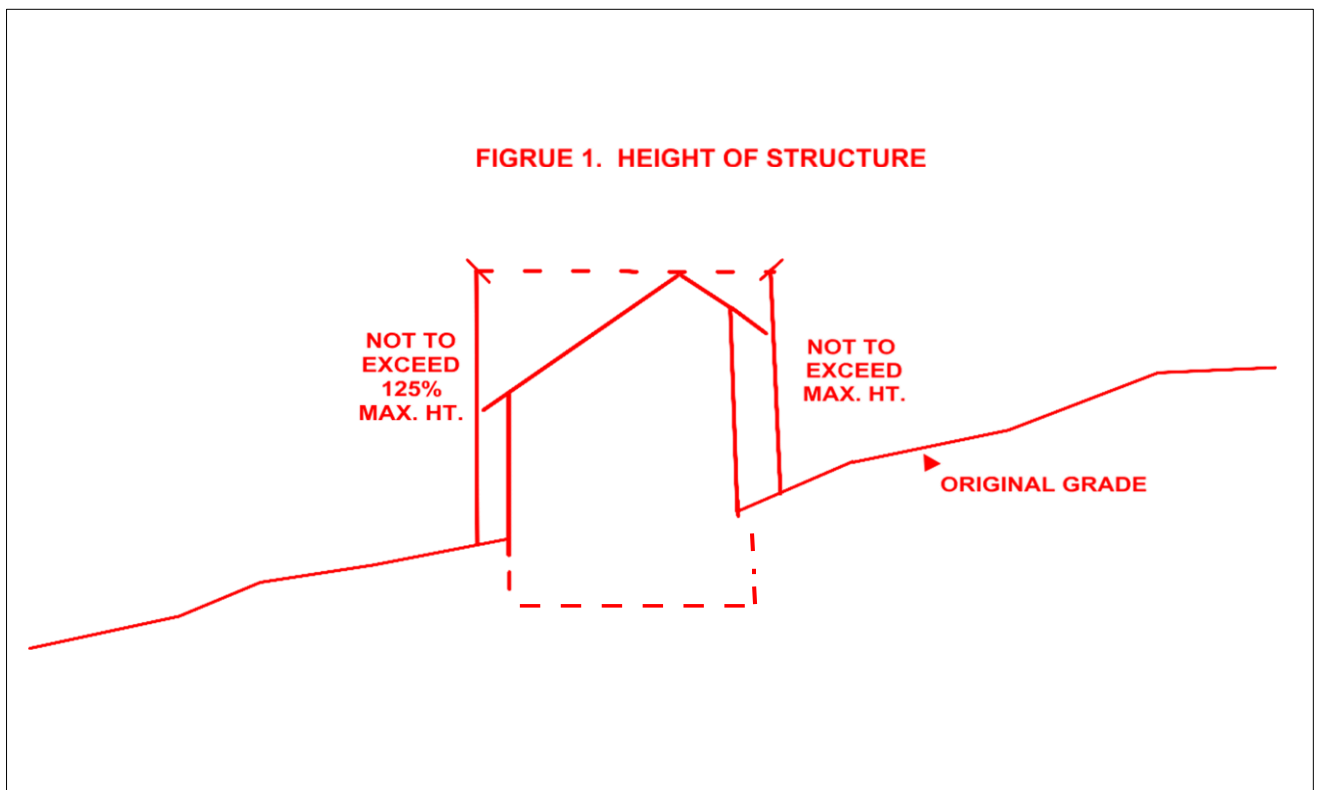
Guest Ranch. ~~A working ranch. A site within a parcel, fully or partially dedicated to a guest operation for guests of the operation only, that includes transient-guest accommodations operating in conjunction with an ongoing agricultural operations use, which has a lodging facility, used for dining, separate from, individual guest cabins with sleeping rooms sufficient to house at least one family; and may include barns, associated outbuildings, corrals, and pastures. Horses may be made available to accommodate guests for riding activities. Typical services provided include but are not limited to social/recreational activities and facilities, horseback trip,~~

~~hunting guide trips, fishing trips, float trips, cook-outs, cross-country skiing, snowmobiling, and other planned outdoor associated recreational activities.~~

Heavy Equipment: A movable or transportable vehicle or other apparatus commonly used in commercial, industrial, or construction enterprises, such as but not limited to trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, lifts, having a gross weight of 2.5 tons or more.

