

## 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 that 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 that are primarily retail and service business in character with related hotel, office, cultural, institutional, and public uses, and provides for orderly and compact commercial storefront development.

**Highway Commercial (CH-1):** This district provides for highway-related commercial development. These areas are primarily related to the service industry, restraint, hotel/motel, office, retail or wholesale-related businesses, and public uses.

**Recreational Service (RS-1):** This district provides areas for recreation-oriented services and uses *generally incidental to natural amenities*.

**Light Industrial (I-L):** This district provides ~~areas for safe, non-nuisance-causing industrial uses.~~ *for a range of nonhazardous light manufacturing, processing, wholesaling, distributing, and similar uses, including associated administrative and office uses.*

**Heavy Industrial (I-H):** This district provides areas for general industrial *manufacturing, processing, wholesaling, distributing, and similar* 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 for a mixture of uses that are compatible with the residential and commercial uses of the district and adjoining property owners.

**Planned Unit Development (PUD):** This district is an overlay district that provides a flexible procedure for tracts of land that 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 the 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 when enumerated in the applicable zoning district in the various zoning districts*, provided that they conform to the applicable development standards. *If development standards are absent for a particular authorized use the Planning and Zoning Department shall act in good faith to have such development standards incorporated into this resolution. The Planning and Zoning Administrator may provide reasonable interim development standards.*

Any development type or use not specifically enumerated as an authorized use within Section 3, Authorized Uses, is expressly prohibited unless a similar use determination is made pursuant to Section 4, Determination of Similar Uses.

- a. In any zoning district:
  - (1) Mining and mineral extraction;
  - (2) Home occupation uses;
  - (3) ***Accessory uses, and accessory structures that comply with all applicable Development Standards. (Chapter 3)***
  - (4) Family Divisions, of un-platted lands, creating lot(s) not less than two (2) net acres in size.
  - (5) **Recreation Uses**
  - ~~(5) Rental of a Guest House or Cabin, subject to compliance with "Standards for the Rental of Guest Houses" contained in Chapter III, Section 41 of the Sublette County Zoning and Development Standards, shall be permitted as an outright use in the Agricultural (A-1) zoning district and shall be permitted as a Conditional Use in the Rural Residential 5, 10 and 20 (R-R 5, R-R 10 and R-R 20), and the Rural Residential Mobile Home 5, 10 and 20 (R-R MH 5, R-R MH 10 and R-R MH 20) zoning district.~~
- b. In the Agricultural District (A-1):
  - a. General agricultural uses;
  - b. One (1) single-family dwelling per 35 acres, excluding the use of mobile/nonconforming manufactured homes on eighty (80) acres or less;
  - ~~c. Outdoor recreation facilities for hunting, fishing, horseback riding, biking, hiking, ATVs, and winter sports uses, incidental to the principal agricultural use;~~
  - c. ***One (1) Guest House or Cabin ADU per single-family dwelling***
  - d. ***Rental of an ADU.***
  - e. Agricultural Open Space Subdivisions in accordance with Chapter III, Development Standards, Section 44 of the Zoning and Development Regulations.
  - f. ARU uses for those employed on the premises and their families, excluding the use of mobile/nonconforming manufactured homes on eighty (80) acres or less;
  - g. Conditional Uses:
    - 1. Home Business
    - 2. Workers Camp
    - 3. Temporary Camp
    - 4. Sanitary Landfill
    - 5. Landing Strips
    - 6. ~~Industrial~~ Transportation Parking Facilities
    - 7. Public Facilities
    - 8. Temporary storage of heavy equipment
    - 9. Guest Ranch
    - 10. ***Outfitters***
    - 11. Kennels/Dog Breeder
    - 12. Bed and Breakfast

13. Fur Farms
14. Gravel pits, with washing and screening or crushing; including batch plants to produce concrete.
- ~~15. Gravel pit, with washing screening and crushing~~
- ~~16. Gravel pits, including a batch plant that mixes with sand, water, and cement to produce concrete and associated processing.~~
17. Special Events
18. Golf Courses
19. Public Recreation Facilities
20. Commercial Greenhouse/Nursery
21. Meat Processing and Slaughter Facilities

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 dwelling, 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. Conditional Uses:
  - a. Public Facilities
  - b. Bed and Breakfast

(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 dwelling, 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):

- Single-family dwelling, excluding mobile/nonconforming manufactured homes.
- Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations.

