

CHAPTER III - DEVELOPMENT STANDARDS

Section 1. Required Conformity with Development Standards. All proposed uses and structures including enlargement of existing uses except as provided in Chapter IX 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 Wyoming State Engineer's Office, Wyoming Department of Environmental Quality, *or the United States EPA*. All wells shall be constructed to prohibit cross-contamination of wells by on-site waste disposal systems. A minimum site area of one (1) acre, excluding rights of way, streams, or lakes shall be required for the installation of a domestic water well, septic tank, and leach field disposal system.

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

The applicant for a ~~Zoning and Development~~ **Wastewater System** Permit shall furnish the Planning **and 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. **(Exception: Engineered systems may be inspected by a certifying licensed engineer or by the Wyoming DEQ.)**

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

No standard leach field shall be installed in any area where the groundwater level is within four (4) feet of the bottom of the leach field/infiltrator bed.

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 foundation or stem wall. Overhangs, unenclosed porches, decks, chimneys, and cantilevers to structures may encroach two (2) feet into the setback.

The Planning and Zoning Administrator may require an applicant for a zoning and development (building) permit to submit a certificate of placement, prepared by a licensed surveyor, prior to the issuance of a building permit. The certificate of placement may be required when the possibility exists for a setback violation caused by lot size, uncertainty related to the existence of a public road easement, or uncertainty regarding the location of property boundaries, or at the discretion of the Planning Administrator.

ZONING DISTRICT SETBACK	FRONT SETBACK	SIDE SETBACK	REAR
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 20 ac. or less	30'	10'	40'
4. Lots created by family division 20 ac. or more	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 Lots smaller than 2 acres	10'	15'	20'
I-L	30'	20'	20'
I-H	30'	20'	20'
RM	50'	50'	50'
RM Lots 10 acers or less	30'	10'	40'
RC	50'	50'	50'
MFR	30'	10'	40'

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 that obstruct 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	5	1 per employee

Drive-In			
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
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			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 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 that 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 change, 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 areas.
- 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. All development in the airport safety zones shall conform to the following standards:

- a. Prior to the issuance of a building permit the applicant shall provide a written waiver from the respective airport; or the applicant shall provide the Federal Aviation Administration assigned Form 7460 case number and a copy of the Form 7460, which was submitted to the Federal Aviation Administration, to the respective airport. The airport shall be provided ten business days to either respond to an applicant's request for a waiver or review the Form 7460 and offer comments to the Planning and Zoning Department. Based upon the recommendation of the respective airport the Planning Department may approve or deny a building permit. The respective airport shall bear sole responsibility and any and all liability for any waiver issued in violation of Federal Aviation Administration regulations.
- b. In addition to the requirements related to building permit applications, all other land use applications within an airport safety zone shall be provided to the respective airport for review and comment.

Section 9. Maximum Building Heights. 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.

- 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 principal building height shall be ~~35~~ 40 feet.
- b. Accessory building structures:

(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 30	feet
(10) CH-1 district	25 30	feet
(11) RS-1 district	25 30	feet
(12) I-L district	35	feet
(13) I-H district	50	feet
(14) RM district	25 30	feet

(15) Radio or T.V. antennas and aerials, chimneys, vents, 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 storm water 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 a 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. Floodplain 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 are on file in the Sublette County Courthouse or any amendments thereof. All development in floodplain 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 the 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 except 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 |
| b. Multiple Family Residential (MFR) | 1 acre with public water 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) | 6,000 square feet per dwelling and Residential Mobile Home (R MH) 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 excluding roadway & lakes |

	if being served by an individual well and/or sewage disposal system.
e. Rural Residential (R-R) ** and Rural Residential lakes Mobile Home (R-R MH)	2 acres excluding roadways &
f. Rural Residential 5 (R-R 5) and Rural Residential Mobile Home 5 (R-R MH 5)	5 acres
g. Rural Residential 10 (R-R 10) and Rural Residential 10 Mobile Home (R-R MH 10)	10 acres 10 acres
h. Rural Residential 20 (R-R 20) and Rural Residential 20 Mobile Home (R-R MH 20)	20 acres
i. Mobile and Manufactured Home Home Parks (MH)	4,000 square feet per unit
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 ADU	Minimum site area shall be 2 acres. No more than one guest cabin ADU per site.
q. Resource Conservation (RC)	80 acres
r. Family Exemption Division	2 net acres

**** excepting subdivision lots platted and recorded prior to the adoption of Resolution No. 83-49B dated August 16th, 1983**

1. 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 spaces.
- 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 spaces 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~~ **IBC** 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) 2-acre minimum;~~

~~(b) 8 units per acre;~~

~~(c) 50% open space.~~

- (1) In the Rural Residential 5-acre minimum District (R-R 5) and Rural Residential 5 Mobile Home District (R-R MH 5):

(d) 20 acres minimum;

~~(e) 1 unit per 5 acres.~~

(f) 50% open space.

(g) 2-acre minimum building site.

- (2) In the Rural Residential 10-acre ~~minimum~~ District (R-R 10)

Rural Residential 10 Mobile Home District (R-R MH 10):

(h) 40 acres minimum;

~~(i) 1 unit per 10 acres.~~

(j) 60% open space.

(k) 2-acre minimum building site.