Height, building. The height of a structure shall be measured vertically at any cross-section of the building from the original grade to the high point of the building at the cross-section. On sloping building sites, the height of a structure facing the downhill side, as measured from the high point of the structure to the original grade shall not exceed 125% of the maximum height.

(See following Figure 1. Height of Structure).



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 **structure** is allowed and must be authorized or constructed under proper permit. ~~unless prohibited by restrictive covenants.~~ There shall be no **substantial** increase and/or additional commercial traffic generated by the home business. Fleet of autos or trucks is prohibited.

Home Occupation. An occupation or activity carried on by the immediate family members 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 **substantial** increase and/or additional commercial traffic generated by the home business. Fleets of autos or trucks are prohibited.

Hotel/Motel. A building containing furnished guest rooms with doors generally opening to the interior hallways and provides occupancy on a transient basis. **Customary services such as dedicated lobby space to adequately enable check-in/check-out procedures generally associated with a hotel or motel. (Chapter III, Sec. 49)**

**Incidental.** **Connected with, associated with, or related to the primary use.**

~~Industrial~~ Transportation Parking Facility. An area of land improved and utilized for parking facilities for projects **and/or commuters** who are utilizing mass transportation provided in connection with ~~such~~ projects **and/or commuters**.

Irrigation System. **An artificial or** 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 Facilities. 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~~ **A private airstrip providing** nonscheduled air transportation **to and from a property**, which has been qualified to be air-space by the FAA and ~~placed~~ noted 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. **Landing of any type of aircraft within any platted subdivision is prohibited.**

**Light Industrial:** **Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials.**

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.~~ **A subdivision of land described in a deed or as shown on a registered survey plan or subdivision plat.**

Macro-cell. An antenna or antennas mounted on a tower, ground-based mast, rooftop or structures, at a height that provides coverage to the surrounding area and that exceeds the volumetric dimensional limits applicable to Small Wireless Facilities.

Maintenance or Repair. The inspection, testing or repair of an existing facility that maintains the functional capacity, aesthetic and structural integrity of the facility and the associated structure, pole or tower. OR, 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 that is to be used as a place of human habitation, which is not constructed or equipped with a permanent hitch, frame, or any wheels or axles or other devices (s) allowing it to be moved other than to a permanent site, and 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~~, **garbage**, explosives, **highly** 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. Customary lodging services such as 1) dedicated lobby space to adequately enable check-in/check-out procedures, and 2) personnel/staffing to assist guests at check-in/check-out may be provided. (Chapter III, Sec. 48)~~

Multiple Businesses. Use of a parcel by one or more proprietors or business entities for commercial reasons.

Multiple Family Dwelling. A building or portion thereof contains two or more dwelling units. For example, duplexes, triplexes, and fourplexes. Duplex. A dwelling unit designed exclusively for occupancy by two (2) families living independently of each other, doing their cooking, and containing two (2) dwelling units. A single-family dwelling unit with an attached or interior ADU is not considered a duplex. Triplex: The same criteria as a Duplex, except designed for occupancy by three (3) families. Fourplex: The same criteria for a Duplex except designed for occupancy by four (4) families. All such dwelling units have a common roof or the dwelling units are joined by a common roof.

Nonconforming Parcel. An existing parcel, whose zoning designation, does not conform to the Minimum Site Area as required in the development standards. (Chapter III, sec. 18.) This includes parcels that have been modified, such as boundary line adjustments, property combinations, or divisions by deed.

Nonconforming remainder parcel. That portion of a tract, parcel, or a lot of land which remains as the result of the sale or division of land, no longer conforms with the minimum lot size requirements of the existing Zoning District.

Nonconforming Site. A site lawfully created prior to the effective date of this resolution that does not

conform to development standards for the **zoning** 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 that 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.

**Non-transient Guest. A paying guest or guests renting, using, or occupying a room or rooms for lodging purposes for more than 30 consecutive days.**

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 include parks, playgrounds, or recreational areas, but do not include roads or parking areas.

Outfitter. An ~~establishment~~ **enterprise** providing services, materials, supplies, and equipment for horseback trips, hunting, fishing, rafting, and other types of outdoor recreation, and may or may not include a commercial structure.