- ~~Guest House or Cabin~~ **ADU**
  - Rental of an ADU ~~Guest House or Cabin~~
  - Conditional Uses:
    - Public Facilities
    - Bed and Breakfast
- e. In the Residential Mobile Home District (R MH):
- Single-family dwelling;
  - Mobile/nonconforming manufactured homes placed on a permanent foundation;
  - Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations.
  - Conditional Uses:
    - Public Facilities
    - 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):
- Single-family dwelling;
  - Mobile/nonconforming manufactured homes placed on a permanent foundation;
  - Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations.
  - ~~Guest House or Cabin~~ **ADU**
  - Rental of **an ADU** ~~Guest House or Cabin~~
  - Conditional Uses:
    - Public Facilities
    - Bed and Breakfast
- g. In the Mobile/Manufactured Home Park District (MH):
- Any use permitted in the R districts;
  - Mobile/manufactured homes placed on a permanent foundation;
  - Mini storage buildings for use of residents of the district.
  - Conditional Uses:
    - Public Facilities
- h. In the Multiple Family Residential District (MFR):
- Multiple family dwellings;
  - Conditional Uses:
    - Public Facilities
- i. In the General Commercial District (C-1):
- Retail stores and shops;
  - Business and professional offices and shops;
  - Restaurants and taverns;
  - Laundromats and **dry-cleaning** facilities;
  - Automobile sales, service, and maintenance facilities;
  - Convenience Store and/or Fuel Station;
  - Banks and financial institutions;
  - Food stores, general stores, and drug stores;
  - resorts **and Motels**
  - Funeral homes;
  - One (1) residential use incidental to the principal commercial use, excluding the use of mobile/nonconforming manufactured homes.

- **ARU uses by those employed on the premises and their families, excluding the use of mobile/nonconforming manufactured homes;**
- Modular/Manufactured Homes Sales and Display Lots
- **Multiple businesses (which are permitted by right or conditionally permitted)**
- Conditional Uses:
  - ~~Industrial~~ Transportation Parking Facilities
  - Public Facilities
  - Kennels/Dog Breeders
  - Mini-Storage Units
  - General commercial establishments
  - **Commercial greenhouse;**

j. In the Highway Commercial District (CH-1):

- **General commercial establishments**
  - Motels, **Hotels**, and tourist facilities;
  - Restaurants, supper clubs, and drive-in restaurants;
  - Automobile sales, service, and maintenance facilities;
  - Gift shops;
  - Entertainment and recreational uses;
  - Convenience Store and/or Fuel Station;
  - One (1) residential use incidental to the principal commercial use, excluding the use of mobile/nonconforming manufactured homes.
- **ARU uses by those employed on the premises and their families, excluding the use of mobile/nonconforming manufactured homes;**
- Modular/Manufactured Homes Sales and Display Lots
- **Multiple businesses (which are permitted by right or conditionally permitted)**
- **Commercial Greenhouse**
- Conditional Uses:
  - ~~Industrial~~ Transportation Parking Facilities
  - Public Facilities
  - Mini-Storage Units
  - ~~General commercial establishments~~
  - **Campground**

k. In the Recreational Service District (RS-1):

- Restaurants, taverns,
- Sports shops, bait shops, gift shops,
- Marinas;
- Golf courses;
- Outdoor recreation facilities ~~for hunting, fishing, horseback riding, or winter sports activities;~~
- **ARU uses by those employed on the premises and their families, excluding the use of mobile/nonconforming manufactured homes;**
- **Multiple businesses (which are permitted by right or conditionally permitted)**
- ~~Motels;~~
- ~~Service Stations.~~
- Conditional Uses:
  - ~~Industrial Transportation Parking Facilities~~
  - Public Facilities
  - Campgrounds
  - Special Events
  - **Hotels and Motels**