- (3) In the Rural Residential 20-acre ~~minimum~~ District (R-R 20) and Rural ~~Residential-~~
~~Mobile Home District (R-R MH 20):~~

(l) 80 acres minimum;

~~(m) 1 unit per 20 acres.~~

(n) 60% open space.

(o) 3-acre minimum building site.

- (4) In the Agricultural Zoning District (A-1)

(a) 120 acres minimum;

(b) 80% open space.

(c) 5-acre minimum building site.

*** Agricultural P.U.D (Planned Unit Development), Refer to Section 44, Agricultural Open Space Subdivision.**

~~(3) In the Recreational Service District (RS-1):~~

~~(a) 3 acres minimum;~~

- ~~(b) 20% open space.~~
- ~~(4) In the Light Industrial (I-L) and Heavy Industrial (I-H) Districts:~~
 - ~~(a) 20 acres minimum;~~
 - ~~(b) 10% open space.~~
- ~~(5) In the Commercial (C-1) and Highway Commercial (CH-1) Districts:~~
 - ~~(a) 2-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 groundwater 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 prevent 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 prevent 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 as 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. ***Excepting signage per development standards (Section 25)***, said occupation shall not be ***readily*** 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 that 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 *for periods of 31 days or more*, and the providing of daycare 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 or garage whether attached or detached.
- f. The following uses shall be allowed as home occupations, bookkeeping & tax service, selling produce raised/produced on the premises, and repair/building of furniture. Small appliances, cameras, ~~typewriters~~ *computers repair*, or similar small items, and other similar uses *as determined by the Planning and Zoning Administrator*.
- g. The following uses shall not be considered as home occupations: welding shop, auto mechanic, machine shop, appliance storage, and other similar uses.
- h. There shall be no outside storage of equipment or materials.
- i. Beauty shops shall be considered a home occupation and are classified as a "conditional use" in accordance with Chapter II, Section 3 of this resolution and shall conform to the standards in Chapter III Section 46. Entitled: Beauty Shop.

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 site.
- 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.

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 are required.

Table I

<u>Length of frontage of building area occupied by unit of operation</u> (sq. ft.)	<u>Sign</u> (ft.)	<u>Length of frontage of building area occupied by unit of operation</u> (sq. ft.)	<u>Sign</u> (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

<u>Gross building area occupied by unit of operation</u>	<u>Sign</u>	<u>Gross building area occupied by unit of operation</u>	<u>Sign</u>
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(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.
- b. Reader board or changeable copy signs shall not be allowed, except as permitted in the exception(s) for SPECIAL PURPOSE SIGNS.
- c. 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.

- d. Inflatable signs or advertising devices shall not be permitted.
- e. Any device in the form of a sign advertising a product or directing people to a business activity that 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.
- f. 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.
- 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. Fairgrounds, 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 approved **by the Sublette County Planning & Zoning Office and** as 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 of 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. Worker's 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 worker's 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 proposed 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 livestock if requested by the ~~adjacent landowner's rancher.~~ *adjacent landowner's*
- i. Reclamation plans include a timetable for completion of all phases of grading and re-vegetation.

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 the 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 facility 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. *If applicable*, 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. **Temporary facilities shall provide** financial guarantees to **ensure** ~~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 26, 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, except for poultry which shall meet the standards contained in this section. Maintenance of livestock shall be conducted in a manner that does not cause a nuisance to adjacent property.

One Animal Unit is 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.

The maximum number of livestock allowed on a site shall be determined by the following standards:
Also, See Chapter I, Section 6.

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

Poultry shall be allowed on lots less than one acre in size, provided the following requirements are met:

- a. Poultry shall be defined as hen chickens and ducks only. Poultry does not include roosters, turkeys, geese, guineas, peacocks, or other types of fowl.
- b. The poultry belongs to the individuals owning or renting the property upon which the poultry is being kept.
- c. The enclosure, fence, or pen in which the poultry is kept shall be at least twenty feet from all neighboring residences unless the owners of said residences waive this requirement in writing.
- d. The poultry shall be confined, constrained, or in the supervision and control of their owners or keepers at all times.
- e. The fence, pen, or enclosure shall be kept in good repair and not present a health hazard to neighboring property owners.

- f. The poultry shall only be kept for the purpose of education, science, companionship, exhibition, or personal consumption.
- g. Poultry shall not be allowed to make loud or incessant noise which may be annoying to neighbors in close proximity.
- h. Each individual poultry specimen shall have available to it living space not less than nine square feet in area, with a ceiling height of not less than two feet.
- i. Not more than eight of these animals over one hundred days old shall be kept on the premises of any owner.

Agricultural land of 35 acres or more, livestock that is housed temporarily at the Sublette County Fairgrounds not to exceed a period of fourteen days, and livestock kept at licensed veterinary clinics shall be exempt from the maximum number of livestock standards.

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

- a. ~~Landing of any type of aircraft within any platted subdivision is prohibited;~~
- b. Landing strips shall not be used for commercial purposes;
- c. Typical flight paths shall be identified, and must not cross residential areas or places of assembly such as schools and churches;
- d. Approaches shall be free of towers or other hazards;
- e. 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 campsite (including either a fireplace, fire pit, 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.~~ **Guests of a campground shall be restricted in length of stay to a maximum of one hundred and eighty days (180) days per calendar year at any campground facility.**

Section 35. Recreational Vehicles. As a temporary sleeping quarters, 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 the 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.

b. Recreational vehicles may be used seasonally by the owners of a parcel for no more than 180 calendar days per year, provided a permitted wastewater system is utilized and potable water is available. RVs must be removed from the parcel or stored from view after said period.