**Outdoor Recreation Facilities. Buildings or site area designated for the purposes of active recreation, whether publicly or privately owned, including, but not limited to commercial businesses offering outdoor recreational activities., or entertainment activities which are predominantly conducted outdoors. ~~such as riding arenas, trails & pathways, shooting range, ski trails, buildings incidental to outdoor recreation and other structures and activities customarily related to outdoor recreation.~~**

**Parcel. The aggregate of one or more areas of land described in a deed or described in a certificate of title by reference to a plat filed or registered in a land of titles office.**

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

Planned Unit Development. A residential, commercial, or industrial development is 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.

**Principal Structure. means a structure used or intended to be used for the principal use as permitted on such lot by the regulations of the zoning in which it is located.**

**Principal Use. The main, major, and dominant use of a building or premises is distinguished from the accessory use.**

**Private Land Use Regulation: A covenant is a language within a conveyance or other contract**

evidencing an agreement to use or refrain from using land in a specific way. Covenants are either personal, restricting only the part who signs the agreement, or they “run with the land,” passing the burden along to subsequent property owners. Covenants, Conditions, and Restrictions, commonly and collectively known as CC&Rs, are privately created rules regarding the use and improvement of real property that are generally created at the time land is subdivided. Such privately created rules and regulations often contain a provision regarding enforcement of provisions and methods for amendment.

Provider. A wireless services utility or wireless infrastructure utility and including any person that owns or operates wireless facilities.

~~Public Facilities. All government buildings, schools, houses of worship, hospitals, nursing homes, libraries, daycare centers, parks, and other similar public or quasi-public uses such as utilities, constitute an institutional response to basic human needs.~~

Public Facilities. A public facility which may include but is not limited to government buildings, houses of worship, hospital and healthcare facilities, libraries, schools, daycare centers, parks, areas, and roads that are dedicated to the public. Lands or buildings that are leased, otherwise operated, or funded by a governmental body or public entity, for other similar public or quasi-public uses may include nonprofit, religious, or other philanthropic institutions that may provide similar types of services.

- i) Public Utility. A public or private company, organization, or utility that operates or maintains a service or infrastructure that is considered essential for the use of the general public. Public utilities are subject to forms of public control and regulation ranging from local community-based groups to state or federal regulatory agencies. Such services may include but are not limited to, roads, parking areas, water, power transformer facilities, power transmission lines, natural gas compressor stations and pipelines, telephone, internet, and communication towers.
- ii) Facility. A place or location, support structure, or piece of equipment that provides services for a particular purpose.

Public Recreation Facility. A physical improvement to one’s land for the purposes of outdoor recreation for use by the public, whether or not operated for the purposes of financial gain, and does not include accommodations for sleeping.

Quasi-Public. A facility or use serving the public at large, operated by a private entity or other similar governmental body, designed to promote the interests of the general public or operated by a recognized civic organization for the benefit of the general public.

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

Ranch. An area of land, including various structures, given primarily to the activity of ranching, the practice of raising and/or grazing livestock such as cattle, sheep, swine, and horses. A ranch may also include raising less common livestock such as American Bison, ostrich, emu, and alpaca. A ranch may also be considered as a large area of irrigated land that may also be used for farming or raising crops such as hay and grain.

Rear Lot Line. In the case of a rectangular or most trapezoidal-shaped lots, rear lot lines mean 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.

**Recreation Uses:** An activity that is done for self-enjoyment or leisure time activity that takes place in a natural setting such as but not limited to, hiking, fishing, skiing, snowmobiling, hunting, hunting, and horseback riding.

**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.~~

**Recreational Vehicle Park:** Land specifically designed and developed to accommodate public camping or recreational vehicles attached to, or hauled by, a motor vehicle, that is designed for temporary use as sleeping quarters.

**Remainder parcel:** That portion of a tract, parcel, or a lot of land which remains as the result from the sale or division of land, whereas the remaining parcel complies with the requirements of the existing Zoning District.

**Remodel.** Any project that raises the quality class or extends the usable life of the property. Normal maintenance and repairs are not considered remodels.

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

~~Resort: A building or group of associated buildings containing accommodations units for visitors transient-guests consisting of individual guest rooms, suites, or separate dwelling units, with related dining facilities and other types of accessory facilities. private recreation facilities, operated under single management which provides the occupants thereof with facilities. Customary lodging services and amenities may be provided to overnight guests and open to the public.~~

**Resort:** An establishment that is a self-contained destination, designed to provide recreation, entertainment, dining facilities, and overnight accommodation for its guests. Its purpose or main industry is catering to vacationers providing for almost all of its guests' needs in one location.