- **Service Stations**
- **Resort**

I. In the Light Industrial District (I-L):

- ~~Non-nuisance-producing~~ **Light** manufacturing, **fabrication or, and** processing uses;
- **Gas and** Service stations ~~parking lots, or truck terminals;~~
- Laundry, ~~cleaning, or and~~ dry-cleaning ~~establishments;~~
- ~~Retail or 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;~~
- One **ARU** ~~dwelling unit or mobile/nonconforming manufactured home~~ per parcel for the owner's and/or caretaker's residence in conjunction with a business;
- ~~Automobile wrecking or salvage yards;~~
- Heavy equipment sales;
- ~~Sawmills and lumber yards;~~
- Oil field or mining equipment sales or service;
- Supply and service shops including plumbing, welding, electrical, and building and automotive;
- Mini storage units;
- ~~Modular/Manufactured Homes Sales and Display Lots~~
- **Multiple businesses (which are permitted by right or conditionally permitted)**
- **Commercial Greenhouse/Nursery**
- Conditional Uses:
  - Workers Camp
  - Temporary Camp
  - Light Industrial Project-Employee Housing
  - ~~Airports~~ **Landing Strip**
  - ~~Industrial~~ Transportation Parking Facilities, **Parking lots, and truck terminals**
  - **Modular/Manufactured Homes Sales**
  - Sanitary Landfills
  - Kennels/Dog Breeder
  - ~~Fur Farms~~
  - Oil and Gas Production Waste Facility
  - Exceeding maximum height limitation for structures
  - **Meat processing and Slaughter Facilities**
  - **Salvage and Wrecking Yards**
  - **Sawmills and Lumber Yards**
  - **Wholesale storage and sales of aboveground storage of flammable liquids or gases, poisonous, explosive, or toxic materials recognized as dangerous to animals or humans.**

m. In the Heavy Industrial District (I-H):

- ~~Non-nuisance-producing~~ manufacturing or processing uses;
- General industrial uses;
- Automobile wrecking and salvage yards;
- Cement and concrete manufacturing;
- Chemical plant;
- Gas processing plant;
- Manufacturing and storage of explosives;

- Mineral manufacturing, refining, and processing;
- Pipeline terminal and pump station;
- Service stations, garages, parking lots, or truck terminals;
- Wholesale storage or sales establishments;
- Airports;
- Heavy equipment sales;
- Sawmills and lumber yards;
- Oil field or mining equipment sales or services;
- Research facilities;
- Supply and service shops including plumbing, welding, electrical, and builders;
- Mini storage units;
- Oil and Gas Production Waste Facility;
- **Multiple businesses (which are permitted by right or conditionally permitted)**

Conditional Uses:

- Workers Camp
- Temporary Camp
- Industrial Transportation Parking Facilities
- Sanitary Landfills
- Sexually Oriented Business
- Exceeding maximum height limitation for structures
- **Meat processing and Slaughter Facilities**

n. In the Resource Conservation District (RC):

- Fish hatcheries and wildlife preserves;
- Grazing and agricultural uses;
- Drainage, irrigation structures, and irrigation dams;
- Soil and water conservation and forest management uses;
- One single-family residence per parcel, excluding the use of mobile/nonconforming manufactured homes;
- Conditional Uses:
  - Workers Camp
  - Temporary Camp
  - Industrial Transportation Parking Facilities
  - Sanitary Landfills

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

- Forestry, grazing, hunting, and fishing use;
- Public parks and similar areas;
- Maintenance and preservation of historic sites and trails.

p. In the Rural Mixed District (RM):

- Agriculture, light;
- Single-family dwellings and mobile/nonconforming manufactured homes placed on permanent foundations;
- Animal clinic;
- Recreational riding arena;
- Farm supply and sales;
- Commercial Greenhouse;
- Home business;
- Stable;



- Livestock shall be maintained in accordance with Chapter III, Development Standards, Section 32 of the Zoning and Development Regulations
- *ADU*
- *Rental of an ADU*
- Conditional Uses:
  - Public Facilities
  - Kennels/Dog Breeders
  - Fur Farms

- q. In the Planned Unit Development District (PUD):
- Cluster and Planned Unit Developments;
  - Townhouses;
  - Condominiums;
  - Apartments;
  - Duplexes;
  - Commercial and Industrial Complexes;
  - 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, parcel or site is located. No parcel or site shall be reduced in size below the minimum area established for the land use district in which the site is located.