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. Industrial development shall be exempted from the landscaping requirements. 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 multi-stem trees 4 - #3 container shrubs
Alternative B	2 - 2" diameter canopy trees 2 - 4' to 6' large shrubs or multi-stem trees 3 - 6' to 8' evergreen trees
Alternative C	3 - 6' to 8' evergreen trees 3 - 4' to 6' large shrubs or multi-stem trees 3 - #5-gallon container shrubs

~~Alternative C is preferred for the 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. For non-residential, multi-family, and commercial development requiring landscaping a cost estimate and financial surety equal to the cost of supplying and installing the plant materials required to fulfill the landscaping plan shall be submitted to the Planning Department. Upon completion of the landscaping being installed and two years of survival, the surety amount shall be returned.~~

~~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. Industrial development shall be exempted from the landscaping requirements.~~

~~For non-residential, multi-family, and commercial development requiring landscaping a cost estimate and financial surety equal to the cost of supplying and installing the plant materials required to fulfill the landscaping plan shall be submitted to the Planning Department. Upon completion of the landscaping being installed and two years of survival the surety amount shall be returned.~~

~~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 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 two thousand (2,000) 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 rights-of-way and adjacent residential dwellings. ~~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 un-reclaimed 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 RM 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)~~. **International Building Code (IBC)**. 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~~ **400** square feet.
- e. Roof material shall consist of non-reflective 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 **or be designed and engineered to perform to the applicable snow loads for the site**. Roof material shall not include flat or corrugated sheet metal, except for manufactured metal roof panels. Exterior siding materials shall consist of non-reflective 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-faced stucco or half-timber.
- f. The structure shall include a minimum roof overhang of twelve (12) inches measured from the outside of the exterior wall.
- g. All elements used in transporting the structure to the site, including tongue, towing, devices, **and wheels** 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 ADUs. The rental of a ~~guest house or cabin~~ **ADU to transient or non-transient guests shall** only be allowed in accordance with the terms and conditions of **Chapters 2, 3, and 14 of the Zoning & Development Regulations**, and within the zoning districts where **an ADU guest house or cabin** is allowed. In addition, the rental of a ~~guest house or cabin~~ **ADU** shall meet the following requirements:

- a. Rental of an **ADU** ~~guest house or cabin~~ **to transient or non-transient guests** shall only be allowed within the Zoning Districts in which they are permitted. ~~as a Conditional Use.~~
- c. ~~Rental of an guest house or cabin shall only be permitted if allowed by existing subdivision CCR's (as applicable)~~

- d. Septic and water system(s) serving the ~~ADU guest house or cabin~~ shall be reviewed by the County ~~Sanitarian~~ Planning and Zoning Department to determine adequacy prior to the rental of an ~~ADU guest house or cabin~~ being permitted.
- e. A plan for garbage collection and disposal shall be submitted with ~~the Conditional Use~~ an application.
- f. Only vehicles used for daily travel by occupants of the ~~ADU~~ shall be stored outside. All other possessions belonging to occupants of the ~~ADU guest house or cabin~~ such as secondary or inoperative vehicles, recreational vehicles, trailers, boats, motorcycles, snowmobiles or other similar items contributing to an untidy appearance ~~shall~~ must be stored inside an enclosed structure, such as a garage.
- g. Operation of a home business by occupants of ~~an ADU~~ shall not be allowed.
- h. Occupancy of an ~~an ADU guest house~~ which is rented shall be limited to ~~4.5~~ 2 persons per bedroom.

~~Section 42. Accessory Residential Units. Accessory residential unit(s) shall be **occupied by employees, and shall be** permitted in the General Commercial (C-1), and Highway Commercial (CH-1) zoning districts **and Recreational Services Districts (RS-1)** 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 units (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 (1,100) square feet of floor area.~~

Section 42. ARU (accessory residential dwelling units) may only be occupied by employees of the business on the property and are permitted in the following zones;

- **Commercial (C-1)**
- **Highway Commercial (CH-1)**
- **Recreational Services District (RS-1)**
- **Agriculture (A-1)**
- **Rural- Mixed (RM)**

Use of an ARU shall be incidental and subordinate to the primary use of the property. An ARU may only be in conjunction with the use or development in the permitted zoning districts. An ARU shall conform to all development standards applicable to Accessory Residential Units and shall not exceed (1,200) square feet in size.

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 sale 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.

Section 44. Agricultural Open Space Subdivision or PUD (Planned Unit Development) ~~In~~ Within the Agricultural Zoning District, a Minor **or Major Subdivisions in which designated open space, **habitat or agricultural production is preserved** ~~is provided and the density does not exceed one dwelling unit per 35 acres~~ shall be allowed, subject to the following standards:**

Subdivision Standards.

- a. The Agricultural Zoning ~~is~~ **shall be** retained with Agricultural Open Space Subdivisions **or PUD**

(Planned Unit Development).