**Roomer/Boarder:** A person occupying any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes. Any person occupying such room or rooms for periods of less than thirty (30) days shall be considered a short-term renter.

**Salvage Yard.** An outdoor space where junk, waste, discarded, or salvage materials are stored or handled, including an 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.

**Self-Created.** Created by one's self; not formed or constituted by another.

**Septic Tank.** A watertight tank that receives sewage and which is normally used in combination with a leach field for sewage disposal.

**Service Station.** A business offering for sale gasoline, oil, electrical charging, 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, is 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 Bookstores, Adult Novelty Stores, or Adult Video Stores 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.

**Short-term rental (STR): a lawfully permitted structure such as a single-family dwelling, an accessory dwelling unit, a multi-family dwelling unit, studio, condominium, townhouse, duplex, ADU, cabin, bedroom within an existing residential unit, tiny home, or other structure rented for the purpose of overnight lodging for a period of not less than one night and not more than 30 days. A dwelling that is deed restricted for affordable/moderate or achievable housing is prohibited from being a short-term rental.**

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 nighttime hours through any artificial lighting system.

**Single (1) family dwelling unit (SFD): A structure containing a sleeping area, kitchen, and sanitary facilities designed or used as living quarters for one family. It includes both conventional dwellings and manufactured homes. ~~A dwelling used as a rental or leased property for less than a thirty (30) day rental period shall constitute a "short-term rental".~~**

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.

**Slaughter Facility.** A building or location operated for the purpose of slaughtering animals for human consumption, that are transported to the site. The processing and storage of animal products for sale or use for human consumption in compliance with the State of Wyoming or USDA Meat Inspection guidelines.

Small Wireless Facilities. Equipment that meets the following criteria:

- (1) the facilities -- (i) are mounted on structures fifty (50) feet or less in height including their antennas, or (ii) are mounted on structures and are no more than ten percent (10%) taller than other adjacent structures, or (iii) do not extend existing structures on which they are located to a height of more than fifty (50) feet or by more than ten percent (10%), whichever is greater;
- (2) each antenna associated with the deployment, excluding associated antenna equipment, is no more than three (3) square feet of surface area;
- (3) all other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than twenty-eight (28) square feet of surface area;
- (4) the facilities do not require antenna structure registration under Federal law;
- (5) the facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified under Federal law.

Special Events: One-time outdoor events, including multiple-day events with more than 500 ~~4,000~~ attendees.  
Chapter III, Section 45

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

**Subordinate.** Secondary to, the related or unrelated primary use of a parcel or structure.

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 a drilling rig, asphalt plant, gravel pit, logging camp, or other similar use, for recreational or residential uses and nonprofit organizations.

**Tower.** Any structure, support structure, being temporary or permanent, built for the sole or primary purpose of supporting any unlicensed or FCC-licensed or antennas and their associated facilities, including structures that are constructed for wireless services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

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

**Tract of Land.** A contiguous area of land that consists of one or more parcels, lots, or sites that have been separately surveyed, regardless of whether the individual parcels, lots, or site have been recorded and regardless of whether the one or more parcels, lots, or sites are under common or different ownership.

**Transient Guest.** A paying guest or guests renting, using, or occupying a room or rooms for lodging purposes for fewer than 30 consecutive days.

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

which it is occupied and maintained.

**Variance:** The means by which an adjustment is made in the application of the specific regulations of a zoning ordinance to a particular piece of property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone and which adjustment remedies disparity in privileges.

**Wireless Facilities.** An unstaffed facility or equipment for the transmission or reception of Radio Frequency (RF) signals, WIFI, Broad Band or other wireless communications or other signals (including, but not limited to, cellular and Internet services) for commercial communications purposes, typically consisting of a group of antennas, a pole, tower or base station, transmission cables and other transmission equipment, backup power supplies, power transfer switches, cut-off switches, electric meters, coaxial cables, fiber optic cables, wires, telecommunications demarcation boxes and related materials and equipment and equipment cabinets which are related to a wireless facilities.

**Wireless Infrastructure Provider.** Any person or entity, other than a wireless services provider, that builds or installs towers, wireless transmission equipment, wireless facilities, poles or wireless support structures.

**Wireless Services.** Any wireless services using licensed or unlicensed spectrum, whether at a fixed location or mobile, which provides services to the public.

**Wireless Services Provider.** A person or entity that provides wireless services.

**Workers Camp.** An area occupied by 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.