- b. The parent parcel which will be subdivided must be at least ~~70~~ **120** acres **or greater**.
- c. **The subdivision shall maintain a minimum of 80% open space.**
- d. **Each building location shall designate a 5-acre maximum building site.**
- e. Setbacks for the Agricultural Zoning District shall apply.
- f. Livestock may be maintained on lots and designated open space as part of an Agricultural Open Space Subdivision in accordance with **Chapter III, Section 32** of the Zoning and Development Regulations.
- ~~g. Newly created Lots **are to be clustered within designated building areas** ~~shall border and adjoin each other.~~~~
- h. The newly created lots shall border and adjoin the designated open space.
- i. For the purpose of determining if the lots and/or open space are adjoining, intervening roads and easements shall be defined as having zero width.
- j. The designated open space and ~~Minor~~ Subdivision lot(s) **which are** created are required to be under the same ownership and part of the same parent parcel at the time of the application.
- k. Structures with three or more sides and/or a roof are prohibited within the designated open space, **unless they are applicable to an agricultural use of the property. Such as sheds, barns or uninhabitable storage structures.**
- l. Designated open space may be used for bona-fide agricultural uses and operations and may not be within an existing or future public road easement.
- m. The designated open space may not be committed or used as open space for any other purpose.
- n. The area proposed for the open space designation shall accomplish **at least** one of the following objectives:
 - 1. Protect or provide space for agricultural uses;
 - 2. Protect or provide space for wildlife habitat and/or migration corridors;
 - 3. Protect or provide space for water bodies, wetlands, and/or floodplains;
 - 4. Protect or provide space for scenic vistas, as viewed from public roads.
- o. The subdivision plat shall show and define the designated open space and include a plat warning restricting development within the designated open space.
- ~~p. An affidavit shall be recorded with the County Clerk. The affidavit shall address development restrictions and standards found in this Section which apply to designated open space. The plat warning and affidavit shall be in a form acceptable to the County Attorney.~~
- q. Vacation of ~~the Minor~~ Subdivision lots and/or open space shall require County Commissioner approval.

Section 45. Special Events. One-time outdoor events, including multiple-day events with more than 500 attendees. Special events shall be subject to the following standards: (Resolution No. 13-100234B)

1. When analyzing the site of a special event for compatibility under the Conditional Use Standards, the Board of County Commissioners shall consider the following:
 - a. Size of the parcel and the location where the event is being proposed.
 - b. Proximity of the event site to neighboring properties.
 - c. Type of event being proposed. The Board of County Commissioners may limit the type and character of events permitted at any proposed site if a determination is made that the event will adversely impact neighboring property owners or County provided services.
 - d. Maximum number of attendees.
 - e. Adequacy and safety of access to and from the site, and possible impacts to County Roads.
2. Site area. The site area required for special events shall be based on the location, duration, type, and size of the event proposed as determined by the County Commissioners.
3. Proposed location. A site plan is required that depicts the proposed location of the special event, parking, cooking/catering, and restroom facilities.
4. Setbacks. The following minimum setbacks shall apply to all special event sites. The Board of County Commissioners may require the setbacks to be adjusted in order to mitigate impacts on neighboring properties.

- A. Special event site setbacks. The area designated as the event site, including tents, restrooms, cooking areas, and eating areas shall be set back a minimum of 300 feet from all property lines, from all road rights-of-way, streams, and water bodies. This setback may be adjusted at the discretion of the Board of County Commissioners due to site-specific conditions.
 - B. Parking setbacks. Parking may be permitted within the 300-foot setback, with permission from the Board of County Commissioners, but in no instance shall parking be located within 300 feet of any residence (excepting residence(s) on the property where the event is being held), water body, stream. Adequate parking to accommodate the number of attendees shall be required.
5. Tents. Concessioner tents used for any event shall be fire rated and may only be set up forty-eight (48) hours in advance and shall be taken down forty-eight (48) hours after each event. The forty-eight (48) hour time limit may be increased at the discretion of the Board of County Commissioners based on the type of event, size, and number of tents.
6. Transportation. A transportation plan shall be required. The following standards shall apply to all special event sites:
- a. Access. The special event site shall have direct access to a Federal, State, or County Road or the site shall have a minimum access easement width of sixty (60) feet or as approved by the County Commissioners.
 - b. Access drives and bridges. The designated access to the special event site shall be accessible by emergency services.
 - c. Directional signage. If the special event site is not visible from a public road, the applicant may be required to post directional signage the day of each event to provide adequate notification for emergency vehicle access. Signage shall be removed within 48 hours of the event.
 - e. Parking. Parking is prohibited along access drives. A parking plan shall be required for all special event sites. The parking plan shall include the following:
 - (1) Location. The location of proposed parking shall be shown on an accurate site plan.
 - (2) Quantity. The number of parking spaces required for special events shall be provided at a rate of one parking space for every three attendees and one space for every person working at the event. A detailed site plan shall depict the number of parking spaces, dimension of spaces and drive aisles, and parking configuration.
7. Services and facilities. The following standards shall apply to all special event sites:
- a. Food and beverage service. All food and beverage service shall be conducted in accordance with Wyoming and Sublette County Environmental Health Department requirements. The applicant shall be responsible for all costs the County may incur associated with food and beverage service.
 - (1) Food preparation. All caterers and on-site food preparers shall be licensed by the Sublette County Environmental Health Department.
 - (2) Beverages. In the event any alcoholic beverage is served at an event, adherence to all relevant provisions of Wyoming Statutes Title 12, Alcoholic Beverages, shall be required.
 - b. Refuse and recycle. All refuse and recycling shall be removed from the site on a daily basis when events are in session and immediately following each event.
 - c. Sanitary facilities. Sanitary/restroom facilities shall be provided at a rate dependent on the maximum number of attendees, to be reviewed and approved by the County Sanitarian.
 - d. Security. A plan detailing security measures, including plans for security officers shall be reviewed and approved by the Sublette County Sheriff's Department. The applicant shall be responsible for all costs the County may incur associated with the provision of security measures.

- e. Emergency Services. The County Fire Warden, Emergency Management Coordinator, and Director of Emergency Medical Services shall review and approve plans related to fire protection and medical services. The applicant shall be responsible for all costs the County may incur associated with the provision of emergency services.
- 8. Hours of operation. The establishment of hours of operation for special events must be based on the location, duration, type, and size of the event proposed.
- 9. Financial Surety and Insurance. A financial surety in a form and amount acceptable to the Board of County Commissioners shall be required. The surety *must* ensure adequate cleanup and restoration associated with the special event, provide for damage to public road(s) or property, and cost impacts to County facilities and services. Additionally, insurance shall be required in the event of injuries or damages to private property resulting from the special event.
- 10. Exemptions. One-time auctions or sales and special events held at public facilities shall be exempt from these requirements. Public facilities shall include, but not limited to the Fairgrounds, Rodeo Arenas, Museums, Fire Halls, Community Centers, etc.

Section 46. Beauty Shops.

The operation of a beauty shop as a home occupation shall only be allowed in accordance with the terms and conditions of this Chapter, in Zoning Districts where a home occupation is allowed. In addition, the operation of a beauty shop as a home occupation shall meet the following requirements:

- a. The operation of a beauty shop as a home occupation shall only be permitted as a Conditional Use.
- b. Hours of operation shall be limited to Mon-Fri from 8 am to 7 pm and Sat from the hours of 9 am and 2 pm.
- c. No more than 8 Clients per day shall be allowed.
- d. Only one stylist being the property owner/lessee shall be permitted to work from the property, no outside employees shall be permitted.
- e. A UIC Permit Must Be Approved and Adhered to as required by the Wyoming Department of Environmental Quality.

Section 47. Mailboxes. Mailboxes which are placed in County Road easements shall conform to the requirements of this section.

- a. A mailbox installation permit shall be obtained from Sublette County prior to the installation of any mailbox within a County Road easement. Applications for permits are available from the County Planning and Zoning Office. All mailbox installation permits shall be approved by the Sublette County Road and Bridge Foreman prior to installation. Prior to approval by the Sublette County Road and Bridge Foreman the Postal Service shall be provided the opportunity to review and comment on the mailbox installation application.
- b. Attach a map to a mailbox installation application showing the proposed location of the mailbox and an elevation view showing the physical dimensions of the proposed mailbox and installation method.
- c. Mailboxes shall be installed to a height *not to exceed* 42 inches.
- d. Mailboxes may be located within the outside five (5) feet of the County Road easement and adjacent to an existing access driveway.

- e. For any mailbox installation along the physical edge of the travel way within a Sublette County Road easement, the owner/applicant shall first obtain an engineered pullout and mailbox design from a Professional Engineer, licensed in the State of Wyoming. All engineered plans and designs are subject to final approval by the Sublette County Road and Bridge Foreman.
- f. The owner/applicant shall be responsible for providing clear access to the mailbox.
- g. Sublette County shall not be responsible for any damage to mailboxes within the County Road easement.
- h. In addition to a \$75.00 application fee, all costs of application review and inspection shall be the responsibility of the owner/applicant.

Section 48. Guest Ranch.

a. Minimum Lot Size. *Shall be determined by the zoning district in which it is allowed. ~~Minimum Site Lot Size. A guest ranch shall have a minimum of 70 acres of privately owned or leased gross site area.~~*

b. Ownership. *~~The title to all lands for the proposed development shall be owned by an individual, partnership, corporation, limited liability company, trust, holding company, or other business entity.~~*

b. Plan of Development. *A Plan of Development shall be submitted and will include the following and will also adhere to all applicable standards set forth in Ch. IV Sec 1.*

- i. A narrative describing the proposed development, with drawings to scale representing the full project and site area.*
- ii. Proposed open space.*
- iii. Existing roads and structures the development will utilize.*
- iv. Exterior lighting shall be designed to minimize light pollution and promote dark skies.*
- v. Permanent buildings for lodging all guests shall be provided either in separate ADU's or a main lodge containing guest accommodations. Lodging in temporary facilities, such as tents, is permitted as part of overnight recreational activity, but shall not be the primary type of accommodation.*
- vi. A dining facility capable of accommodating the maximum number of guests permitted at the ranch may be provided. If a common dining facility is not provided, cooking facilities shall be provided to guests as part of the lodging accommodations.*

c. Guests or Capacity. *The maximum number of guests permitted at a guest ranch shall not exceed 100 guests.*

- j. Capacity of the proposed development shall be determined by the number of guest accommodations or guest rooms provided under the proposed development plan.*
- k. Capacity of the proposed development may also be determined by the capacity of the*

onsite septic system. The applicant shall provide design information of the capacity of the septic system which shall be approved by the Planning and Zoning Department, by a Wyoming Licensed Engineer, or by the Wyoming Department of Environmental Quality.

~~Accessible acreage shall meet the following standards:~~

- ~~i. The accessible acreage shall be owned by an individual, partnership, corporation, limited liability company, trust, holding company, or other business entity. IRRERELAVNT~~
- ~~ii. Conservation areas within the proposed development may be considered to be permitted accessible acreage if the conservation easement permits recreational activities.~~
- ~~iii. The acreage shall be a part of, or within one mile, of the ranch and guests shall have legal access to the acreage.~~

c. Recreational Activities. Guest ranches may provide outdoor recreational activities for their guests. Activities may include but are not limited to horseback riding and pack trips, guided hunting trips, fishing trips, cookouts, cross-country skiing, and snowmobiling.

i. Outdoor activities may be conditioned as part of a Conditional Use Permit and may be restricted both in location and the time of year during which they may be conducted.

iv. Up to six (6) one (1) day events may be held per year for guests who visit but do not stay overnight, such as weddings, or other social gatherings.

b. Employee Housing. A guest ranch may utilize ARUs (Accessory Residential Units) for the purposes of housing employees on the parcel, provided such units are within building setbacks and have available water and capacity of the septic system.

~~i. Activities may include, but are not limited to:~~

- ~~1). Horseback riding or horse packing trips;~~
- ~~2). Guided hunting trips;~~
- ~~3). Fishing or rafting trips;~~
- ~~4). Cook-outs;~~
- ~~5). Hay-rides;~~
- ~~6). Cross-country skiing; and~~
- ~~7). Snowmobiling.~~

~~i. Outdoor activities may be conditioned as part of the Conditional Use Permit and may be restricted both in location and the time of year during which they may be conducted.~~

~~EXAMPLE: If winter recreation activities are proposed, and the property contains crucial winter range for wildlife (for example deer, elk, moose), conditions may be imposed limiting winter use to a certain area of the property based on information provided~~

~~in an _____ Environmental Analysis.~~

~~d. Structures and Accommodations.~~

~~i. Lodging. Permanent buildings for lodging all guests shall be provided either in separate cabins or a main lodge. (a variance to the "permanent buildings" requirement may be requested in the case of semi-permanent structures such as glamping accommodations). Lodging in temporary facilities, such as tents, is permitted as part of overnight recreational activity, but shall not be the primary type of accommodation.~~

~~ii. Dining Facilities. A dining facility capable of accommodating the maximum number of guests permitted at the ranch may be provided. If a common dining facility is not provided, cooking facilities shall be provided to guests as part of the lodging accommodations.~~

~~iii. Employee Housing. Accessory residential units (ARU) to provide employee housing is permitted.~~

~~iv. Agricultural and Accessory Buildings. Other buildings associated with a dude or guest ranch shall be actively used for the care and management of livestock kept on the property or for maintenance and operation associated with the recreational activities provided to guests.~~

~~iv. Events. Guest ranches may host receptions, special events, and activities as an ancillary use without separate permit. If the total number of guests exceeds 350 ppl, a special use permit shall be required provided the size of the event does not exceed 200% of the permitted number of guests of the ranch and such events number no more than 6 per calendar year. Up to six (6) one (1) day events may be held per year for guests who want to visit but not stay overnight, such as weddings, or other social gatherings.~~

~~vi. Other information may be required on land adjacent to the proposed project which will show the relationship between the proposed development and the areas adjacent to the site including land uses, parcel size, ownership patterns, mineral leaseholds, soil conditions, planning and zoning designations, densities, traffic circulation system, public facilities, major geotechnical features, and physiographic features such as lakes, streams, shorelines, drainage patterns, ridgelines, tree clusters, and other prominent natural features such as wildlife migratory routes and critical habitat areas.~~

Section 49. -Hotel/Motel

a. Minimum Lot Size. Shall be determined by the zoning district in which it is allowed.

b. Plan of Development. A plan of development shall be submitted and will also adhere to all applicable standards set forth in Ch. IV Sec 1.

i. A narrative describing the proposed development, with drawings to scale representing the full project and site area.

ii. Depict proposed open spaces area.

iii. Proposed drop-off zones to accommodate guests and serve as a formal entry.

iv. Proposed pedestrian walkways.

v. Exterior lighting shall be designed to minimize light pollution and promote dark skies.

c. Amenities. Outdoor and/or indoor amenities may be provided and may include things such as pools, spas, gym, and conference rooms.

d. Occupancy. Occupancy capacity of the proposed development may be determined by the capacity of the septic system. The applicant shall provide design information on the capacity of the wastewater treatment system which shall be approved by the Planning and Zoning Department, by a Wyoming Licensed Engineer, or by the Wyoming Department of Environmental Quality.

e. Employee Housing. One manager's unit may be provided within the hotel or motel facility.

~~A.—Plans Required. A plan of development shall be required for all uses listed in this section in accordance with the standards below.~~

~~B.—Pre-application. Prior to the preparation of an application for a plan of development, the applicant shall attend a pre-application meeting with the Planning and Zoning Administrator to explain the purpose of the development plan, to review the project's consistency with the Sublette County Zoning and Development Regulations Resolution, and to provide for a review of the applicant's conceptual design and development objectives.~~

~~C.—Application. An application shall be made on forms provided by the Planning and Zoning Department and accompanied by all fees, information, and supplemental plans required.~~

~~A.—Plan of Development Criteria. The plan of development shall be a graphic and written representation of the applicant's intended development project including:~~

~~i.—A graphic drawing consisting of:~~

~~1.—The entire plan development with drawings to scale showing the entire proposed development of the site and all proposed land uses;~~

~~2.—The location and approximate size of all areas to be reserved in open space or setbacks;~~

~~3.—The preliminary on-site circulation pattern;~~

~~4.—The type and location of proposed buildings and other site improvements;~~

~~5.—The type and location of all proposed public facilities;~~

~~6.—The existing site conditions show all topographic features such as natural drainage ways, streams, creeks, shorelines, vernal pools, and ponds; significant rock outcroppings; topography; location and types of all on-site trees; areas of historic or archaeological impact or value; and existing development including roadways and structures;~~

~~7.— Other information may be required on land adjacent to the proposed project which will show the relationship between the proposed development and the areas adjacent to the site including land uses, parcel size, ownership patterns, mineral leaseholds, soil conditions, planning and zoning designations, densities, traffic circulation system, public facilities, major geotechnical features, and physiographic features such as lakes, streams, shorelines, drainage patterns, ridgelines, tree clusters, and other prominent natural features such as wildlife migratory routes and critical habitat areas.~~

~~ii.— A written plan that shall support the graphic representation and shall, at a minimum, include:~~

~~1.— Project description including an indication of the present and proposed ownership;~~

~~2.— A list and description of all uses shown on the proposed specific plan of development;~~

~~3.— A development schedule indicating the approximate date when construction of the project can be expected to begin and be completed for each phase of the project including the permit phase;~~

~~4.— A statement of the applicant's intent with regard to the future segregation and selling and/or leasing of all portions of the project including whether or not there is an intent to subdivide and sell lots either as condominiums or undeveloped lots;~~

~~5.— A statement of the applicant's proposal for utilities and public services including sewer, water, solid waste, power, telephones, stormwater runoff, and others.~~

~~6.— Quantitative data about the development including, but not limited to, net and gross acreage, approximate dimension and location of structures, support services required, traffic generation, parking and loading requirements, outdoor storage requirements, and other applicable information; and~~

~~7.— Demographic information about the development including, but not limited to, estimates of the number of employees, their ages, skill levels, salaries, and annual payroll, number of employees to be relocated, number of school-age children, and other information as necessary.~~

~~E.— Design, Site, and Operational Criteria.~~

~~— In addition to Development Standards, 1 through 18 found earlier in this Chapter (where applicable), the following standards must be complied with:~~

~~— 1. Building Landscaping. A five-foot minimum landscaped area shall be provided to separate ground floor units from pedestrian walkways, project amenities, and drive aisles/parking areas.~~

~~— 2. Drop-off Zones. A porte-cochere and/or covered drop-off zone for vehicles and pedestrians, independent of drive aisles, shall be provided to accommodate guest loading and drop-off and serve as the formal entry to the hotel.~~

~~— 3. Pedestrian Walkways. The primary pedestrian walkway must be a minimum of eight feet wide. Primary walkways are those that connect a pedestrian from the street to the main entry and from the building to any on-site amenities. All other secondary walkways~~

- ~~are to be a minimum of four feet in width exclusive of vehicle overhang.~~
- ~~4. Amenities. Outdoor and indoor amenities may be provided which may include spa, pool, weight room/training stations, business center, and conference rooms.~~
- ~~5. Exterior Building Materials. The exterior building materials need to include natural stone (and/or cultured stone), wood, log, cedar, or other materials, low in luster, which is compatible with western architecture.~~
- ~~6. Building should appear to "address" the street.~~
- ~~7. Exterior lighting plan shall be designed to minimize impact on dark skies.~~
- ~~8. All structures, cumulatively, shall not occupy more than sixty-five percent of the entire resort, hotel, or motel site.~~
- ~~9. One manager's dwelling unit shall be provided within each resort, hotel, or motel facility and shall contain at least one bedroom but not more than two bedrooms.~~
- ~~10. Single ownership. The title to all land within a proposed site for a planned development shall be owned by an individual, partnership, corporation, limited liability company, trust, holding company, or other business entity.~~
- ~~11. It is unlawful for any individual, partnership, company, or corporation to rent any motel or hotel room by the hour or a few hours. It shall be unlawful to permit any room to be rented for any occupancy more than once per day.~~

Section 50 Resort.

a. Minimum Lot Size. Shall be determined by the zoning district in which it is allowed.

b. Plan of Development. A plan of development shall be submitted and will also adhere to all applicable standards set forth in Ch. IV Sec 1.

- i. A narrative describing the proposed development, with drawings to scale representing the full project and site area.
- ii. Depict proposed open spaces and natural features of the project area.
- iii. Depict proposed and existing roads and structures the development will utilize.
- iv. Exterior lighting shall be designed to minimize light pollution and promote dark skies.

c. Amenities. Outdoor and/or indoor amenities may be provided and may include things such as pools, spas, and gyms. Outdoor recreation activities may include but are not limited to fishing, hiking, biking, skiing, and horseback riding.

d. Occupancy. Occupancy capacity of the proposed development may be determined by the capacity of the wastewater treatment system. The applicant shall provide design information

on the capacity of the septic system which shall be approved by the Planning and Zoning Department, by a Wyoming Licensed Engineer, or by the Wyoming Department of Environmental Quality.

e. Employee Housing. A development may utilize ARUs (Accessory Residential Units) for the purposes of housing employees on the parcel provided, such buildings are within setbacks and have available water and capacity of the septic system.

Section 49. ~~Resorts, hotels, motels.~~

- ~~a. Plans Required. A plan of development shall be required for all uses listed in this section in accordance with the standards below.~~
- ~~b. Pre-application. Prior to the preparation of an application for a plan of development, the applicant shall attend a pre-application meeting with the Planning and Zoning Administrator to explain the purpose of the development plan, to review the project's consistency with the Sublette County Zoning and Development Regulations Resolution, and to provide for a review of the applicant's conceptual design and development objectives.~~
- ~~c. Application. An application shall be made on forms provided by the Planning and Zoning Department and accompanied by all fees, information, and supplemental plans required.~~
- ~~d. Plan of Development Criteria. The plan of development shall be a graphic and written representation of the applicant's intended development project including:
 - ~~1. A graphic drawing consisting of:
 - ~~i. The entire plan development with drawings to scale showing the entire proposed development of the site and all proposed land uses;~~
 - ~~ii. The location and approximate size of all areas to be reserved in open space or setbacks;~~
 - ~~iii. The preliminary on-site circulation pattern;~~
 - ~~iv. The type and location of proposed buildings and other site improvements;~~
 - ~~v. The type and location of all proposed public facilities;~~
 - ~~vi. The existing site conditions showing all topographic features such as natural drainage ways, streams, creeks, shorelines, vernal pools, and ponds; significant rock outcroppings; topography; location and types of all on-~~~~~~

site trees; areas of historic or archaeological impact or value; and existing development including roadways and structures;

- ~~vii. Other information may be required on land adjacent to the proposed project which will show the relationship between the proposed development and the areas adjacent to the site including land uses, parcel size, ownership patterns, mineral leaseholds, soil conditions, planning and zoning designations, densities, traffic circulation system, public facilities, major geotechnical features, and physiographic features such as lakes, streams, shorelines, drainage patterns, ridgelines, tree clusters, and other prominent natural features such as wildlife migratory routes and critical habitat areas.~~

~~e. A written plan that shall support the graphic representation and shall, at a minimum, include:~~

- ~~1. Project description including an indication of the present and proposed ownership;~~
- ~~2. A list and description of all uses shown on the proposed specific plan of development;~~
- ~~3. A development schedule indicating the approximate date when construction of the project can be expected to begin and be completed for each phase of the project including the permit phase;~~
- ~~4. A statement of the applicant's intent with regard to the future segregation and selling and/or leasing of all portions of the project including whether or not there is an intent to subdivide and sell lots either as condominiums or undeveloped lots;~~
- ~~5. A statement of the applicant's proposal for utilities and public services including sewer, water, solid waste, power, telephones, stormwater runoff, and others.~~
- ~~6. Quantitative data about the development including, but not limited to, net and gross acreage, approximate dimension and location of structures, support services required, traffic generation, parking and loading requirements, outdoor storage requirements, and other applicable information; and~~

f. ~~Design, Site, and Operational Criteria. In addition to Development Standards, 1 through 18 found earlier in this Chapter (where applicable), the following standards must be complied with:~~

- ~~1. Building Landscaping. A five-foot minimum landscaped area shall be provided to separate ground floor units from pedestrian walkways, project amenities, and drive aisles/parking areas.~~
- ~~2. Drop-off Zones. A porte-cochere and/or covered drop-off zone for vehicles and pedestrians, independent of drive aisles, shall be provided to accommodate guest loading and drop-off and serve as the formal entry to the hotel.~~
- ~~3. Pedestrian Walkways. The primary pedestrian walkway must be a minimum of eight feet wide. Primary walkways are those that connect a pedestrian from the street to the main entry and from the building to any on-site amenities. All other secondary walkways are to be a minimum of four feet in width exclusive of vehicle overhang.~~
- ~~4. Amenities. Outdoor and indoor amenities may be provided which may include a spa, pool, weight room/training stations, business center, and conference rooms.~~
- ~~5. Exterior Building Materials. The exterior building materials need to include natural stone (and/or cultured stone), wood, log, cedar, or other materials, low in luster, which is compatible with the western architecture.~~
- ~~6. Building should appear to "address" the street.~~
- ~~7. Exterior lighting plan shall be designed to minimize impact on dark skies.~~
- ~~8. All structures, cumulatively, shall not occupy more than sixty-five percent of the entire resort, hotel, or motel site.~~
- ~~9. One manager's dwelling unit shall be provided within each resort, hotel, or motel facility shall contain at least one bedroom but not more than two bedrooms.~~
- ~~10. Single ownership. The title to all land within a proposed site for a planned development shall be owned by an individual, partnership, corporation, limited liability company, trust, holding company, or other business entity.~~

~~11. It is unlawful for any individual, partnership, company, or corporation to rent any motel or hotel room by the hour or a few hours. It shall be unlawful to permit any room to be rented for any occupancy more than once per day.~~